

## FORMER ADVANCE AUTO PARTS

\$12.00 SF/yr (NNN)

10 Manor Hill Drive  
Canfield, OH 44406

AVAILABLE SPACE  
6,831 SF

### FEATURES

- Great visibility on SR 224 (Manor Hill Drive)
- High ceilings
- 30 parking spaces
- Multiple points of ingress and egress
- Traffic Count: 17,983
- 2014 construction



### OFFICE

Mike McDowell  
216.702.3543  
Mike@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM  
216.857.2075  
Jeffrey@EmmcoRealtyGroup.com



## FORMER ADVANCE AUTO PARTS

10 Manor Hill Drive, Canfield, OH 44406



### PROPERTY DESCRIPTION

This free standing building is available for lease. It is a corner property situated on the main commuter/retail road through Canfield and Boardman OH, State Route 224. It has easy access to SR 11 interchange.

### PROPERTY HIGHLIGHTS

- Great visibility on SR 224 (Manor Hill Drive)
- High ceilings
- 30 parking spaces
- Multiple points of ingress and egress
- Traffic Count: 17,983
- 2014 construction

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	6,831 SF
Lot Size:	1.084 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,527	28,171	101,576
Total Population	14,682	68,376	244,941
Average HH Income	\$94,147	\$68,378	\$53,186
Total Businesses	274	2,774	9,119
Total Employees	2,782	36,742	141,103

EMMCOREALTYGROUP.COM

Mike McDowell  
216.702.3543  
Mike@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM  
216.857.2075  
Jeffrey@EmmcoRealtyGroup.com



**COLDWELL  
BANKER  
COMMERCIAL**

EMMCO REALTY GROUP



# FORMER ADVANCE AUTO PARTS

10 Manor Hill Drive, Canfield, OH 44406

LEASE



EMMCOREALTYGROUP.COM

Mike McDowell  
216.702.3543  
Mike@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM  
216.857.2075  
Jeffrey@EmmcoRealtyGroup.com



COLDWELL  
BANKER  
COMMERCIAL

EMMCO REALTY GROUP