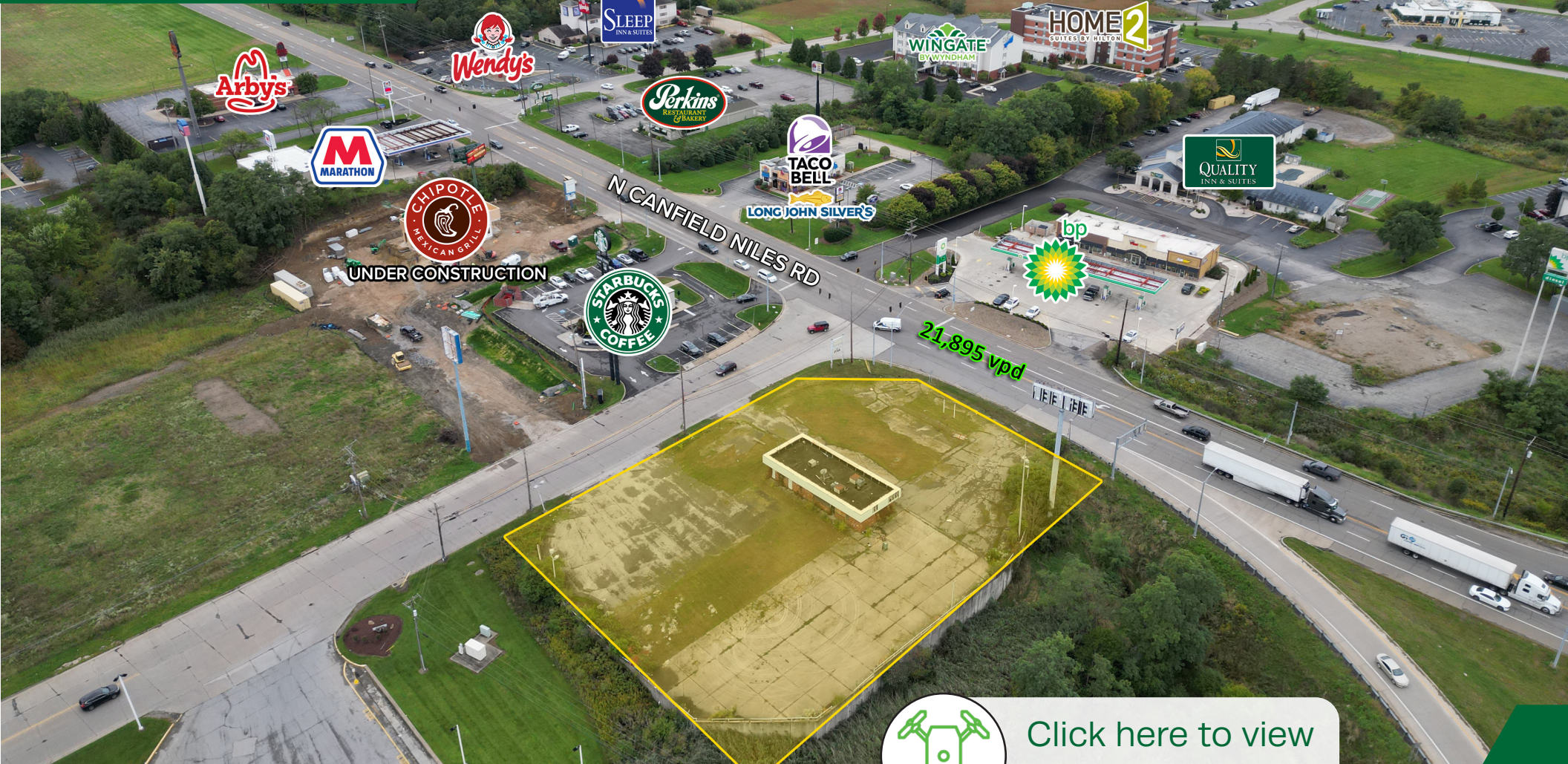


FOR LEASE

HANNA
COMMERCIAL REAL ESTATE



1.2-Acre Interchange Parcel

871 N. Canfield Niles Road, Austintown, OH 44515
Tom Grasso & Sean Wall

871 N. Canfield Niles Road

Austintown, OH 44515



Tom Grasso • tomgrasso@hannacre.com • 216.861.5429

Sean Wall • seanwall@hannacre.com • 216.861.5498



871 N. Canfield Niles Road

Austintown, OH 44515

PROPERTY INFORMATION

- 1.2-acre highway interchange parcel for ground lease or BTS in Austintown, OH
- Located on the first southeast parcel of the I-80/Canfield Niles Rd. interchange with signalized access
- Ideal site for a freestanding building with a drive-thru or highway services business
- Zoned B-2 – General Business
- Property has pole monument signage directly visible for travelers on I-80
