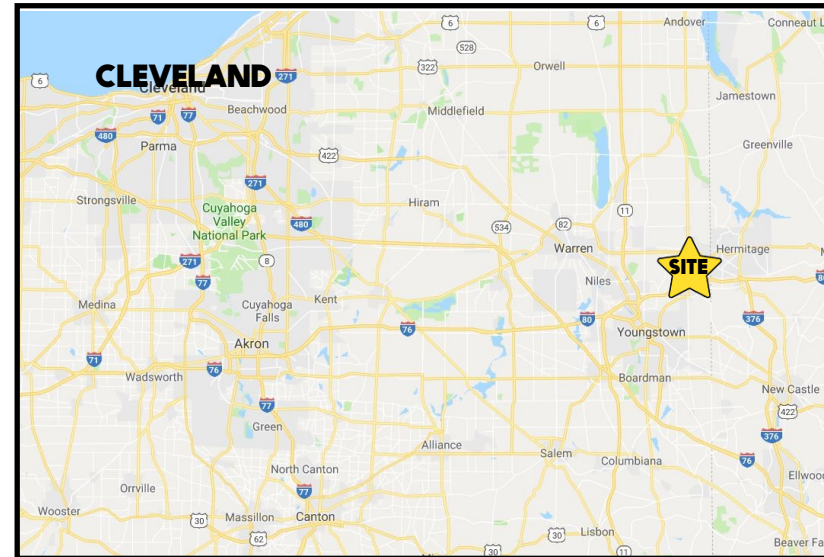


LOCATION

1610 Hubbard Thomas Rd, SE, Hubbard, OH 44425



HIGHLIGHTS

- 72,000 SF 2 story office building with walkout lower level
- Over 250 parking spaces + Enclosed garage
- New Rubber Roof in 2017
- 2 elevators
- 2 miles to I-80; 4 miles to Sharon, PA

