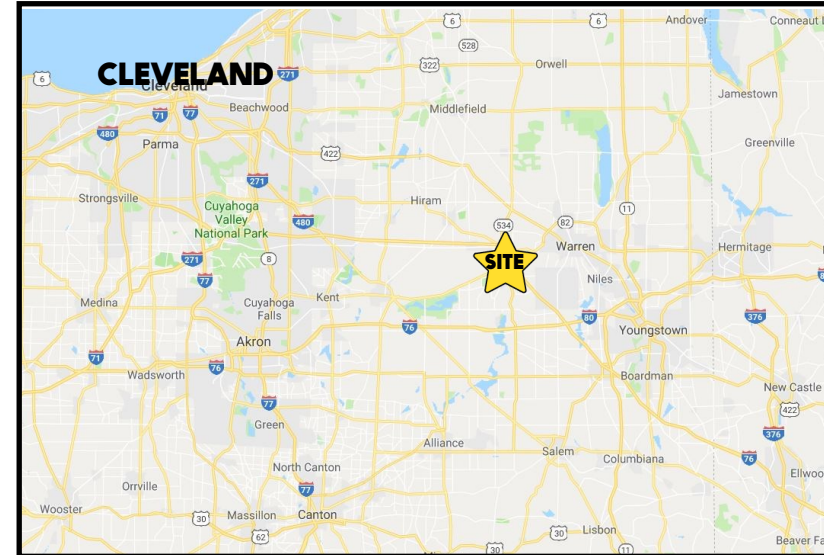


LOCATION

Broad St, Newton Falls, OH



TRAFFIC

Broad St = 7,000 VPD

HIGHLIGHTS

- Over 7,000 Vehicles per day
- Next to new and profitable Dairy Queen
- Rear of property overlooks the Mahoning River
- 300' frontage; Can be subdivided
- Rental rate + lease terms are negotiable

