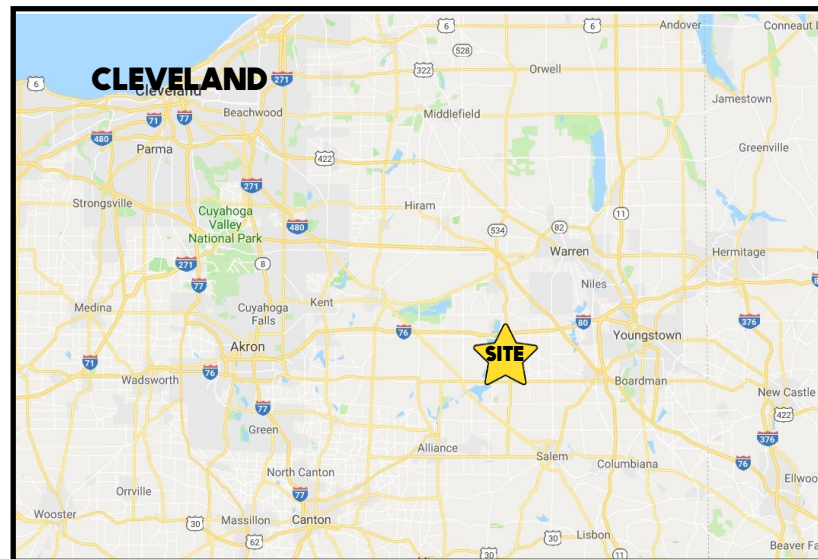


## LOCATION

545 N Broad St, Canfield, OH 44406



## TRAFFIC

Broad St (SR 46) = 8,647 VPD

## HIGHLIGHTS

- Executive office in prestigious Canfield, OH
- Well maintained brick building
- Plenty of parking
- Located just south of Herbert Rd / 62
- Signage on Broad St

## CONTACT

### MATT WILSON

330.347.9677

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### ADAM DIVELBISS

501.551.3817

[adivelbiss@platzrealtygroup.com](mailto:adivelbiss@platzrealtygroup.com)

