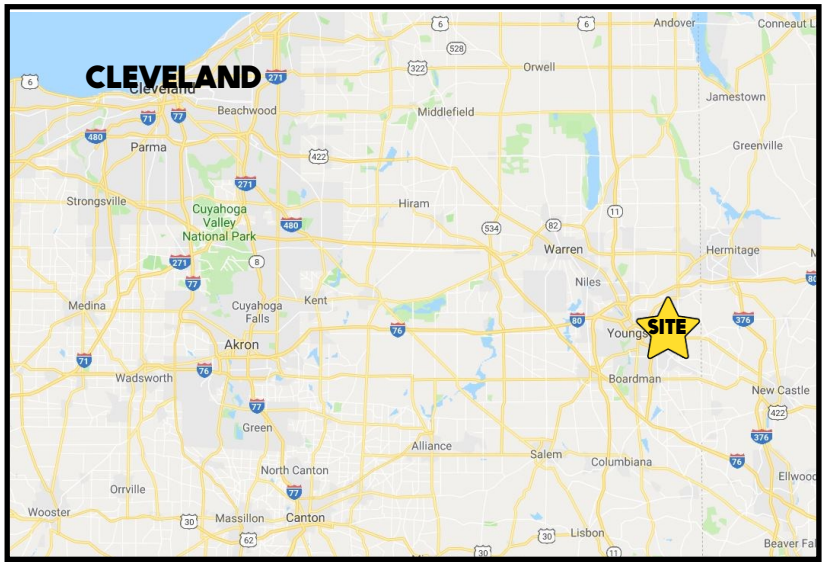
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FOR SALE

LOCATION

745 McCartney Rd, Campbell, OH 44505





TRAFFIC

McCartney Rd = 13,468 VPD

HIGHLIGHTS

- Owner / Occupant opportunity - Tenant will vacate or extend lease
- Great location across from Lincoln Knolls Plaza with a drive-thru window
- Excellent street signage on McCartney Rd

