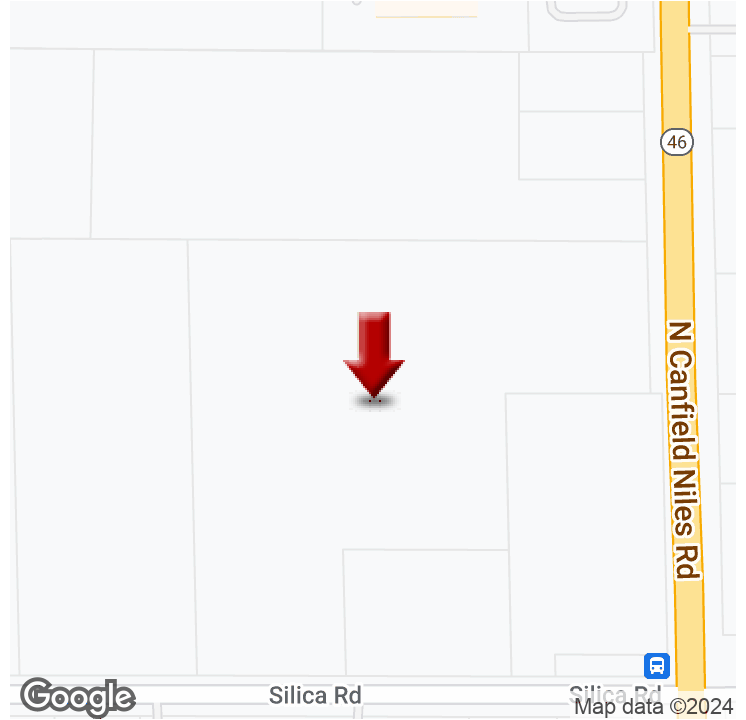


## COMMERCIAL LAND FOR SALE--OHIO TURNPIKE (I-80) ACCESS

# VACANT LAND PRIME FOR DEVELOPMENT

648 Canfield Niles, Austintown, OH 44515



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,050,000
<b>LOT SIZE:</b>	7.005 Acres
<b>MARKET:</b>	Youngstown
<b>SUBMARKET:</b>	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.

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### SALE PRICE

**\$1,050,000**

### LOCATION INFORMATION

Building Name	Vacant Land Prime for Development
Street Address	648 Canfield Niles
City, State, Zip	Austintown, OH 44515
County/Township	Mahoning
Market	Youngstown
Submarket	Austintown

### LAND

Number Of Lots	1
Best Use	Development for any commercial uses.
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	Commercial
Lot Size	7.005 Acres
APN#	48-085-0-004.00-0
Corner Property	Yes
Waterfront	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

