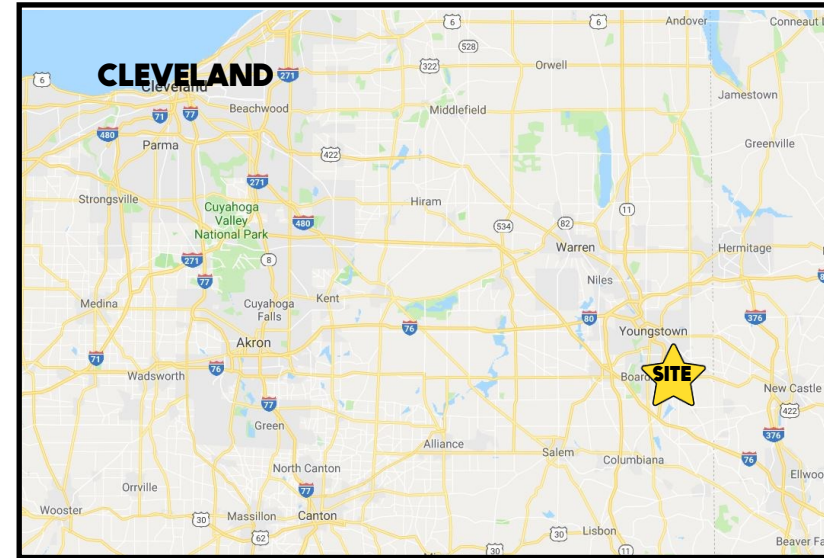


LOCATION

3305 Center Rd, Poland, OH 44514



HIGHLIGHTS

- Profitable drive-thru, mini mart, and wine boutique
- Well maintained building w/ retail, kitchen, offices, drive-thru, dining/seating, and outdoor patio
- Large walk-in cooler and humidor cabinets
- Sale includes real estate, business assets, & liquor license; inventory available but not included

