

# FOR SALE

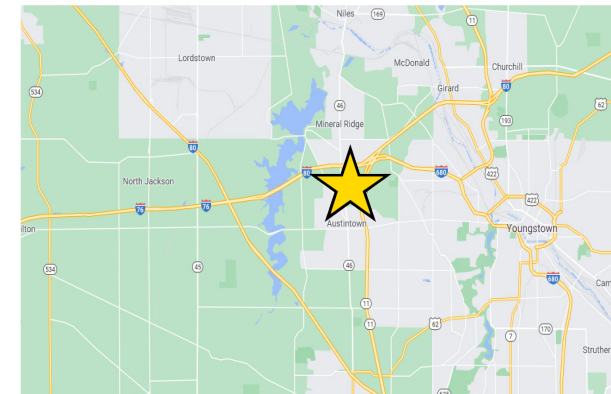
## Available Land Across from Hollywood Casino Silica Road & State Route 46, Austintown, OH 44515

**Priced Reduced, Corner lot 4.51 Acres located in ENTERPRISE ZONE!**



### PROPERTY OVERVIEW

- 24,000 VPD on N Canfield Niles Rd/ SR-46
- Directly Across from Casino Entrance
- 280' frontage on SR-46
- Water/Sewer & all utilities at site
- 0.25 Miles from I-80 with 58,000 VPD
- Additional Acreage Available for Large Development Opportunities
- 1 million + Visitors to Hollywood Casino per year
- **Located in Tax Advantaged Enterprise Zone**



[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**John Lubinski**

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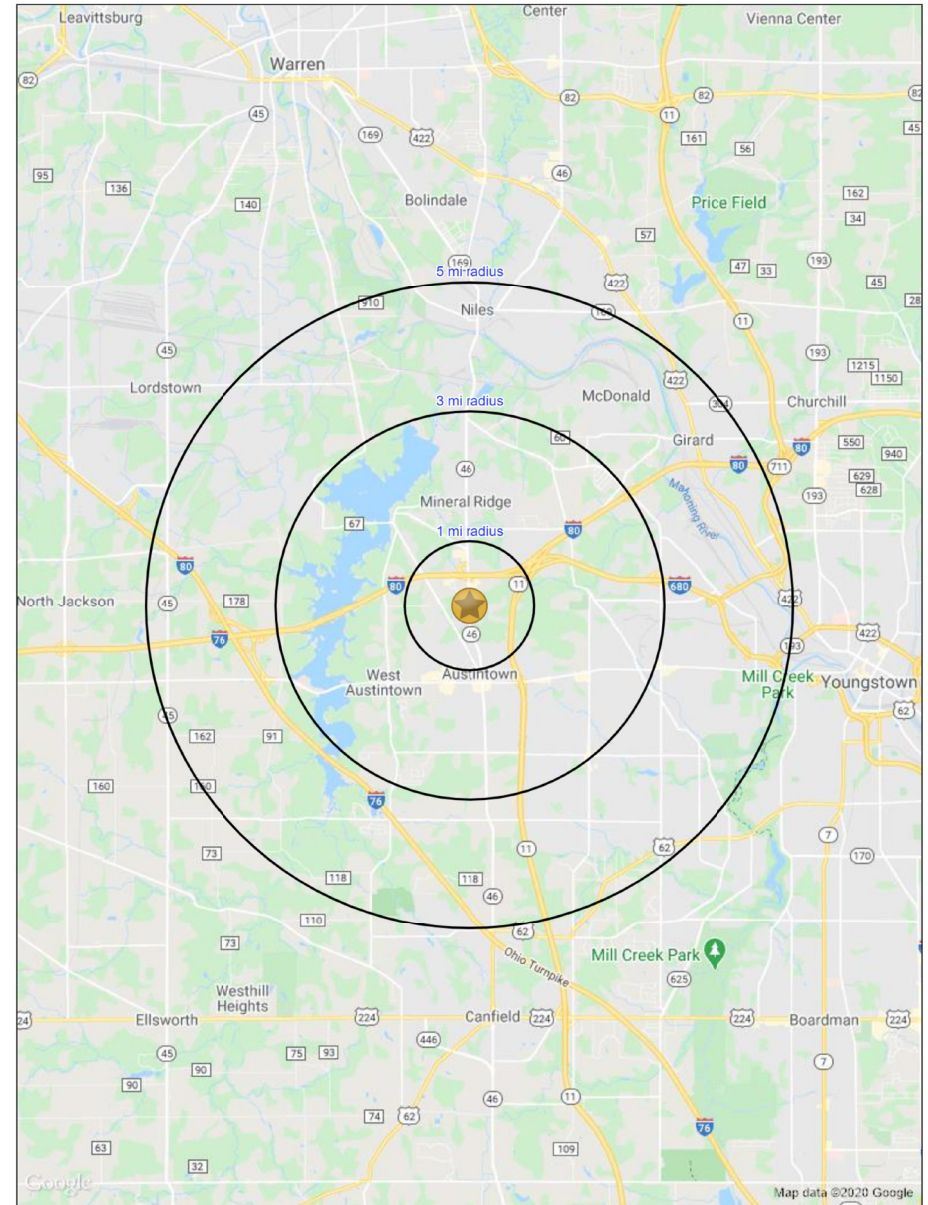
## SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1168/-80.7677

655 N Canfield Niles Rd				
Youngstown, OH 44515				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	1,420	27,740	79,815
	2025 Projected Population	1,393	26,732	76,974
	2010 Census Population	1,506	29,247	84,257
	2000 Census Population	1,414	29,445	89,155
	Projected Annual Growth 2020 to 2025	-0.4%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2020	-	-0.3%	-0.5%
HOUSEHOLDS	2020 Median Age	47.0	43.6	42.3
	2020 Estimated Households	600	12,657	36,043
	2025 Projected Households	564	11,774	33,703
	2010 Census Households	604	12,586	35,803
	2000 Census Households	536	12,059	36,483
	Projected Annual Growth 2020 to 2025	-1.2%	-1.4%	-1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.6%	0.2%	-
	2020 Estimated White	92.7%	89.7%	88.0%
	2020 Estimated Black or African American	4.1%	6.3%	7.6%
	2020 Estimated Asian or Pacific Islander	0.7%	0.9%	0.7%
	2020 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
	2020 Estimated Other Races	2.4%	2.9%	3.5%
INCOME	2020 Estimated Hispanic	3.5%	3.7%	4.1%
	2020 Estimated Average Household Income	\$68,362	\$65,784	\$65,475
	2020 Estimated Median Household Income	\$58,581	\$52,690	\$48,402
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$29,386	\$30,206	\$29,686
	2020 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.4%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.8%	6.7%
	2020 Estimated High School Graduate	33.9%	40.1%	41.1%
	2020 Estimated Some College	23.5%	20.4%	20.8%
	2020 Estimated Associates Degree Only	8.2%	7.8%	7.5%
BUSINESS	2020 Estimated Bachelors Degree Only	17.3%	15.3%	14.5%
	2020 Estimated Graduate Degree	8.9%	8.2%	7.0%
	2020 Estimated Total Businesses	195	1,301	2,798
	2020 Estimated Total Employees	4,935	18,056	31,742
	2020 Estimated Employee Population per Business	25.3	13.9	11.3
BUSINESS	2020 Estimated Residential Population per Business	7.3	21.3	28.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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