CONTACT

ALICIA "LISH" ANGELO

740.627.0431

aangelo@platzrealtygroup.com

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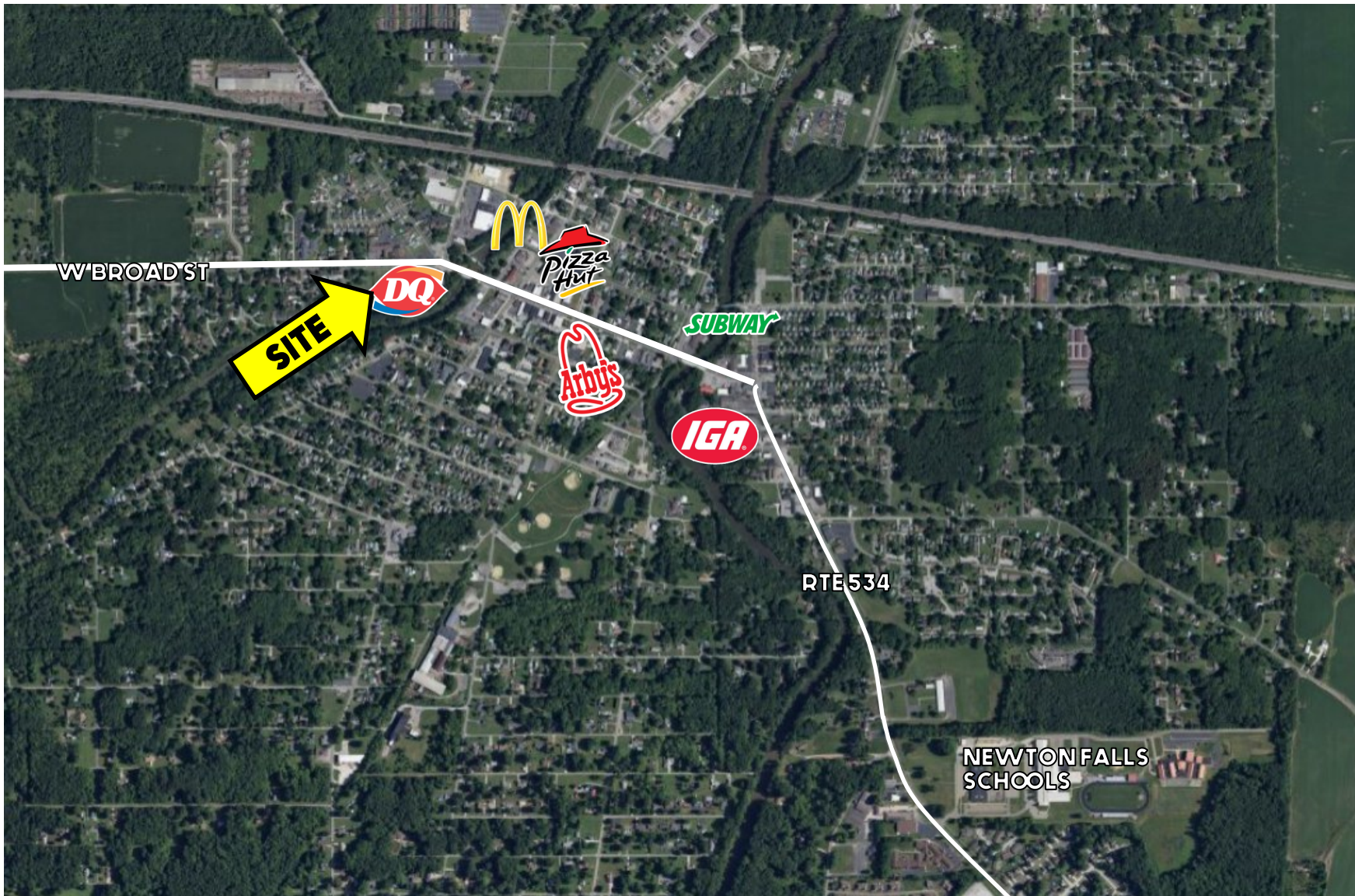
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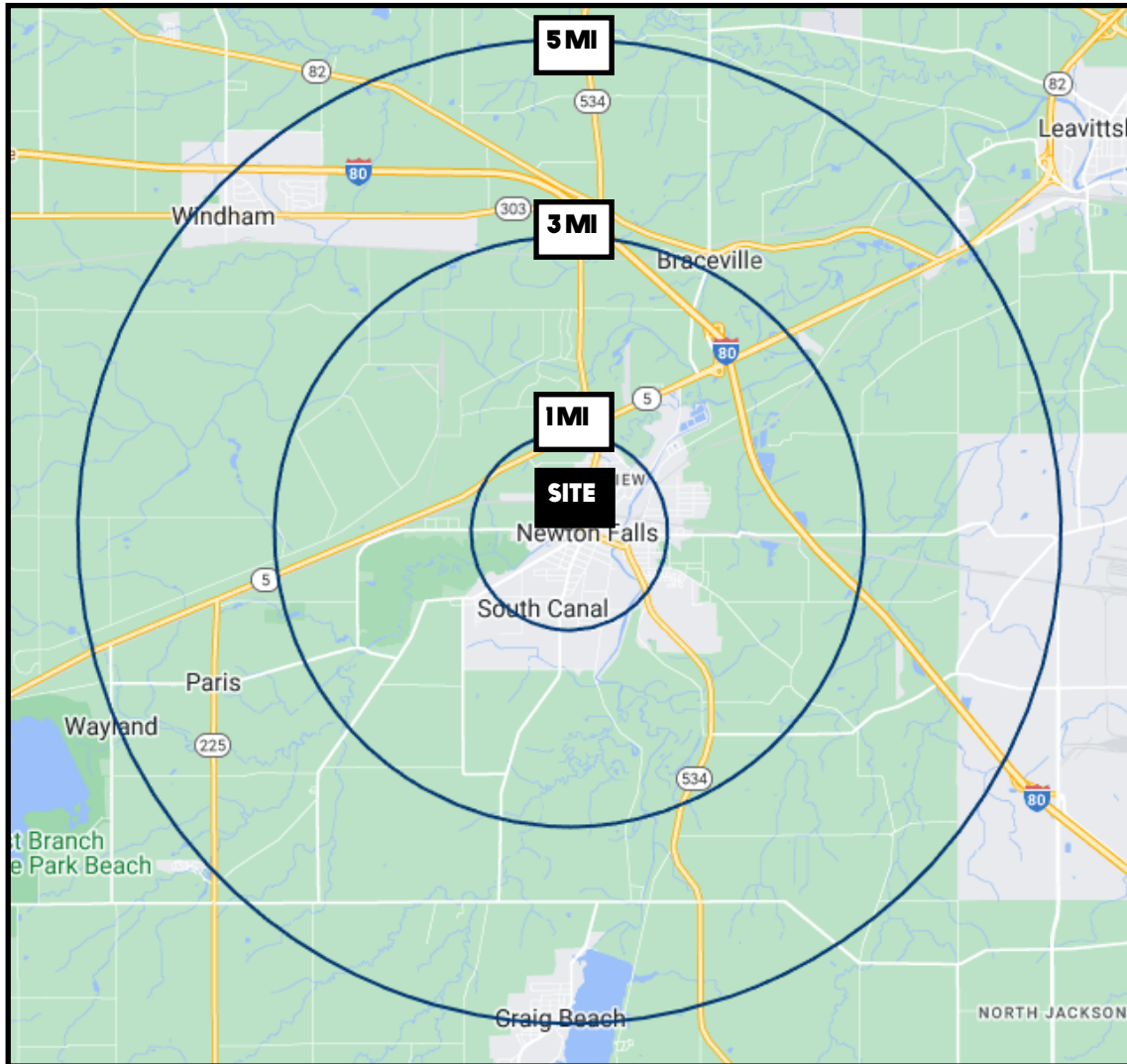
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,378	8,057	14,813
HOUSEHOLDS	2,029	3,576	6,357
MEDIAN AGE	45	46	45
AVERAGE HH INCOME	\$66,204	\$67,357	\$67,713

SITE INFORMATION	
LOCATION	Newton Falls City Trumbull County
PARCEL	53-265302
PROPERTY TYPE	Land
ZONING	Central Business District
SIZE	3.2 acres - can be subdivided
FRONTAGE	300' - can be subdivided
REAL ESTATE TAXES	\$2,014/Year
PRICE	Each lot: \$180,000
LEASE RATE	\$5,000/month

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