- Over 51,201 VPD on I-80 and 21,895 VPD on Canfield Niles Rd.
- Site is located on a growing interchange site with a variety of fast-food restaurants, service stations/Truck Stops and Hotels
- Call for more details!

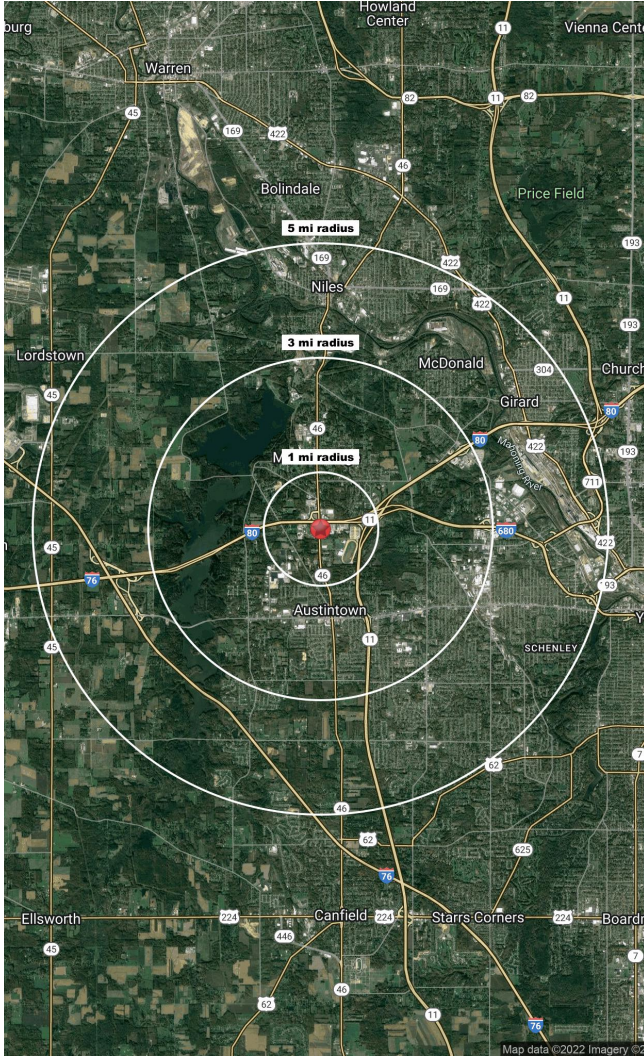


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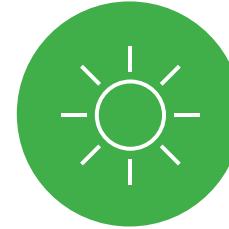
871 N. Canfield Niles Road

Austintown, OH 44515



TOTAL POPULATION

83,147



TOTAL DAYTIME POPULATION

30,788



AVG. HH INCOME

\$63,446

2022 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	1,444	24,465	83,147
Households	517	11,161	36,781
Daytime Population	2,222	13,220	30,788

2022 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$83,570	\$62,844	\$63,446
Median Income	\$64,720	\$49,663	\$49,600

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