### UTILITIES & AMENITIES

Power	Yes
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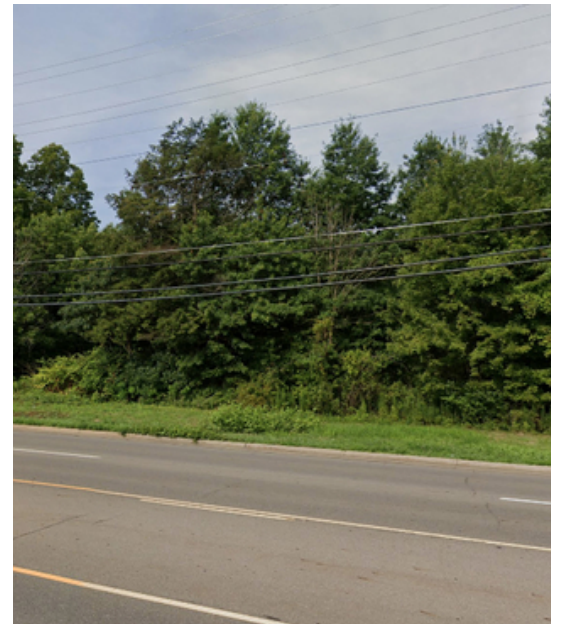
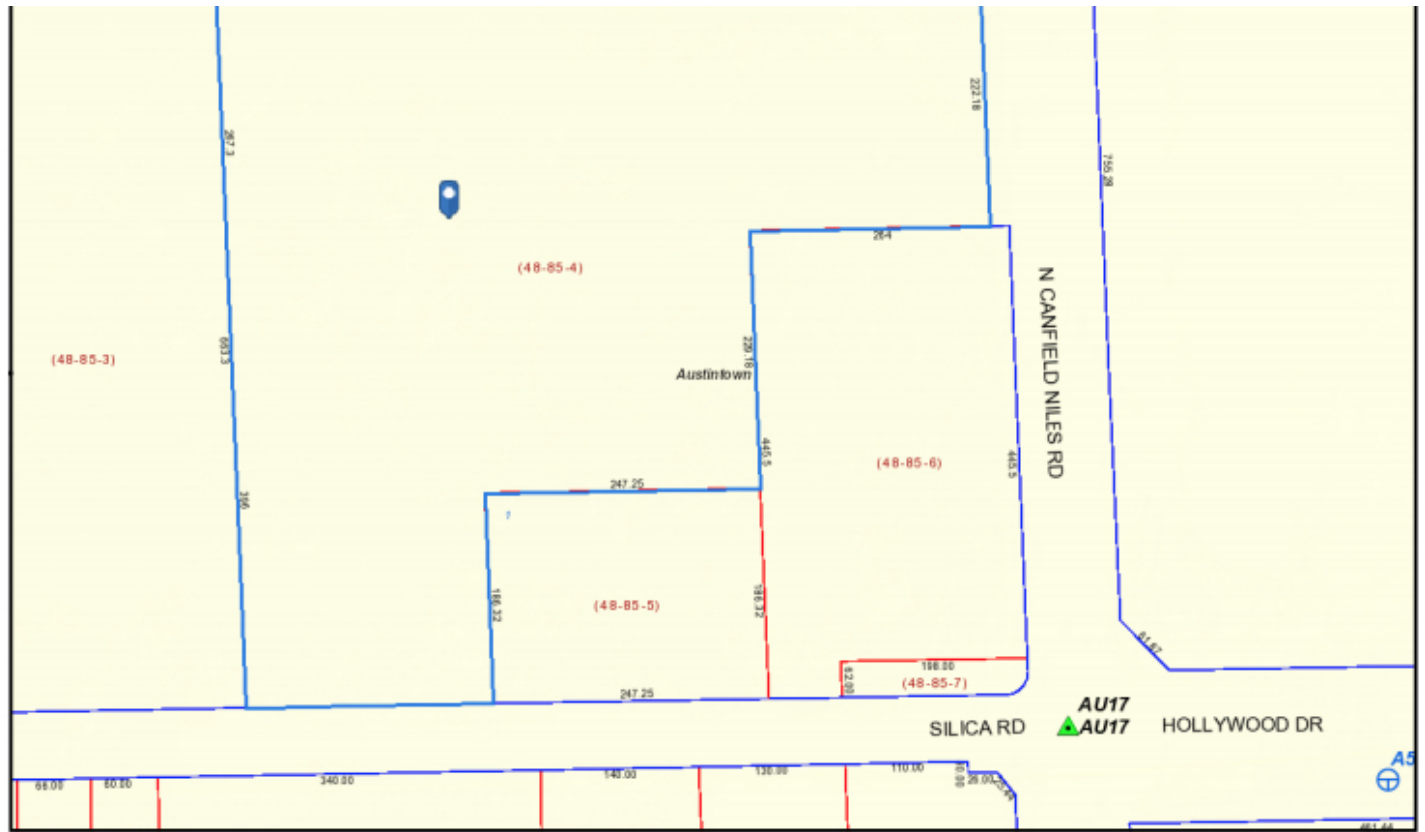
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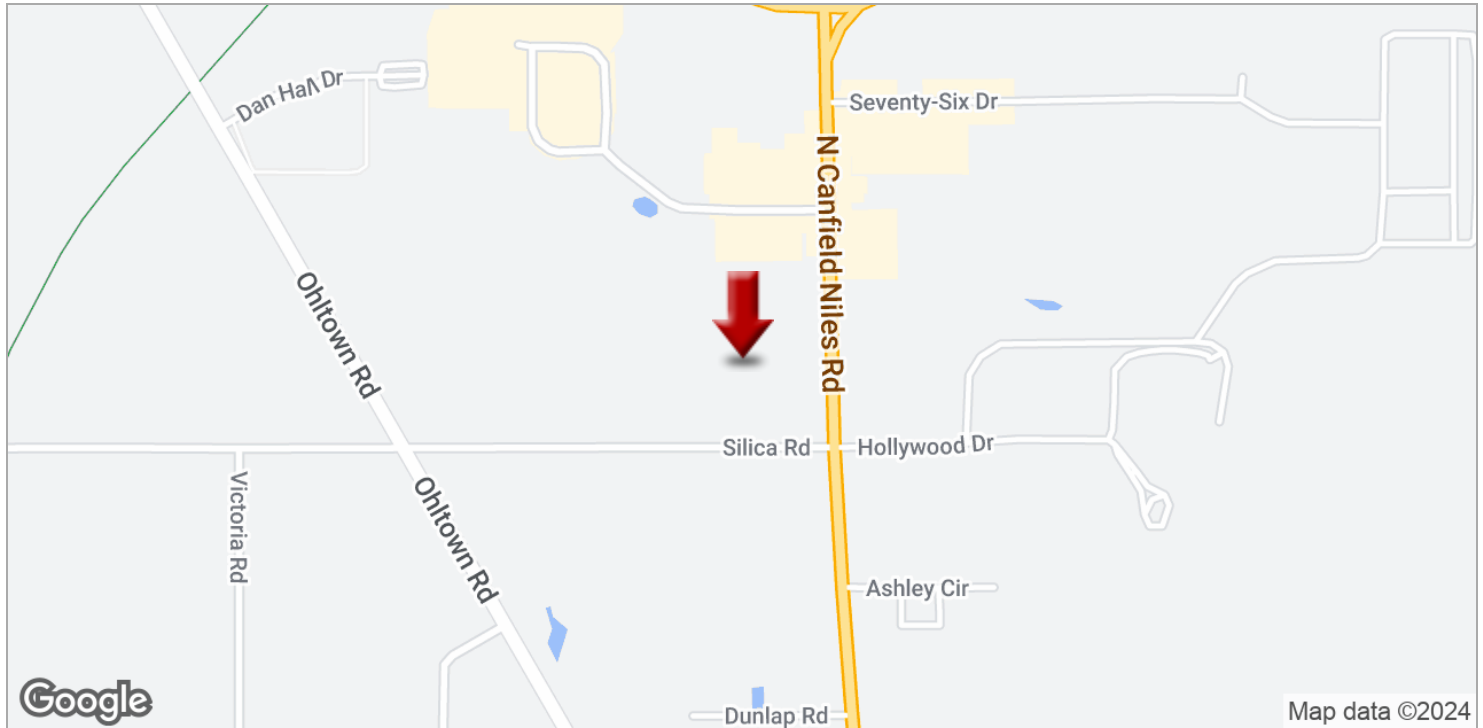