TRAFFIC

Center Rd = 8,282 VPD

Clingan Rd = 5,478 VPD

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

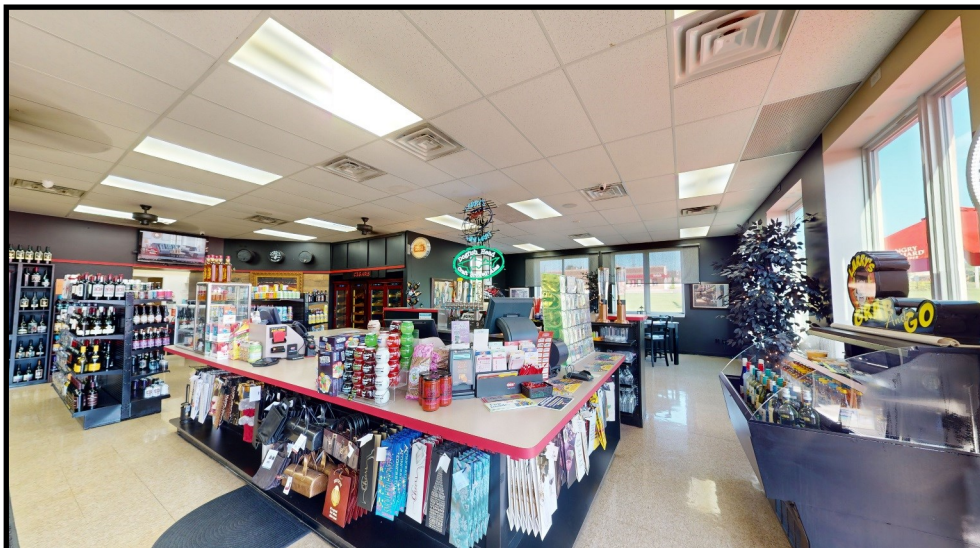
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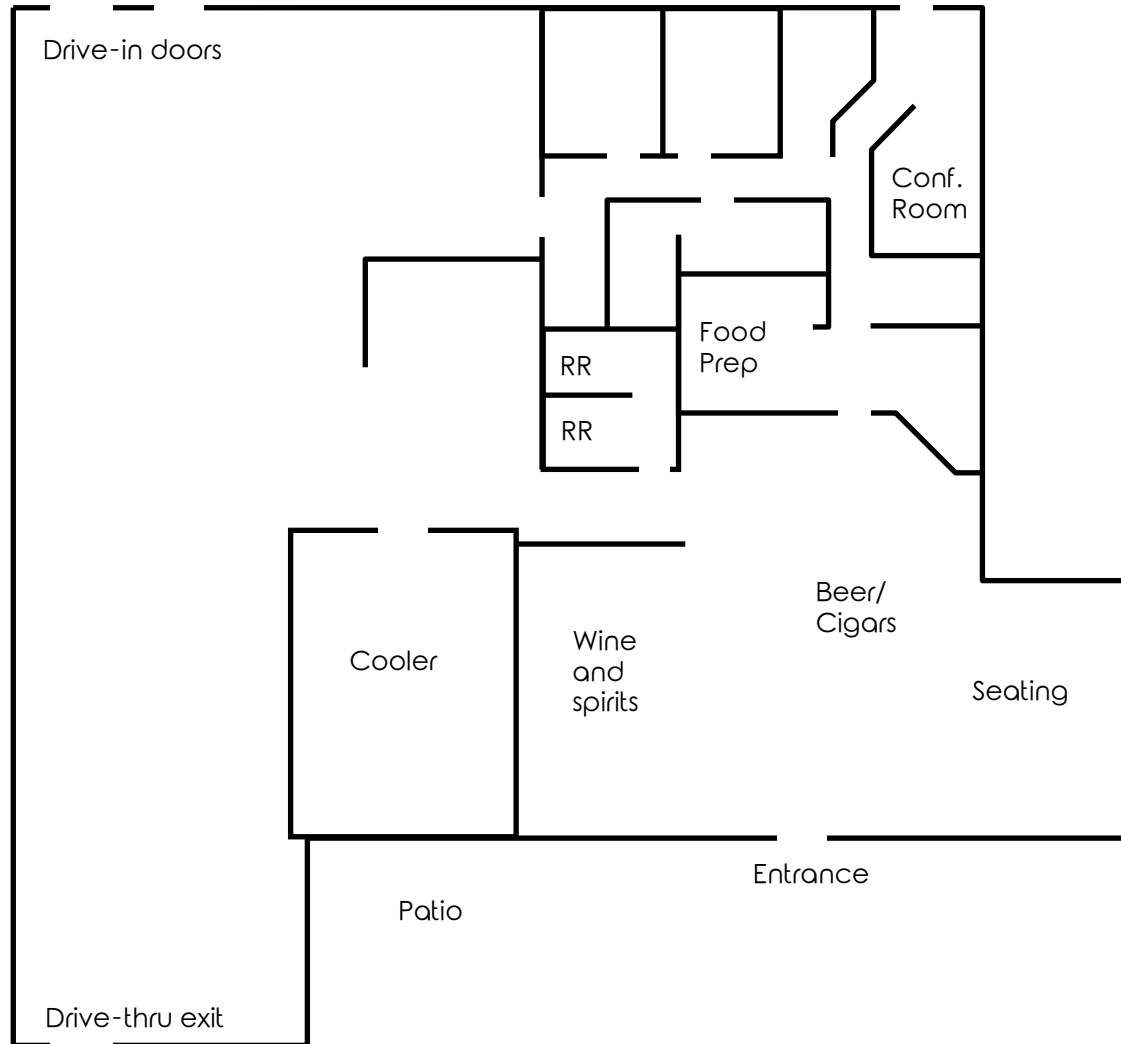
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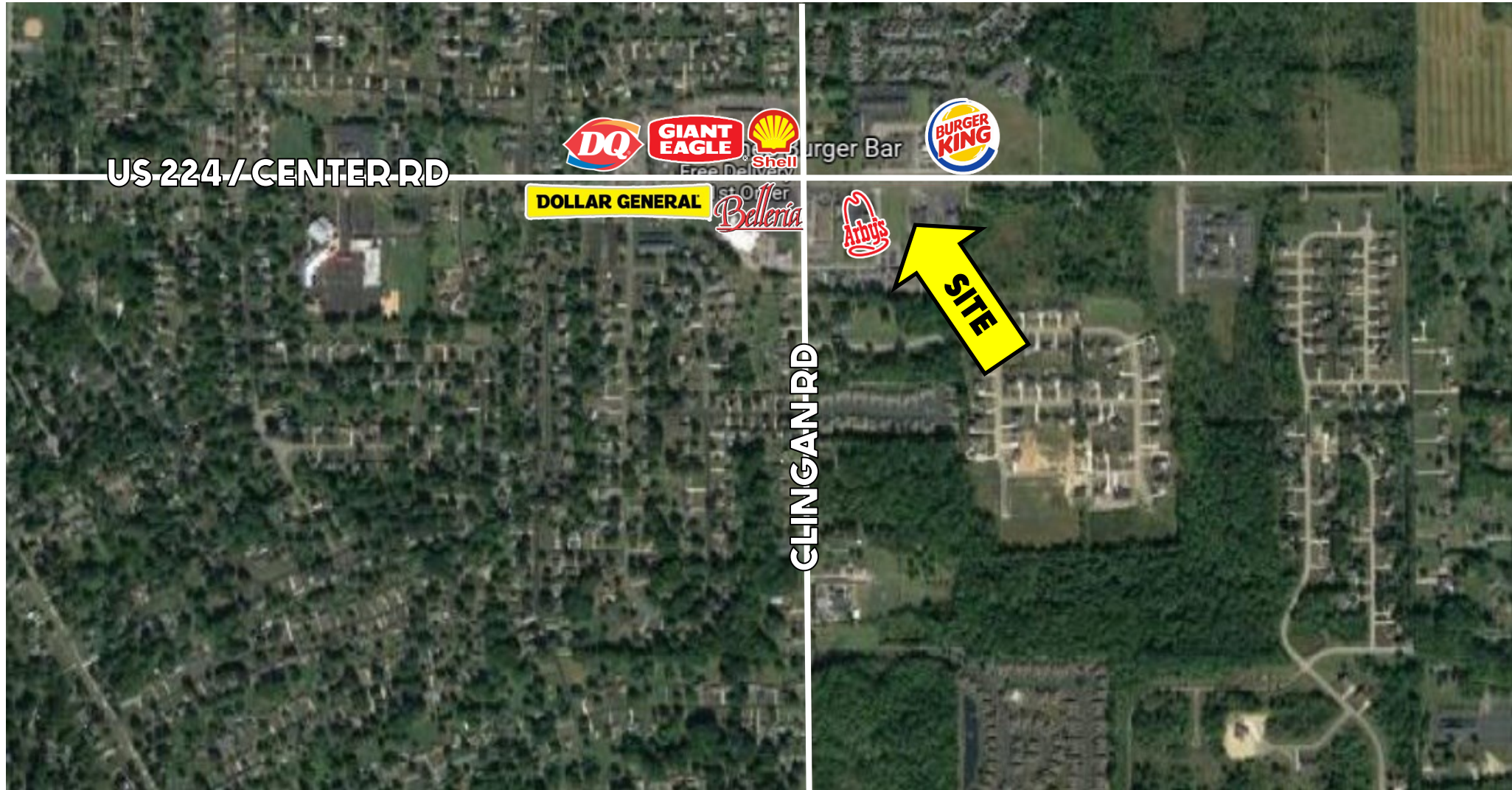