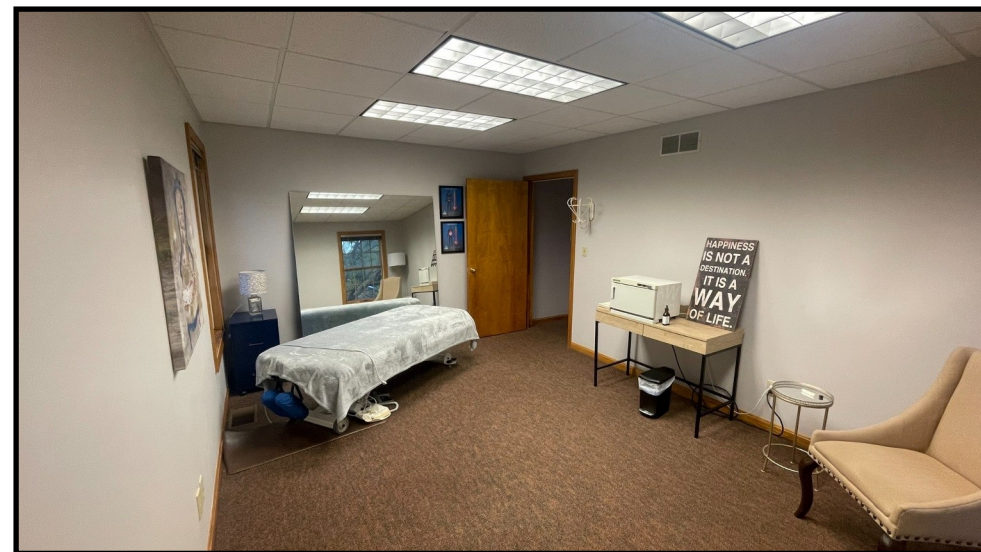
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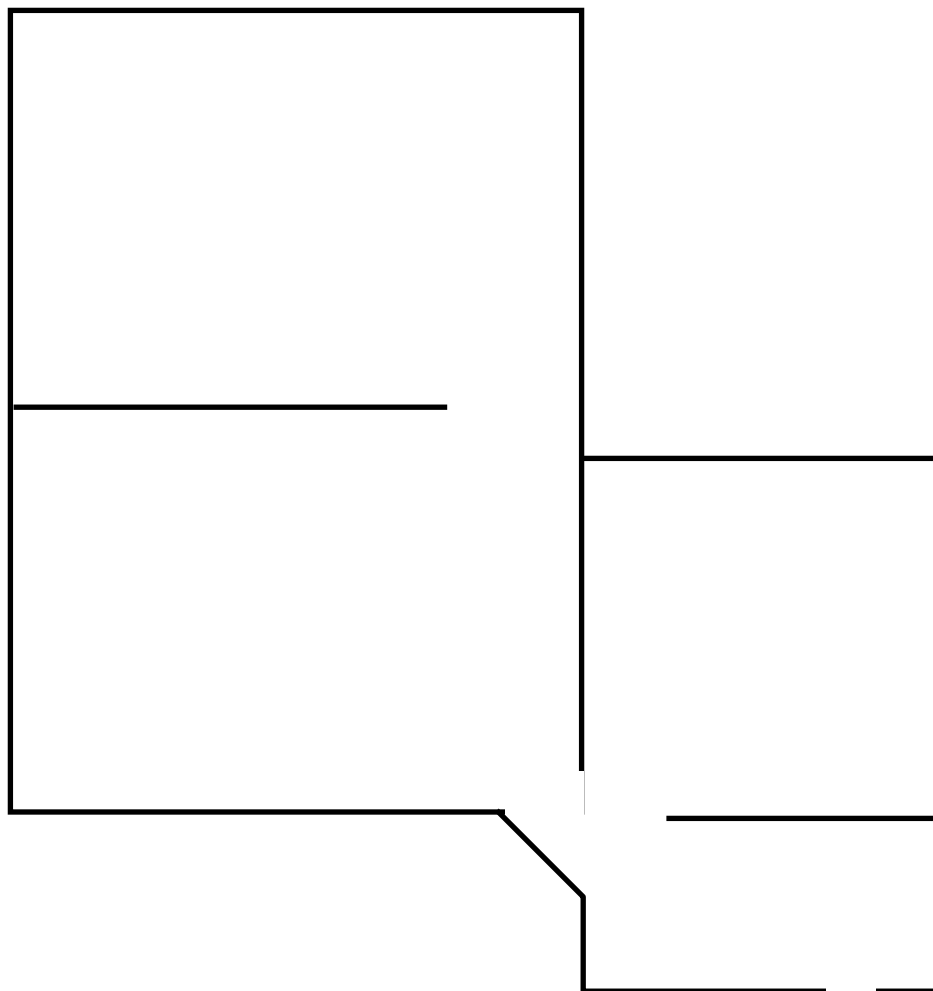