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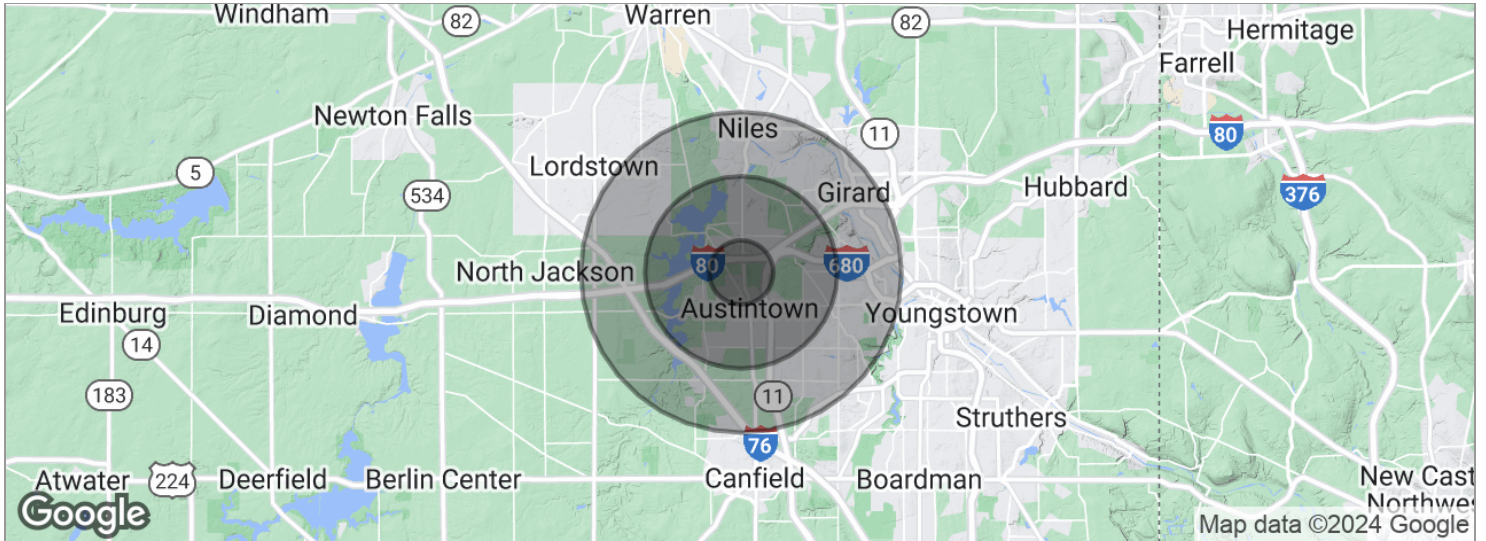
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,187	35,947	79,509
Median age	42.9	41.9	42.2
Median age (male)	43.0	41.3	40.7
Median age (Female)	42.9	42.4	43.4

