

# **FOR LEASE**

### LOCATION

6674 Tippecanoe Rd, Canfield, OH 44406



#### HIGHLIGHTS

- Tippecanoe Professional Building
- In the heart of Canfield's office district
- Located on the corner of Tippecanoe Rd and Stutz Dr
- Close to 1-680 and SR 11
- Well maintained professional building



### TRAFFIC

Boardman Canfield Rd = 32,704 VPD Lockwood Blvd = 15,376 VPD

### 3D Tour

6674 Tippecanoe

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## **EXTERIOR**



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## INTERIOR

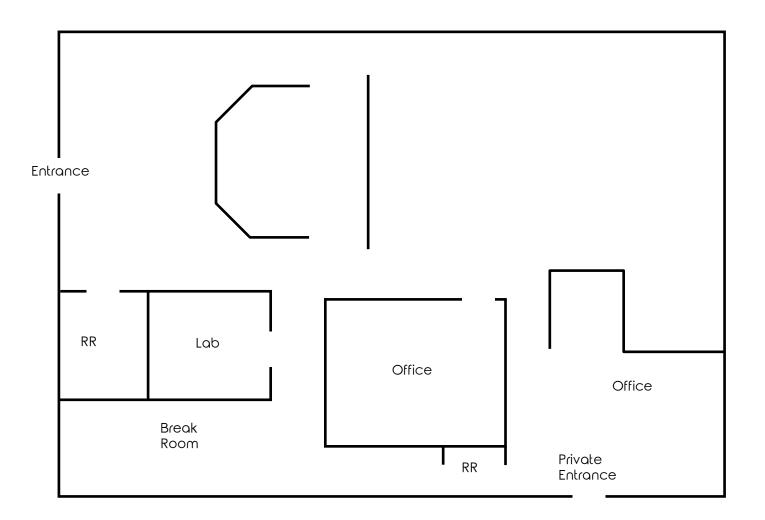


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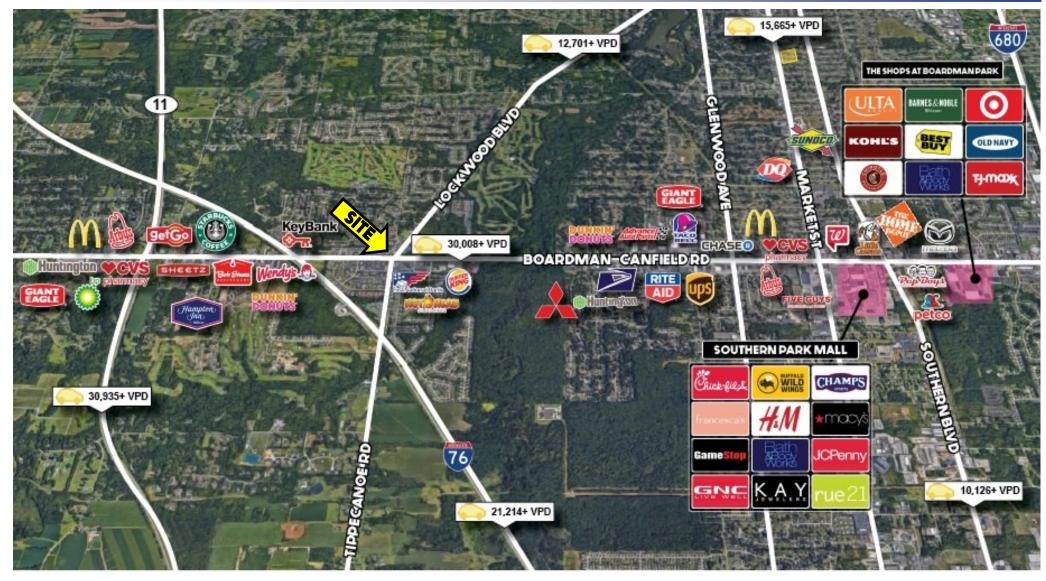


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## **RETAIL MAP**



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# **PROPERTY DETAILS**

West Austintown 5 MI	Mill Creek Youngstown Park	DEMOGRAPHICS	1 MI	3 MI	5 MI
		POPULATION	5,431	35,280	97,246
97	289 Comphall	HOUSEHOLDS	2,338	15,339	41,599
3 MI	Campbell	AVERAGE AGE	42	43	43
	TTO TTO Struthers	MEDIAN HH INCOME	\$78,058	\$68,914	\$54,190
3 Ohio Turnok Mill Creek Pal	rk 🔷 👘 👘	SITE INFORMATION			
eights (224) Canfield (224)	LOCATION	Canfield Township Mahoning County			
		YEAR REMODELED	2020		
74 62			Unit 2: 1,541 SF		
95	626		Currently a dental office Front chairs stay		
75 30	Willow Prest	UTILITIES	Separately metered		
62) 28 28	(164)	RENT	\$15.00/ SF NNN		
115 (165) Greenford (165)	127 143 North Lima 626 76	NNN CHARGES	\$3.50/SF (Estimated)		

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