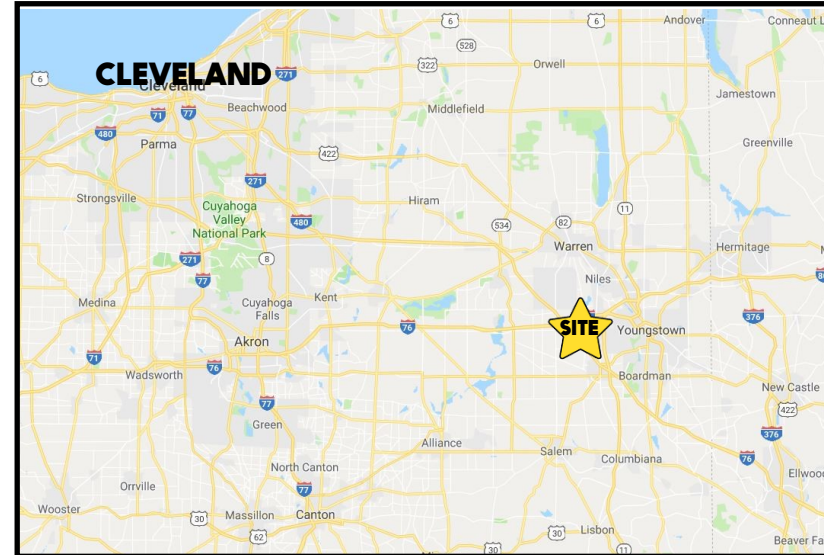


LOCATION

920 Canfield Niles Rd, Austintown, OH 44515



HIGHLIGHTS

- Great fast food / restaurant location
- Across from Starbucks and Chipotle (2023)
- Located at the corner of I-80 and SR 46
- Just north of Hollywood Gaming (180 acre racetrack and casino), near hotels and restaurants

TRAFFIC

I-80 = 62,873 VPD

Niles Cortland Rd Ave = 16,618 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

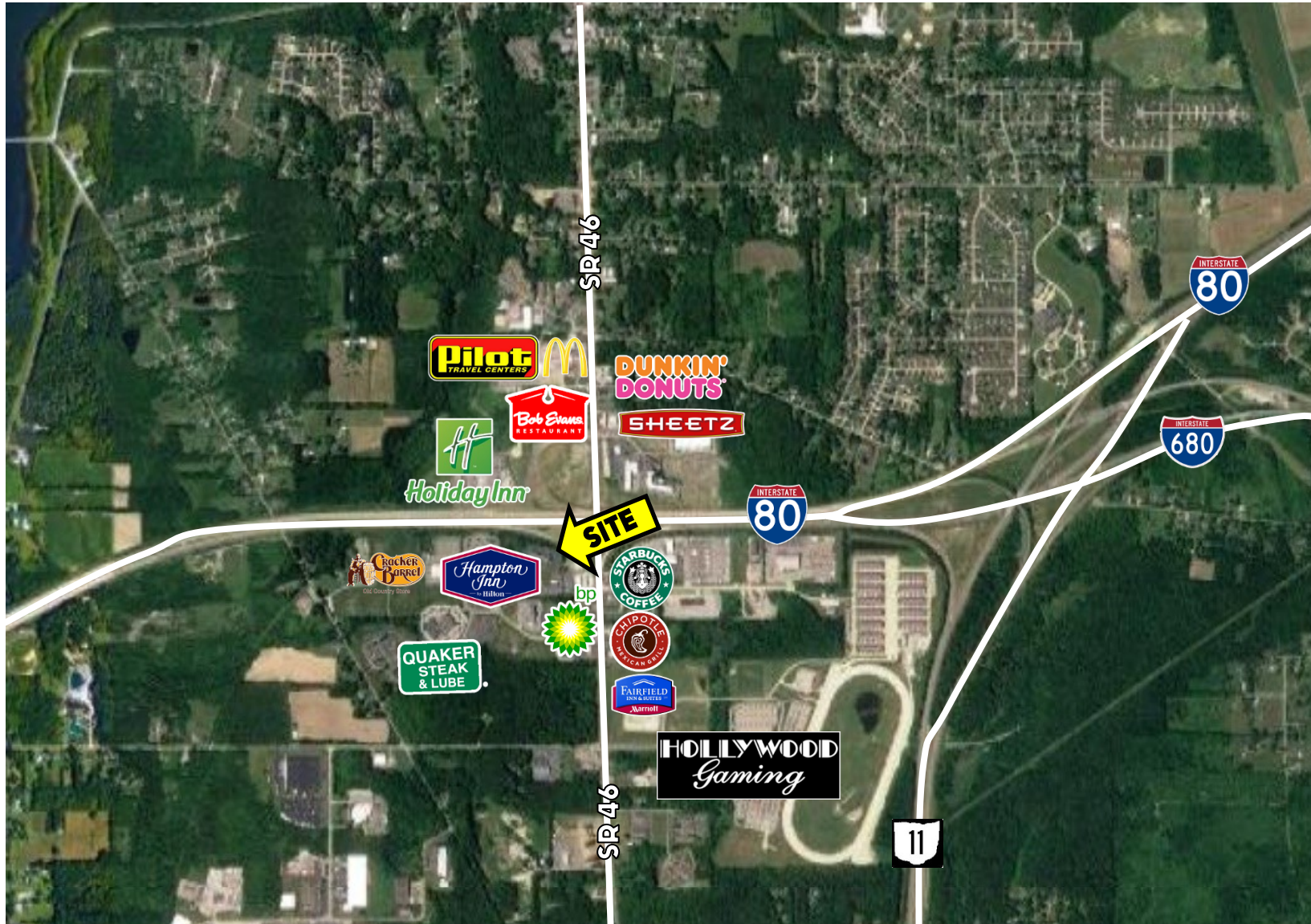
www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

