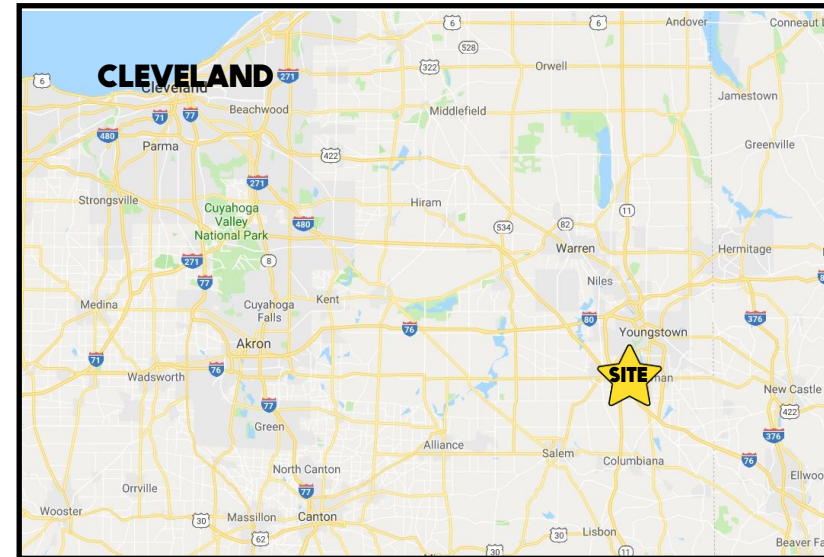


## LOCATION

4362 Boardman Canfield Rd, Canfield, OH 44406



## HIGHLIGHTS

- Great 224 location just east of SR 11
- Turnkey salon ready to occupy and operate
- Hair bowls and pedicure stations present and serviceable
- Landlord willing to provide general contracting services to modernize or alter tenant space at additional cost
- Sign panel available on street sign

## TRAFFIC

Boardman Canfield Rd = 29,660 VPD

## CONTACT

**GARY LASKO**

330.509.4546

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[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