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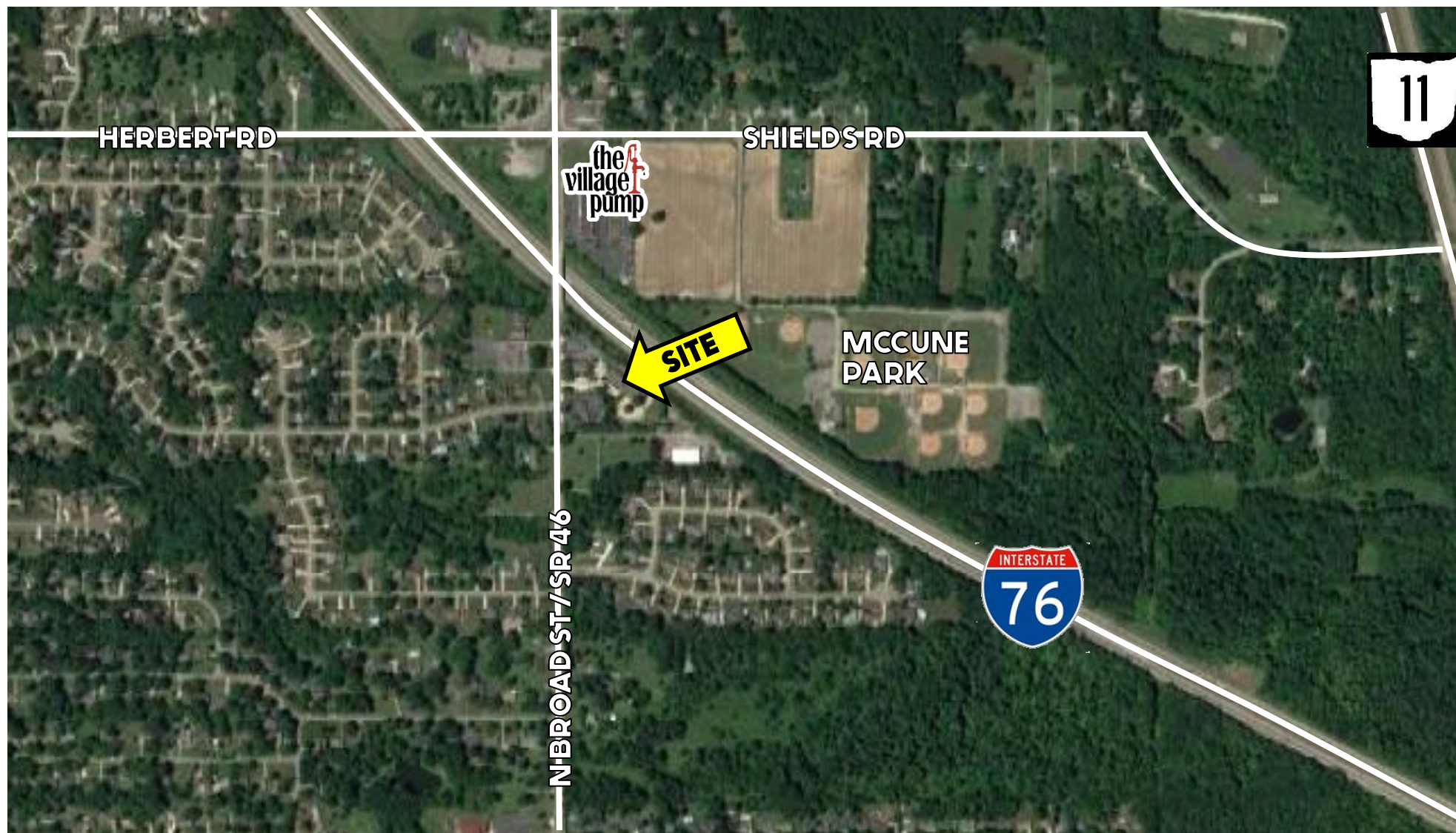
[3D Tour](#)