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 2020 ACS - US Census

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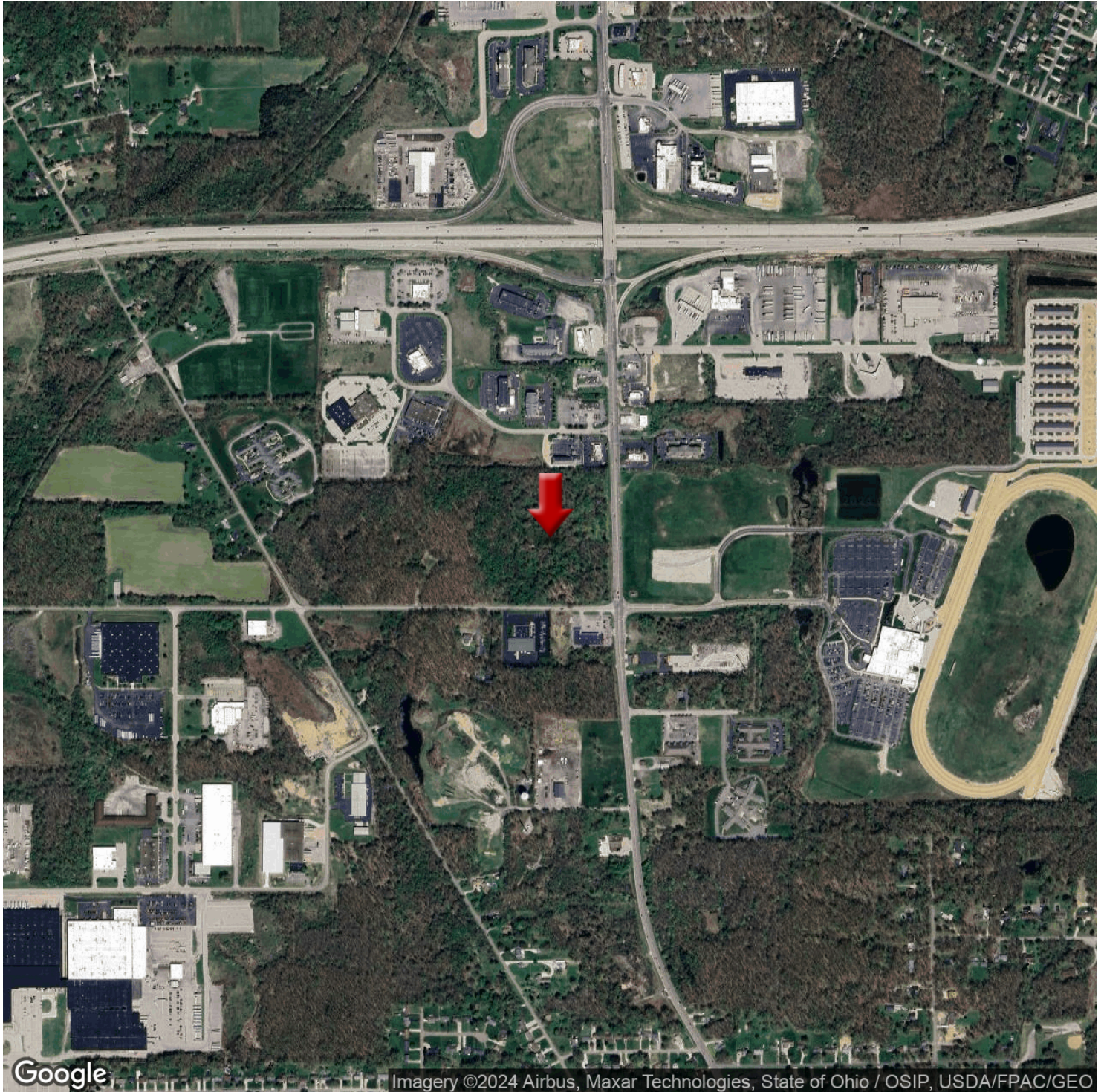
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### RICK OSBORNE JR.

Managing Director of Commercial Real Estate

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### PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

### EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

### MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

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