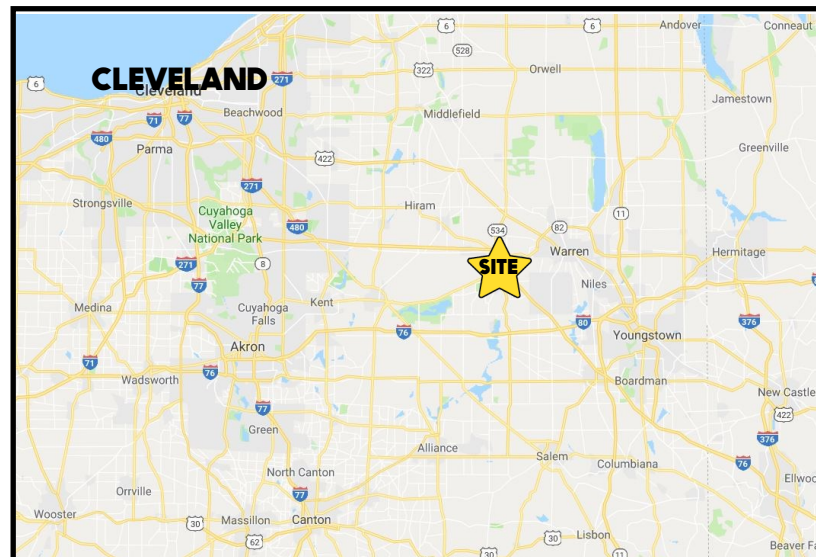


## LOCATION

Broad St, Newton Falls, OH



## TRAFFIC

Broad St = 7,000 VPD

## HIGHLIGHTS

- Over 7,000 Vehicles per day
- Next to new and profitable Dairy Queen
- Rear of property overlooks the Mahoning River
- 300' frontage
- Rental rate + lease terms are negotiable