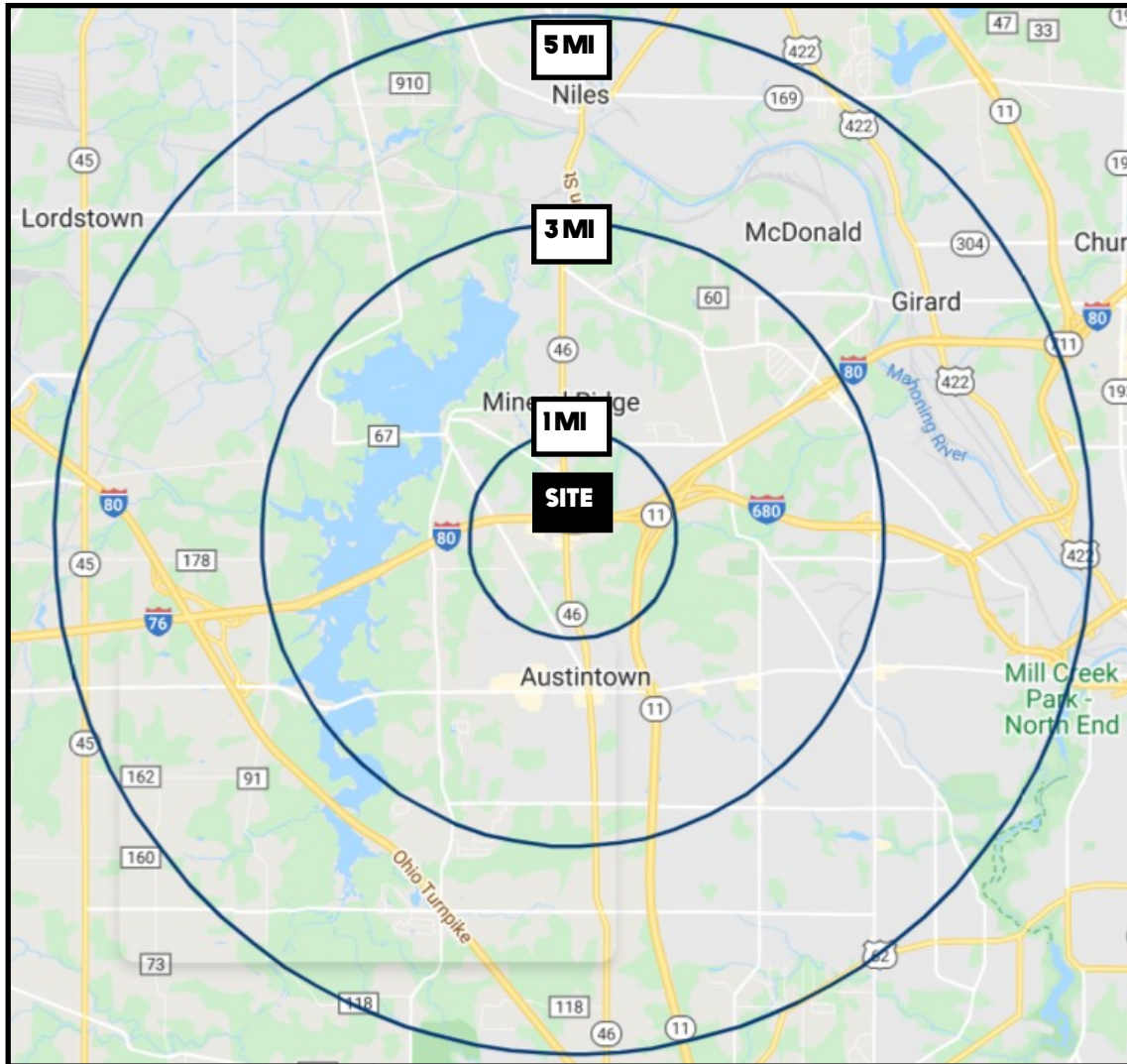
www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,709	24,958	81,265
HOUSEHOLDS	616	10,789	34,436
MEDIAN AGE	47	45	43
AVERAGE HH INCOME	\$69,898	\$59,128	\$58,462

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
PARCEL	48-050-0-010
ZONING	Business B2
DIMENSIONS	Irregular: 140' frontage
SIZE	1.2 acres
REAL ESTATE TAXES	\$5,289/year
GROUND LEASE RATE	\$60,000/year
PRICE	\$600,000

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406