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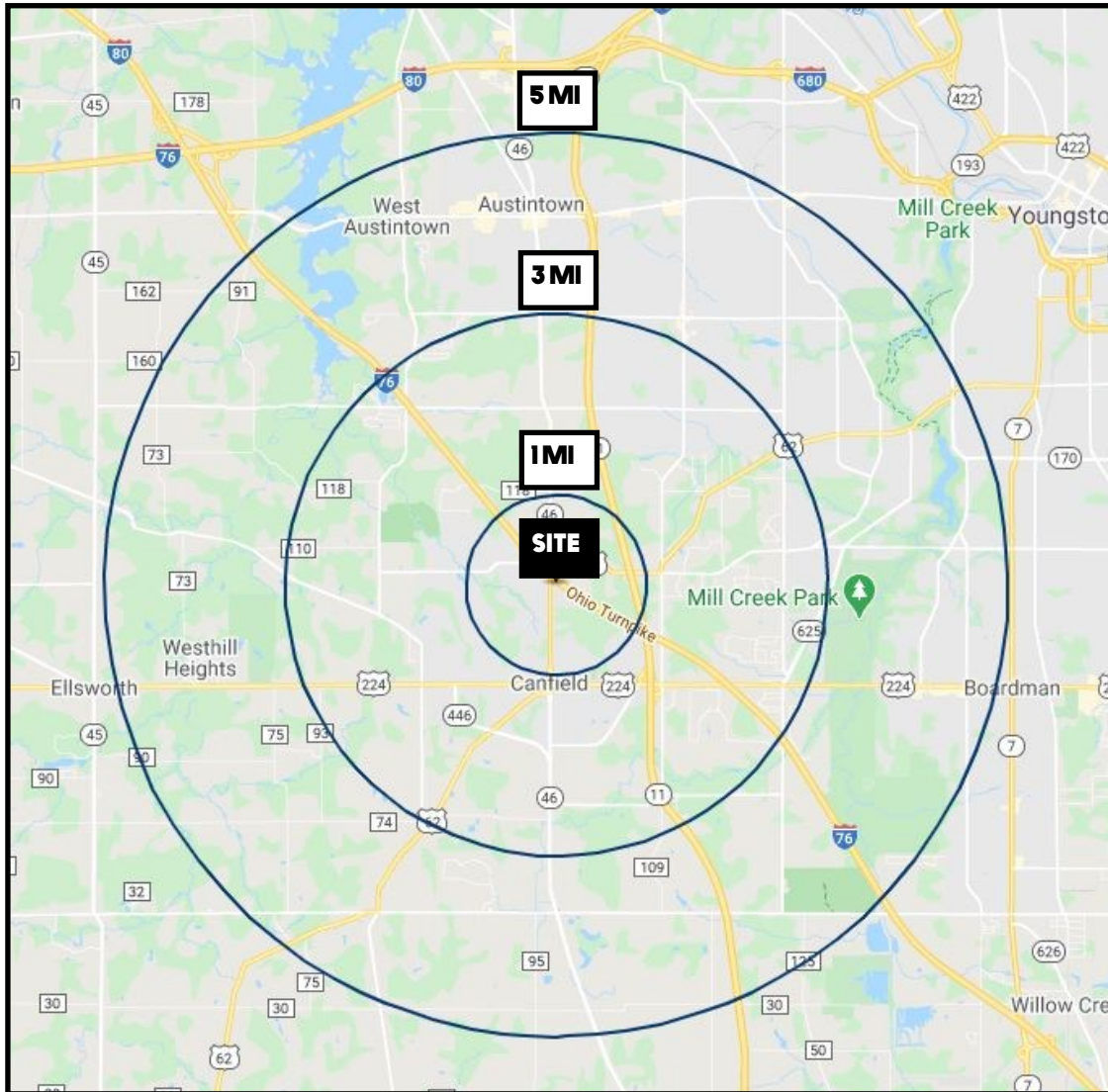
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| DEMOGRAPHICS             | 1 MI      | 3 MI     | 5 MI     |
|--------------------------|-----------|----------|----------|
| <b>POPULATION</b>        | 3,607     | 26,942   | 77,331   |
| <b>HOUSEHOLDS</b>        | 1,406     | 10,926   | 33,284   |
| <b>MEDIAN AGE</b>        | 47        | 46       | 45       |
| <b>AVERAGE HH INCOME</b> | \$106,816 | \$95,105 | \$74,405 |

| SITE INFORMATION     |                                  |
|----------------------|----------------------------------|
| <b>LOCATION</b>      | Canfield City<br>Mahoning County |
| <b>PROPERTY TYPE</b> | Office                           |
| <b>PARKING</b>       | Ample on site parking            |
| <b>YEAR BUILT</b>    | 1997                             |
| <b>AVAILABLE</b>     | Unit 5: 840 SF                   |
| <b>GROSS RENT</b>    | \$14.00/SF                       |

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