## CONTACT

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740.627.0431

aangelo@platzrealtygroup.com

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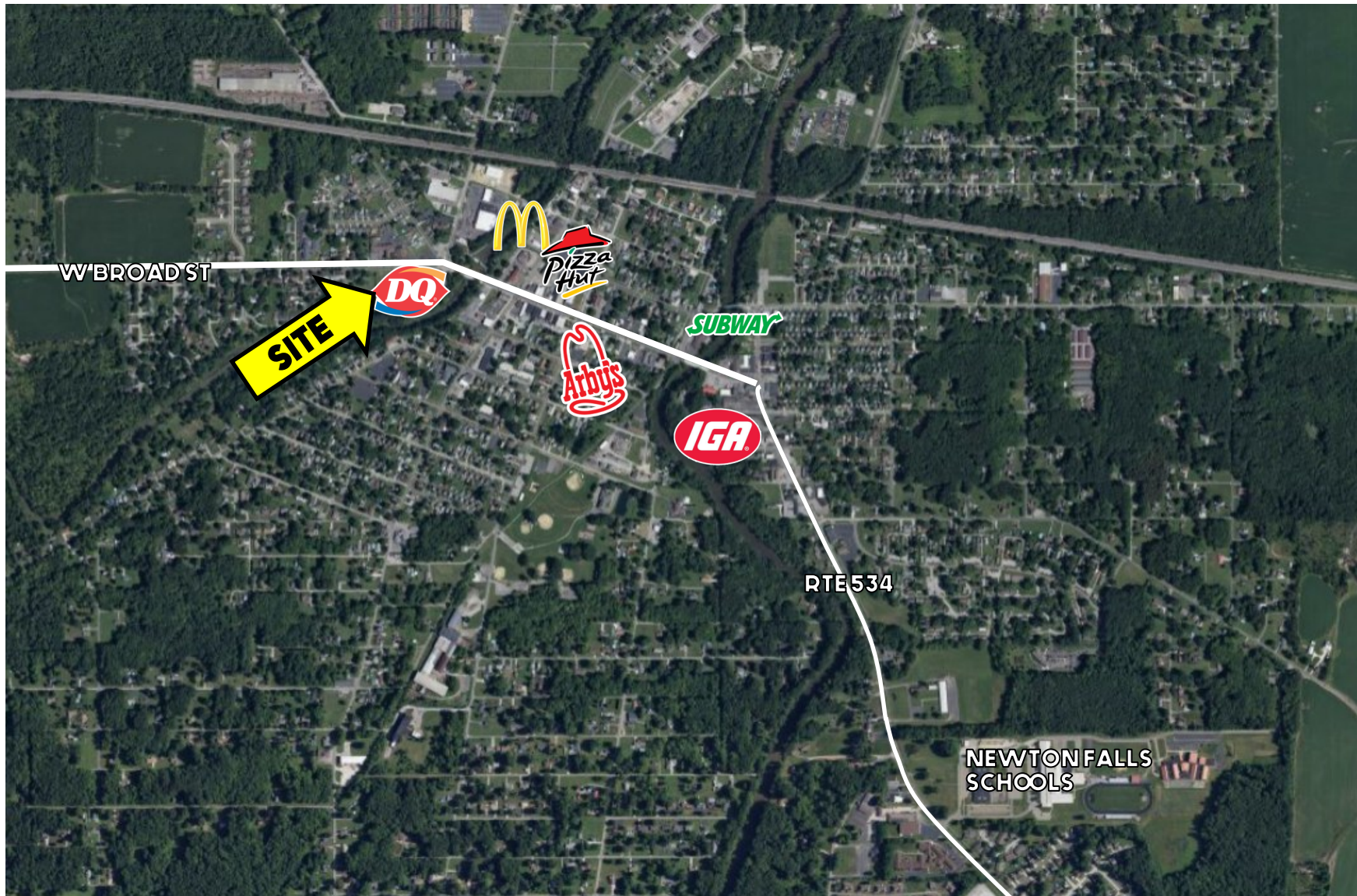
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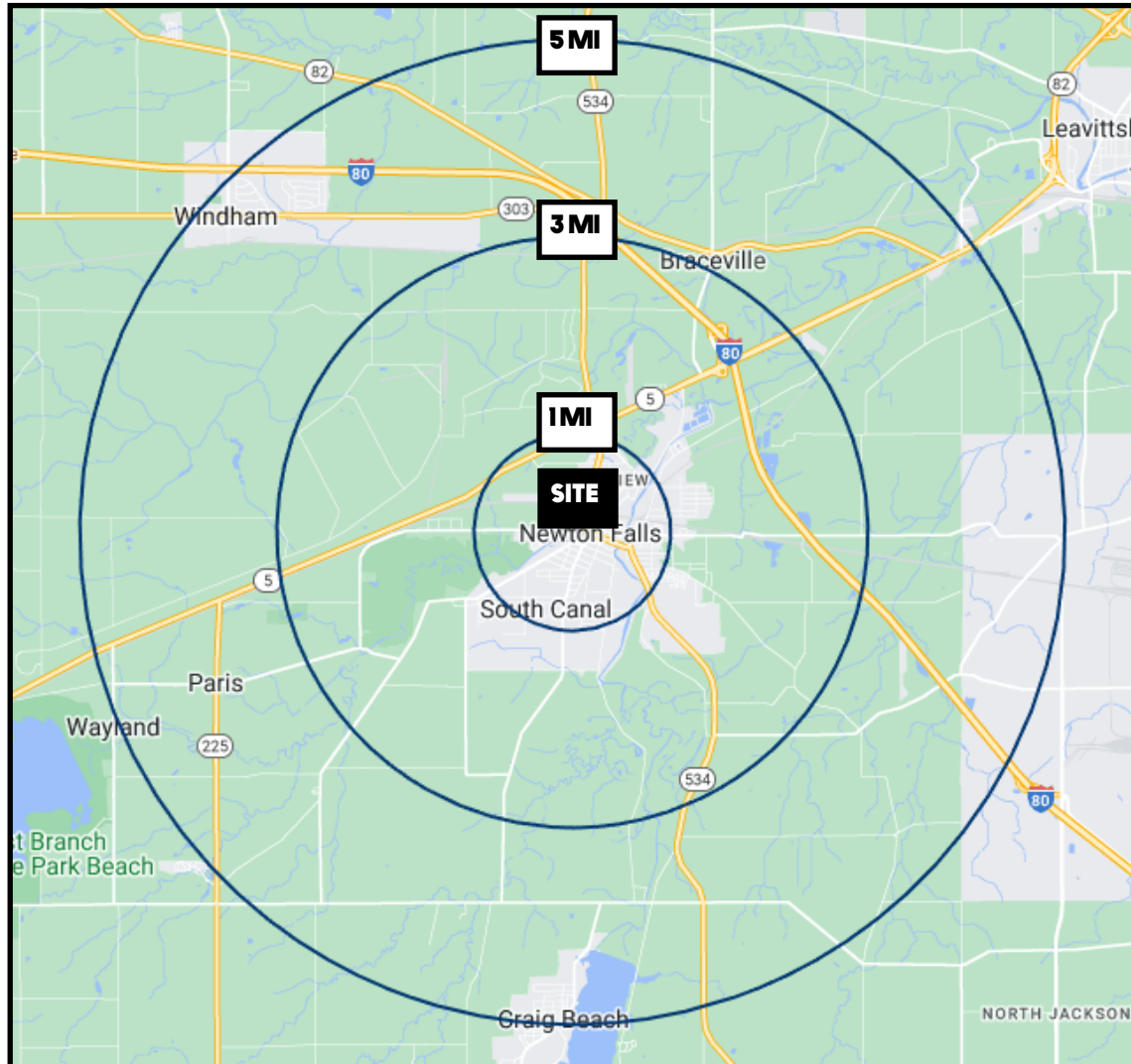
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# SITE INFORMATION



| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 4,378    | 8,057    | 14,813   |
| <b>HOUSEHOLDS</b>        | 2,029    | 3,576    | 6,357    |
| <b>MEDIAN AGE</b>        | 45       | 46       | 45       |
| <b>AVERAGE HH INCOME</b> | \$66,204 | \$67,357 | \$67,713 |

| SITE INFORMATION         |                                      |
|--------------------------|--------------------------------------|
| <b>LOCATION</b>          | Newton Falls City<br>Trumbull County |
| <b>PARCEL</b>            | 53-265302                            |
| <b>PROPERTY TYPE</b>     | Land                                 |
| <b>ZONING</b>            | Central Business District            |
| <b>SIZE</b>              | 3.2 acres                            |
| <b>FRONTAGE</b>          | 300'                                 |
| <b>REAL ESTATE TAXES</b> | \$2,014/Year                         |
| <b>PRICE</b>             | Call for pricing                     |

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