



GOODMANREALESTATE.COM  
216.381.8200

# COLONIAL PLAZA OUTLOT

## Canfield, Ohio



### HIGHLIGHTS

- Located at the signalized intersection of East Main Street (State Route 224) and South Hillside Drive in Canfield, Ohio
- Positioned in front of Giant Eagle, Dollar Tree, H&R Block, and several other small-shop tenants in the Colonial Plaza shopping center
- 1,600-square-foot former GetGo gas station on 0.43 acres available for sale or lease
- For Sale: \$450,000
- For Lease: \$24.00 PSF NNN
- Monument signage available
- Traffic counts in front of the site on SR 224 reach over 19,000 vehicles daily

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	22,159	74,056	131,370
2018 Estimate	22,502	76,077	135,362
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$95,377	\$69,049	\$61,308
2018 Median	\$66,336	\$52,248	\$45,932
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	7,099	27,241	59,471

### LEASING INFORMATION

www.goodmanrealestate.com  
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