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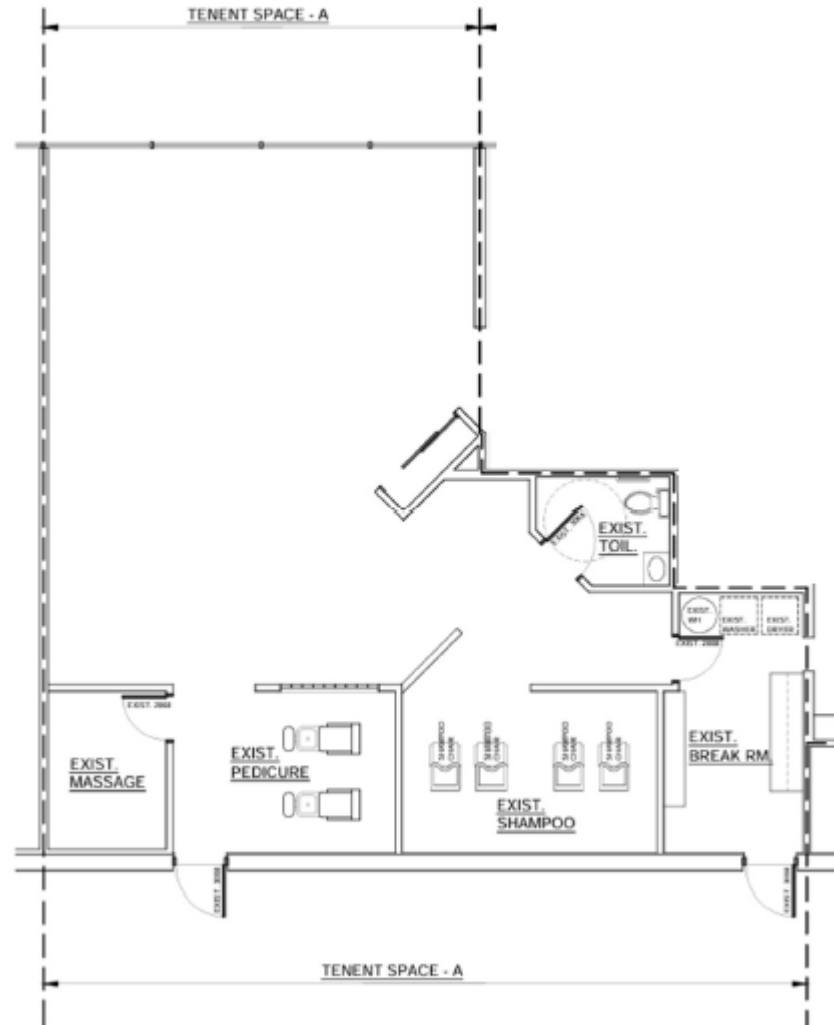
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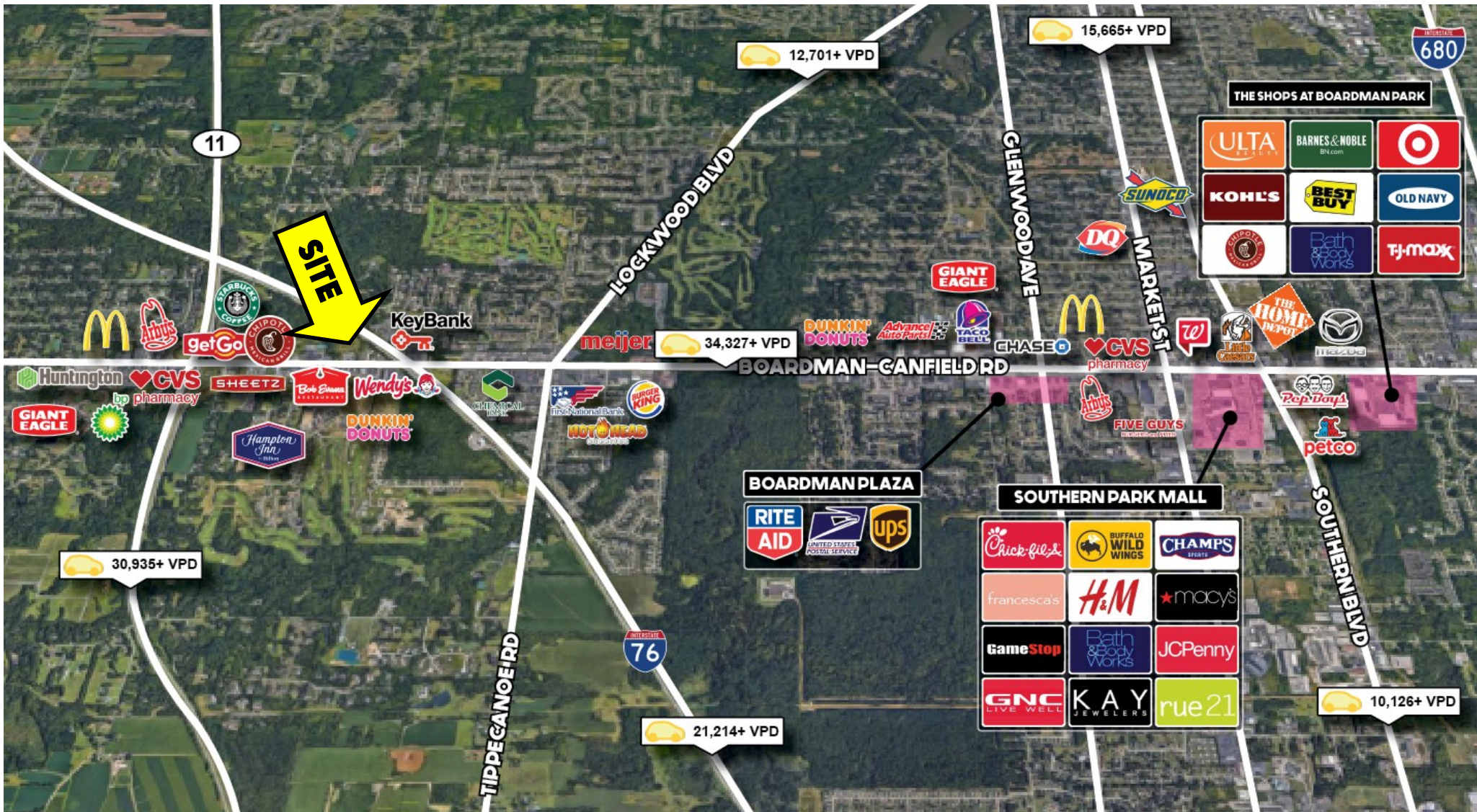
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[3D Tour](#)



