



LEASE

FORMER ADVANCE AUTO PARTS

10 Manor Hill Drive, Canfield, OH 44406



PROPERTY DESCRIPTION

This free standing building is available for lease. It is a corner property situated on the main commuter/retail road through Canfield and Boardman OH, State Route 224. It has easy access to SR 11 interchange.

PROPERTY HIGHLIGHTS

- Great visibility on SR 224 (Manor Hill Drive)
- High ceilings
- 30 parking spaces
- Multiple points of ingress and egress
- Traffic Count: 17,983
- 2014 construction

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,831 SF
Lot Size:	1.084 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,527	28,171	101,576
Total Population	14,682	68,376	244,941
Average HH Income	\$94,147	\$68,378	\$53,186
Total Businesses	274	2,774	9,119
Total Employees	2,782	36,742	141,103

EMMCOREALTYGROUP.COM

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