

COMMERCIAL LAND FOR SALE--OHIO TURNPIKE (I-80) ACCESS



648 Canfield Niles, Austintown, OH 44515



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
LOT SIZE:	7.005 Acres
MARKET:	Youngstown
SUBMARKET:	Austintown

PROPERTY OVERVIEW

Approximately 7 acres of land available for development. 222' of frontage along both North Canfield-Niles Road and Silica Road. Property is generally flat, partially timbered, and slopes towards the North. Entire site is wooded and wraps around the corner parcel. Adjacent parcels are also for sale for large assemblage.

Development opportunity awaits this piece. Surrounding developments include newly constructed Hollywood Gaming to the east along with hotels and fast food restaurants to the north. Current zoning is B-2 Business that allows all commercial and retail developments.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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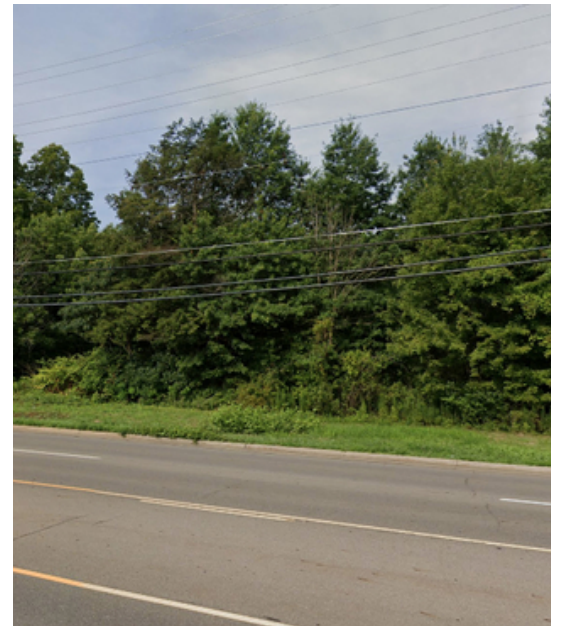
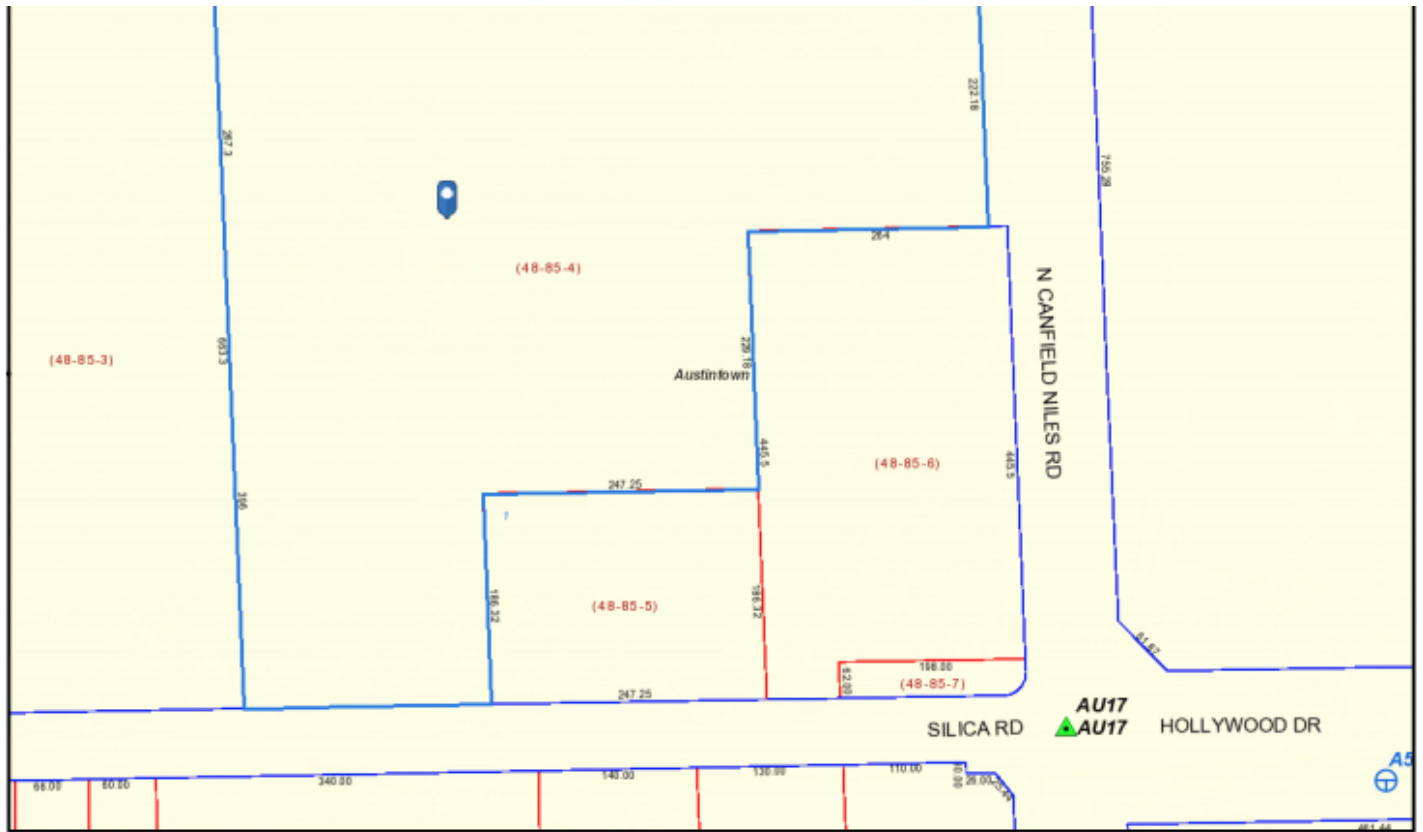
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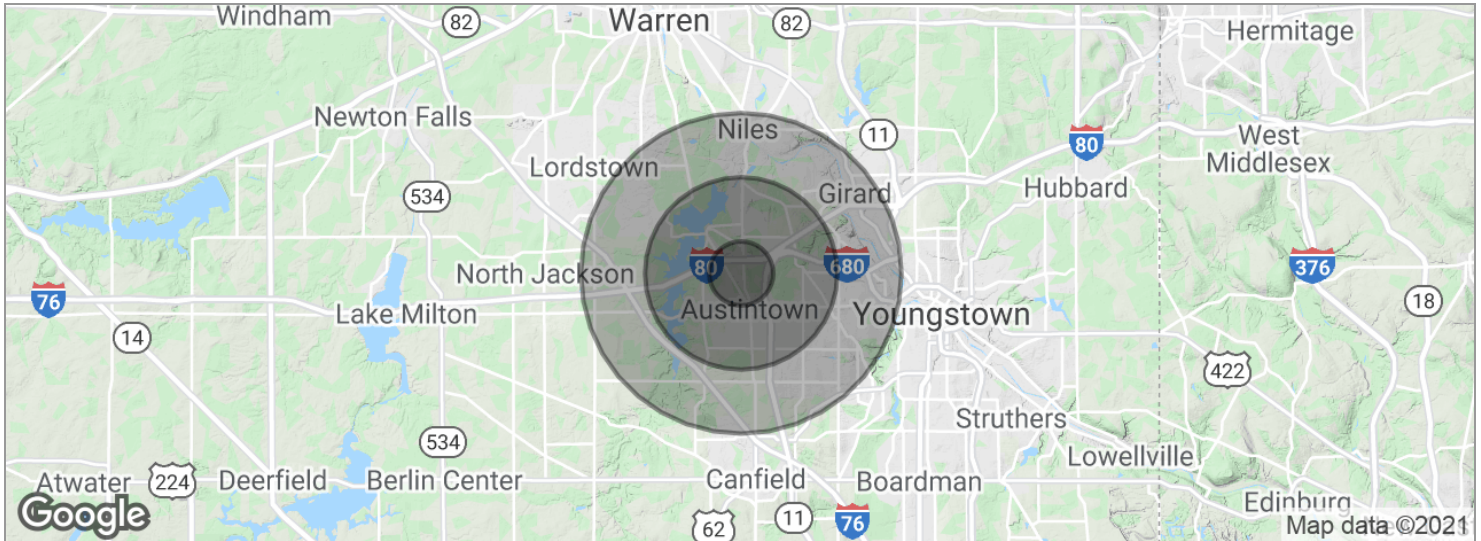
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,187	35,947	79,509
Median age	42.9	41.9	42.2
Median age (male)	43.0	41.3	40.7
Median age (Female)	42.9	42.4	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,306	15,080	33,097
# of persons per HH	2.4	2.4	2.4
Average HH income	\$66,572	\$57,578	\$56,698
Average house value	\$117,224	\$110,806	\$106,116

* Demographic data derived from 2010 US Census

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