

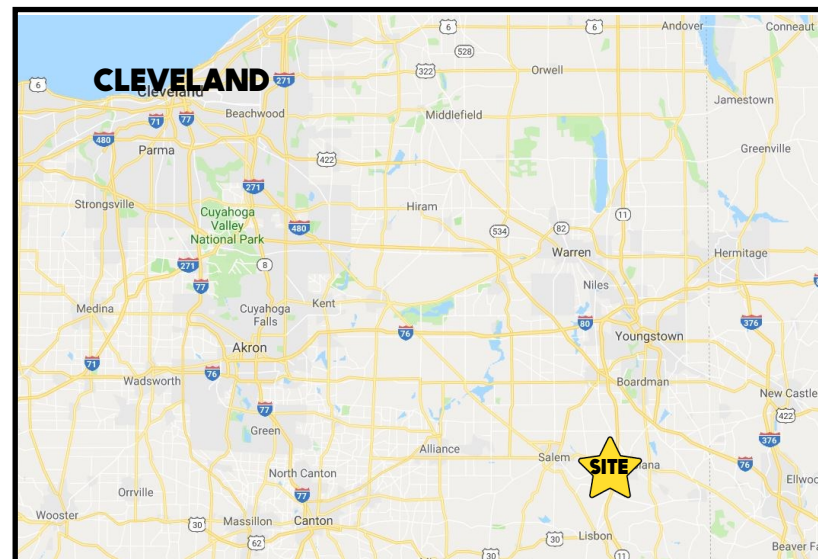
## LOCATION

SR 344, Columbiana, OH 44408



## HIGHLIGHTS

- 42.5 acres of cleared farmland
- Zoned for industrial use, making it ideal for manufacturing, warehousing, distribution, or commercial development.
- Gas, electric, city water, & city sewer are available nearby
- Rare opportunity with significant development potential



## CONTACT

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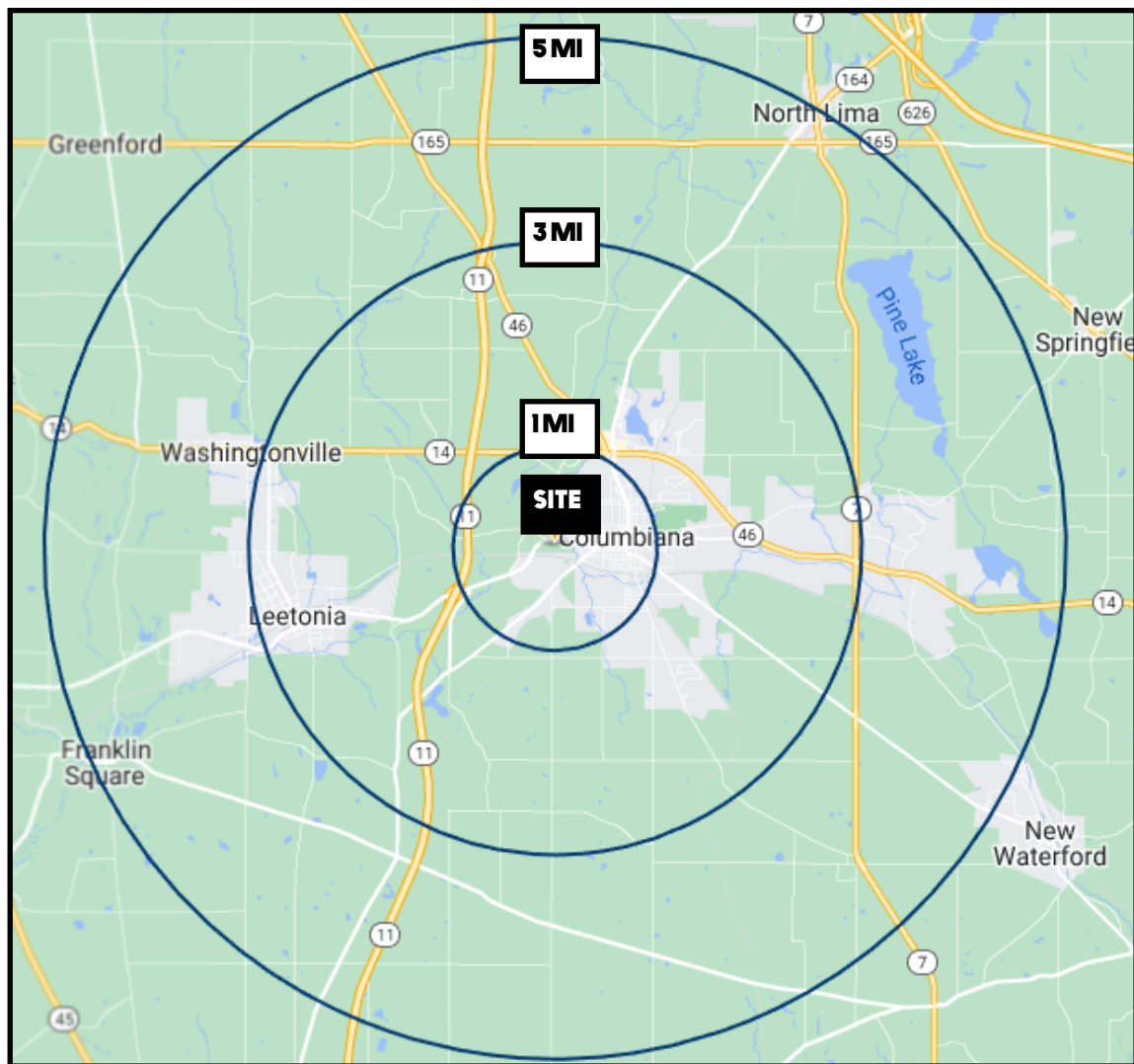


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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,087	10,761	16,875
<b>HOUSEHOLDS</b>	1,449	4,605	7,048
<b>MEDIAN AGE</b>	45	46	46
<b>AVERAGE HH INCOME</b>	\$70,696	\$78,167	\$83,385

SITE INFORMATION	
<b>LOCATION</b>	Columbiana County
<b>PARCEL</b>	20-02337.003
<b>PROPERTY TYPE</b>	Industrial Land
<b>ZONING</b>	I-2 + C-4
<b>UTILITIES</b>	All available nearby
<b>SIZE</b>	42.5 acres
<b>REAL ESTATE TAXES</b>	\$614/year
<b>PRICE</b>	\$1,999,098

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