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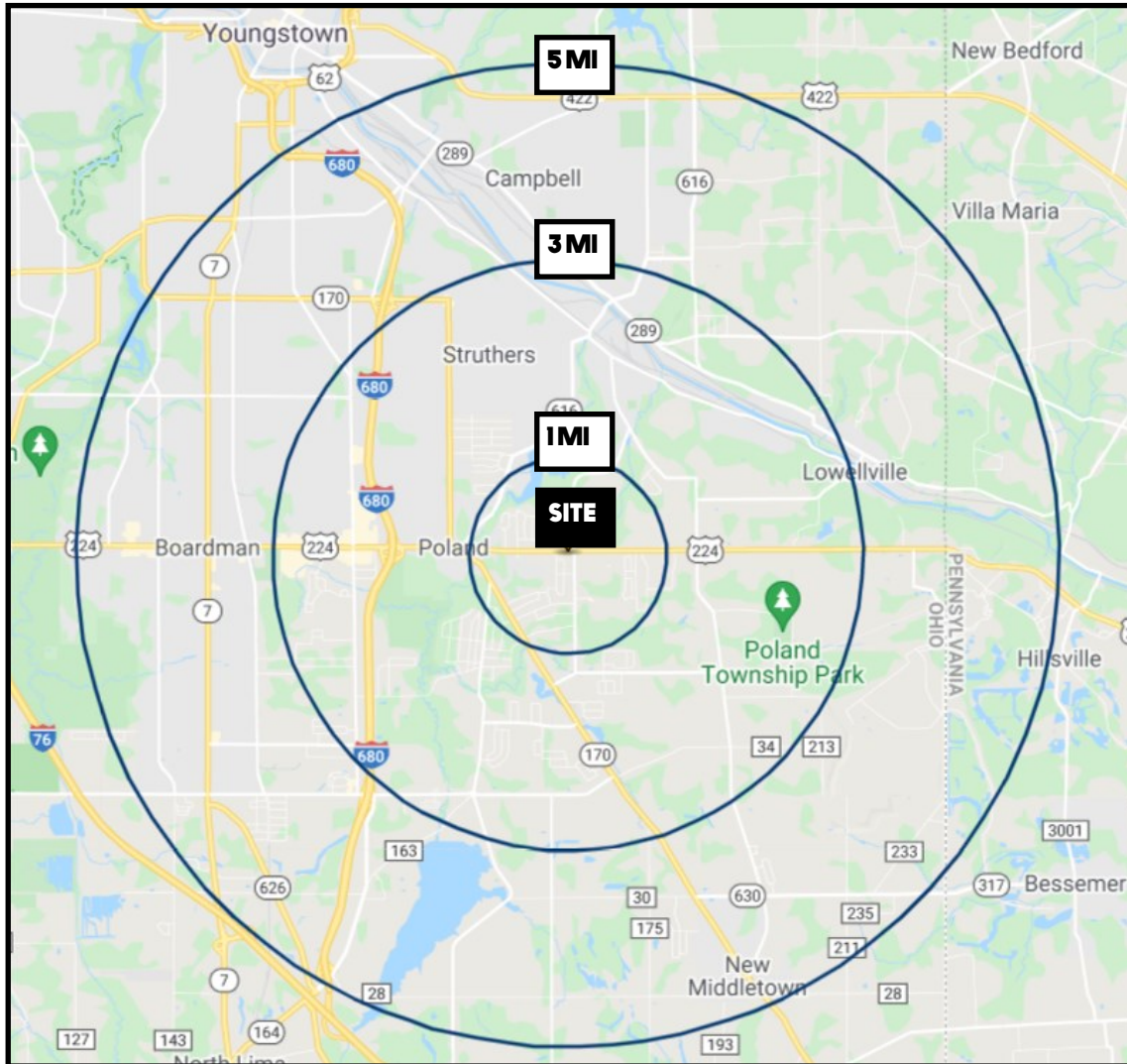
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,683	36,091	90,146
HOUSEHOLDS	1,864	14,899	37,669
MEDIAN AGE	48	46	43
AVERAGE HH INCOME	\$102,268	\$75,316	\$65,159

SITE INFORMATION	
LOCATION	Poland Township Mahoning County
PARCEL	35-022-0-001
SIZE	7,082 SF on 2.05 acres
YEAR REMODELED	2012
REAL ESTATE TAXES	\$13,098/year
PRICE	\$1,700,000 Sale includes real estate, business assets, and liquor license Inventory not included

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