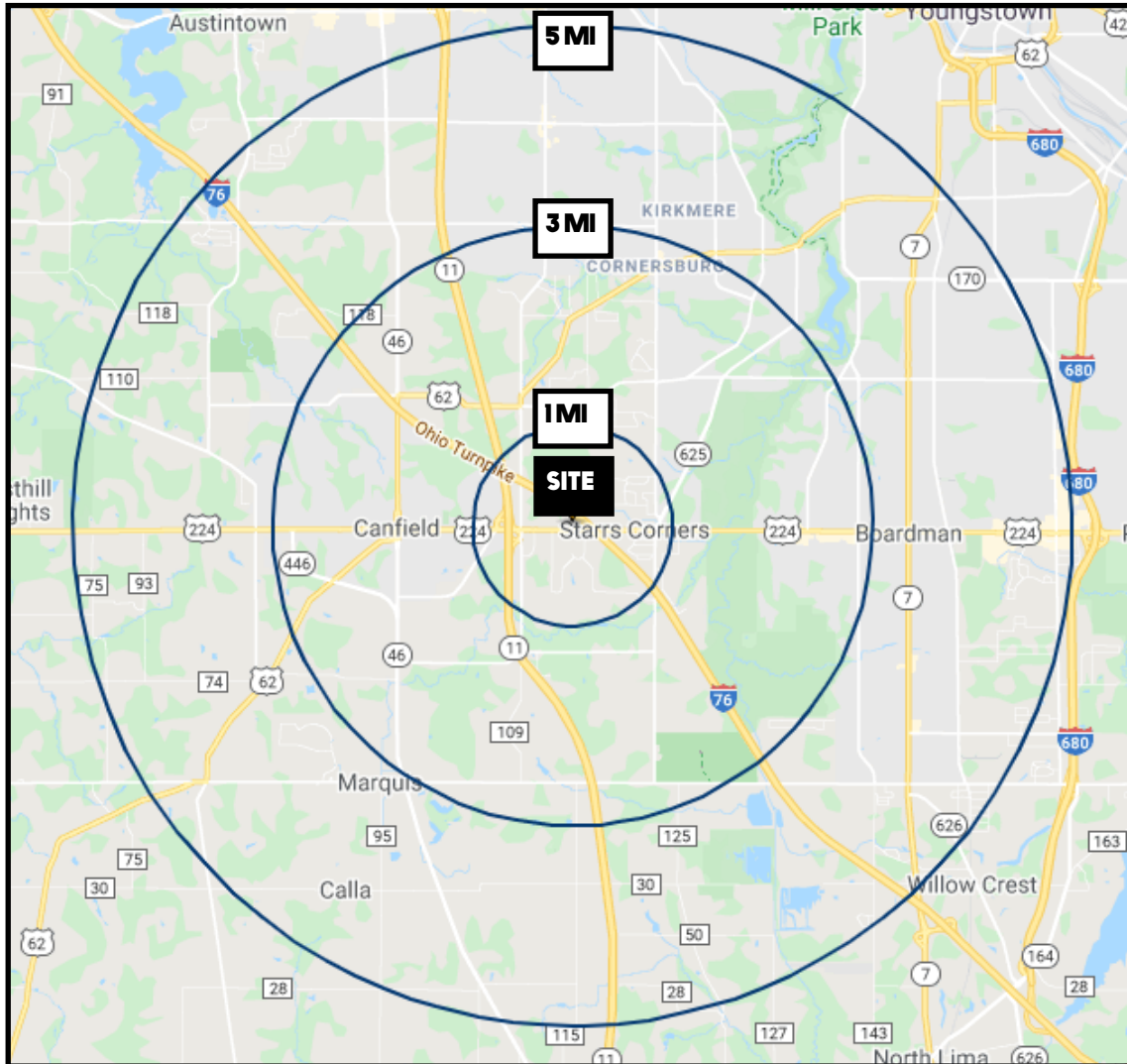
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,287	29,951	93,590
<b>HOUSEHOLDS</b>	1,611	12,844	40,199
<b>MEDIAN AGE</b>	45	46	44
<b>AVERAGE HH INCOME</b>	\$104,446	\$88,737	\$72,405

**SITE INFORMATION**

<b>LOCATION</b>	Canfield Township Mahoning County
<b>PROPERTY TYPE</b>	Retail / Office
<b>SIZE</b>	Available: 1,675 SF
<b>SIGNAGE</b>	Building and street
<b>UTILITIES</b>	Separately metered
<b>RENT</b>	\$14.50/SF NNN NNN Charges: \$3.59/SF

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