CONTACT

DON THOMAS
501.269.3827 dthomas@platzrealtygroup.com

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EXTERIOR







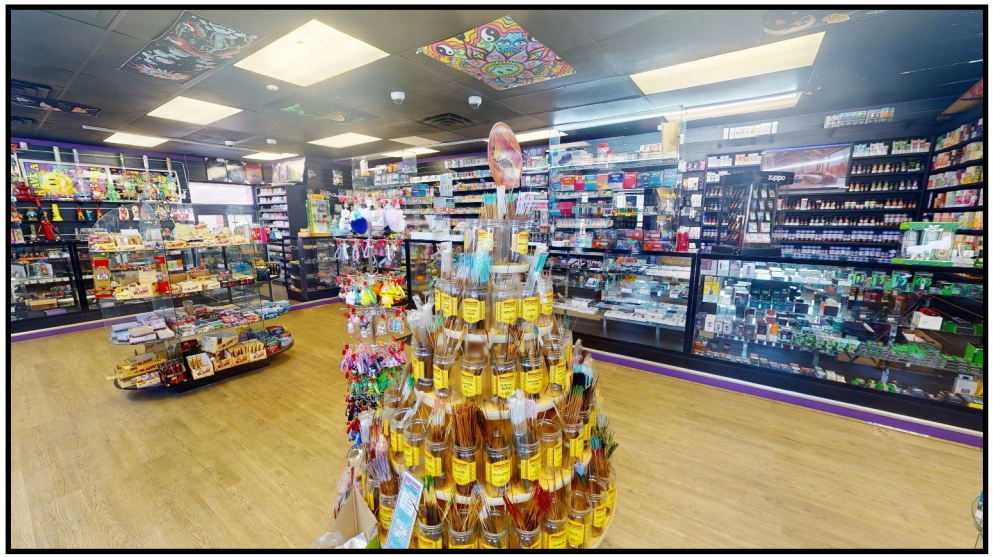


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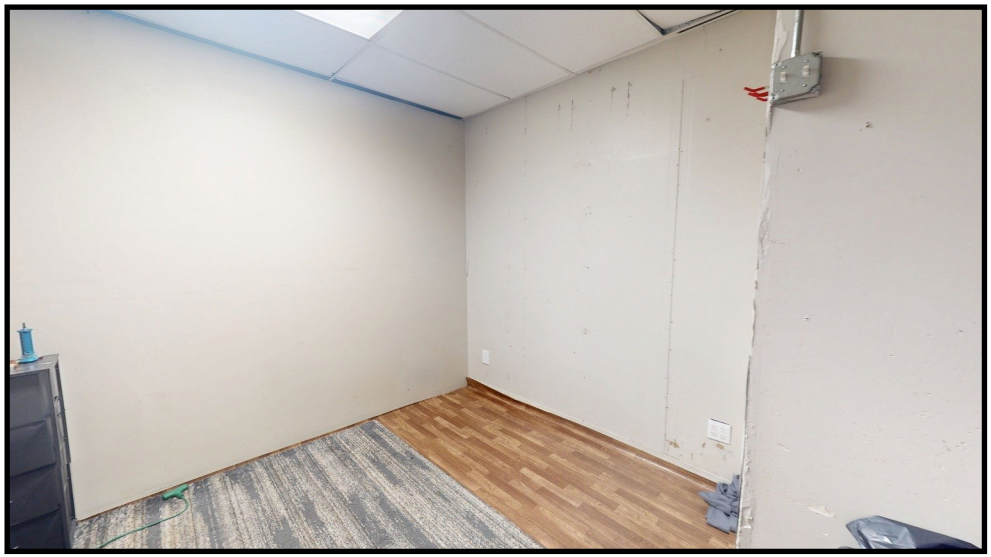
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INTERIOR







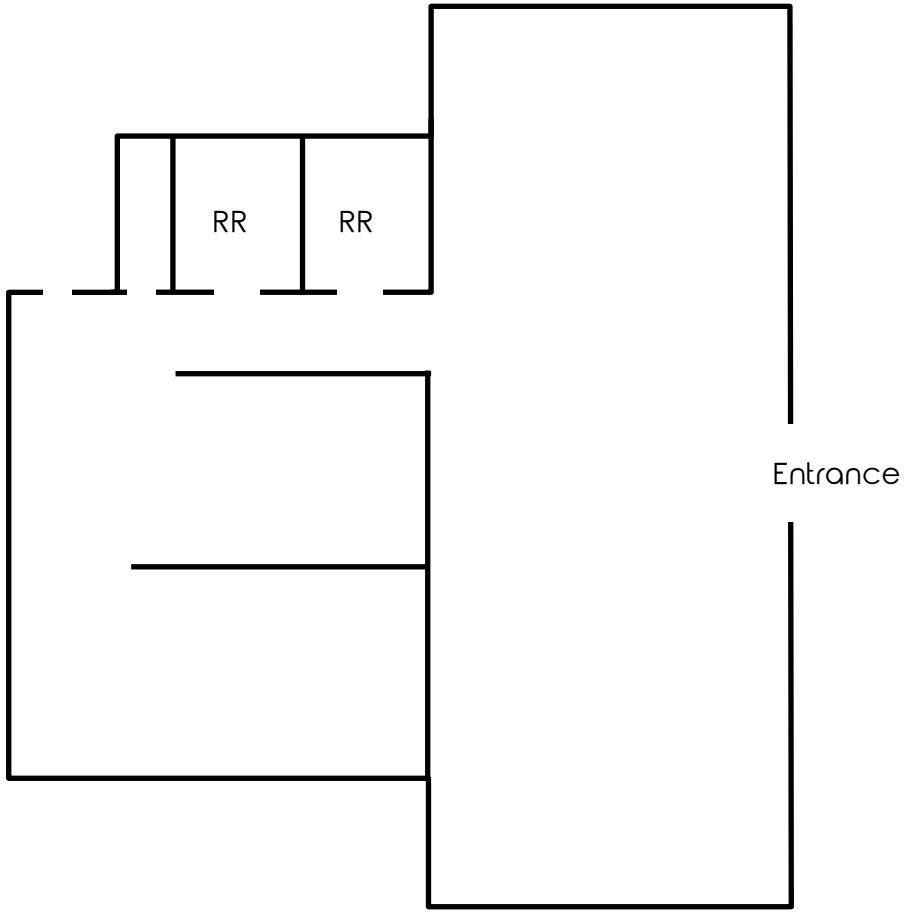


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SKETCH



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AERIAL MAP

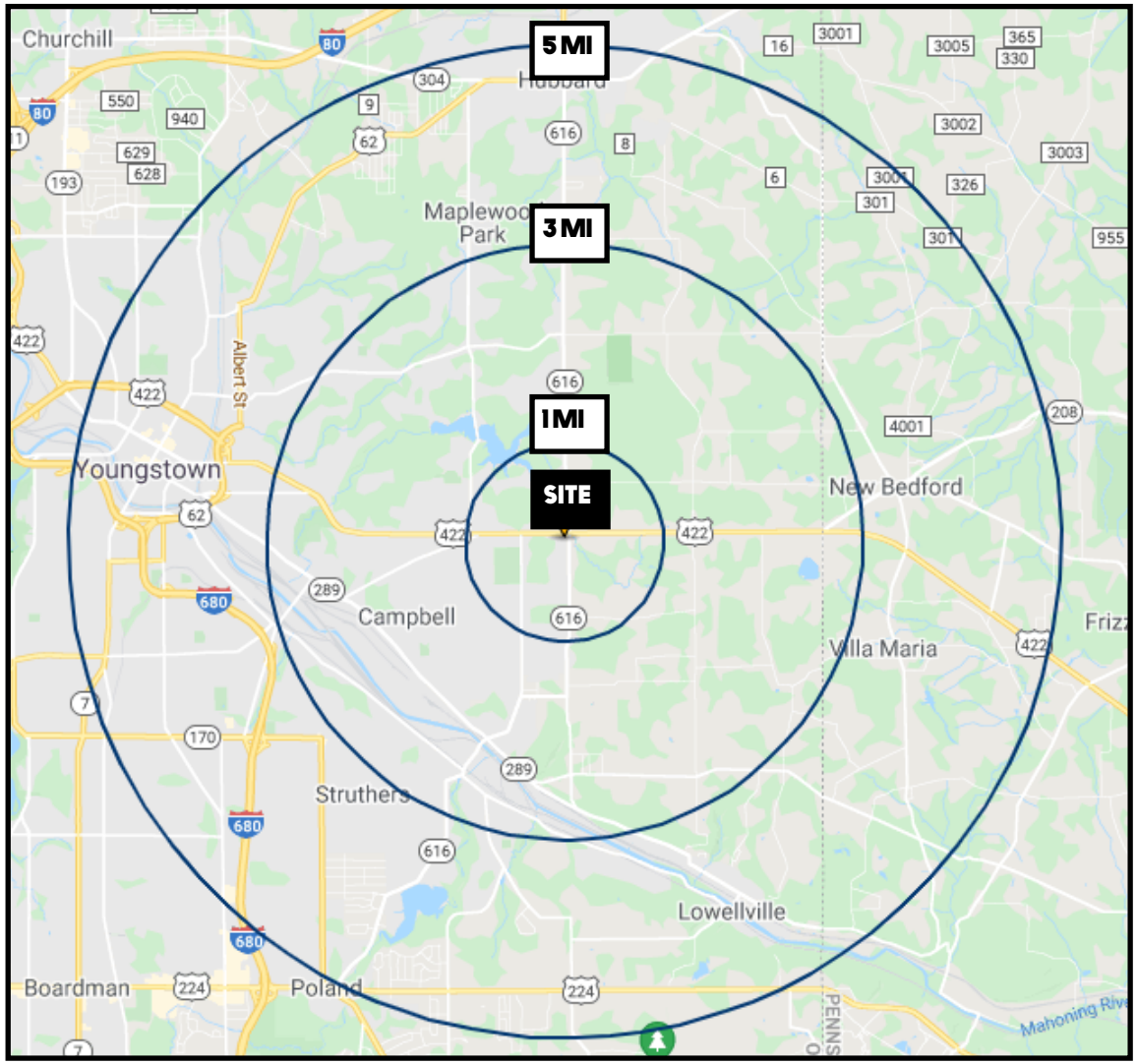


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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,745	34,689	98,248
HOUSEHOLDS	1,981	13,053	39,155
MEDIAN AGE	44	41	42
AVERAGE HH INCOME	$43,694	$41,821	$51,289

SITE INFORMATION

LOCATION	Campbell City Mahoning County
PARCEL	46-011-0-256.01
PROPERTY TYPE	Restaurant with drive thru
SIZE	1,325 SF on .168 acres
ROOF	2022
REAL ESTATE TAXES	$4,016/year
PRICE	$325,000

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