TRAFFIC

Hubbard Thomas Rd = 10,247 VPD

CONTACT

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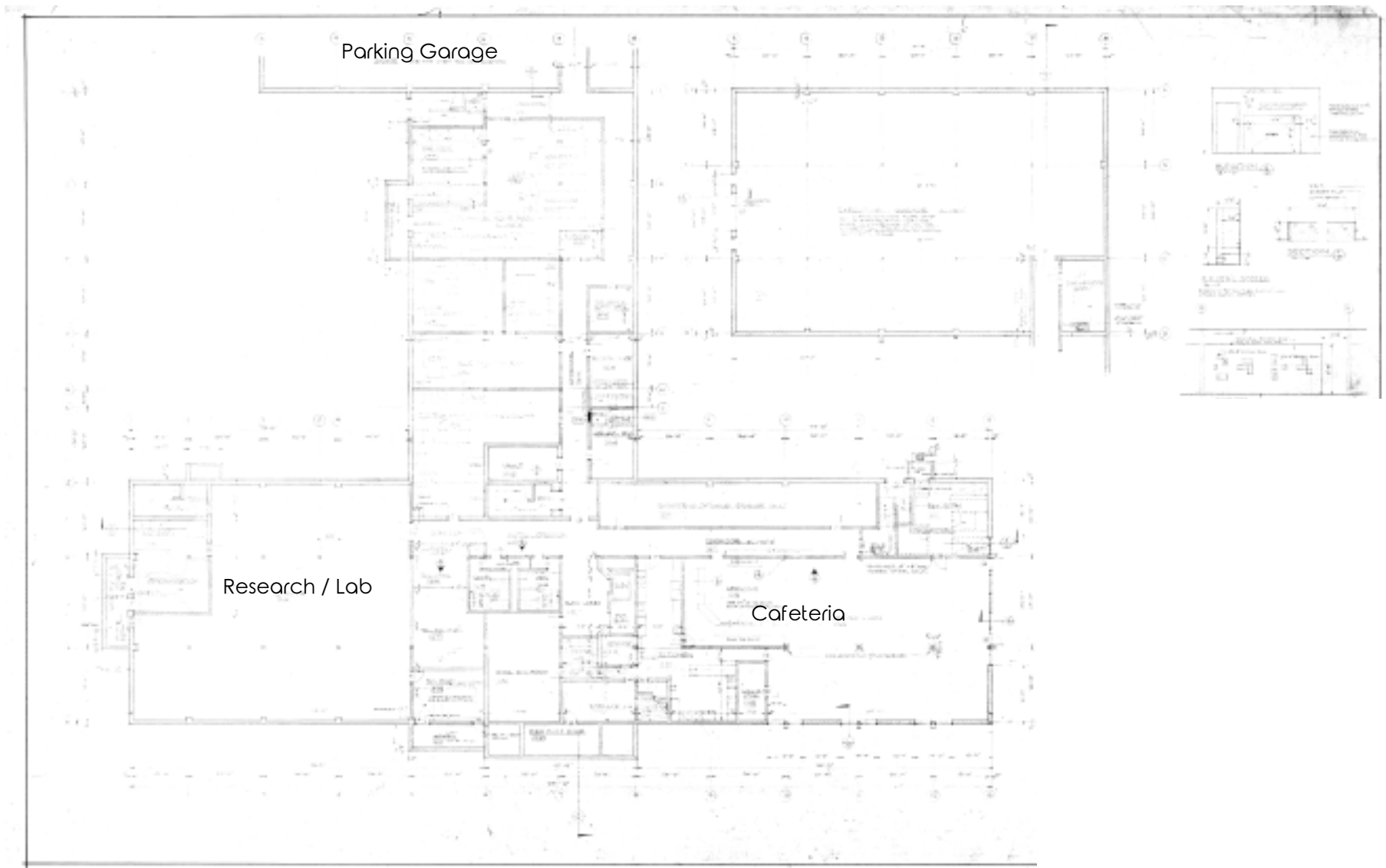
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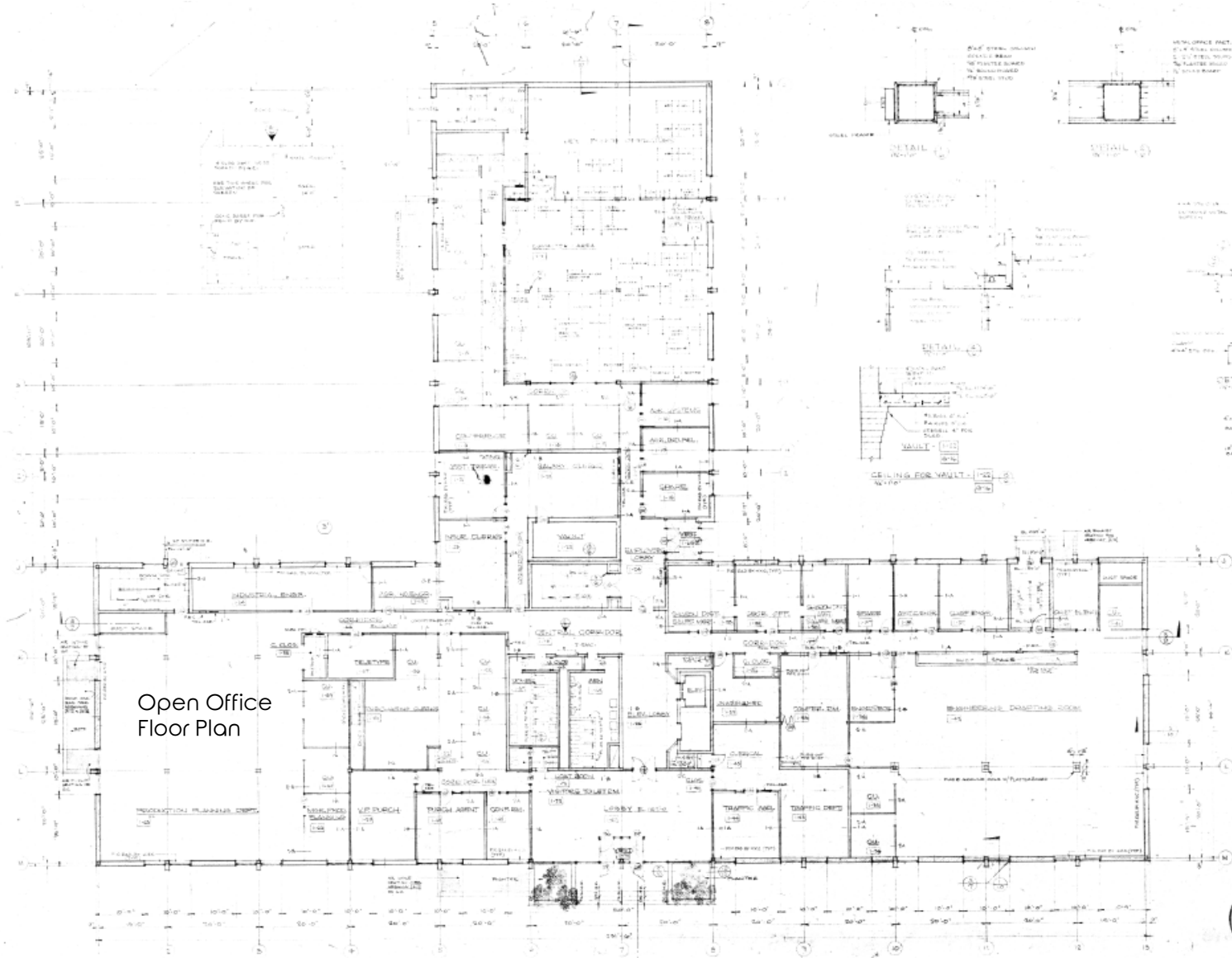
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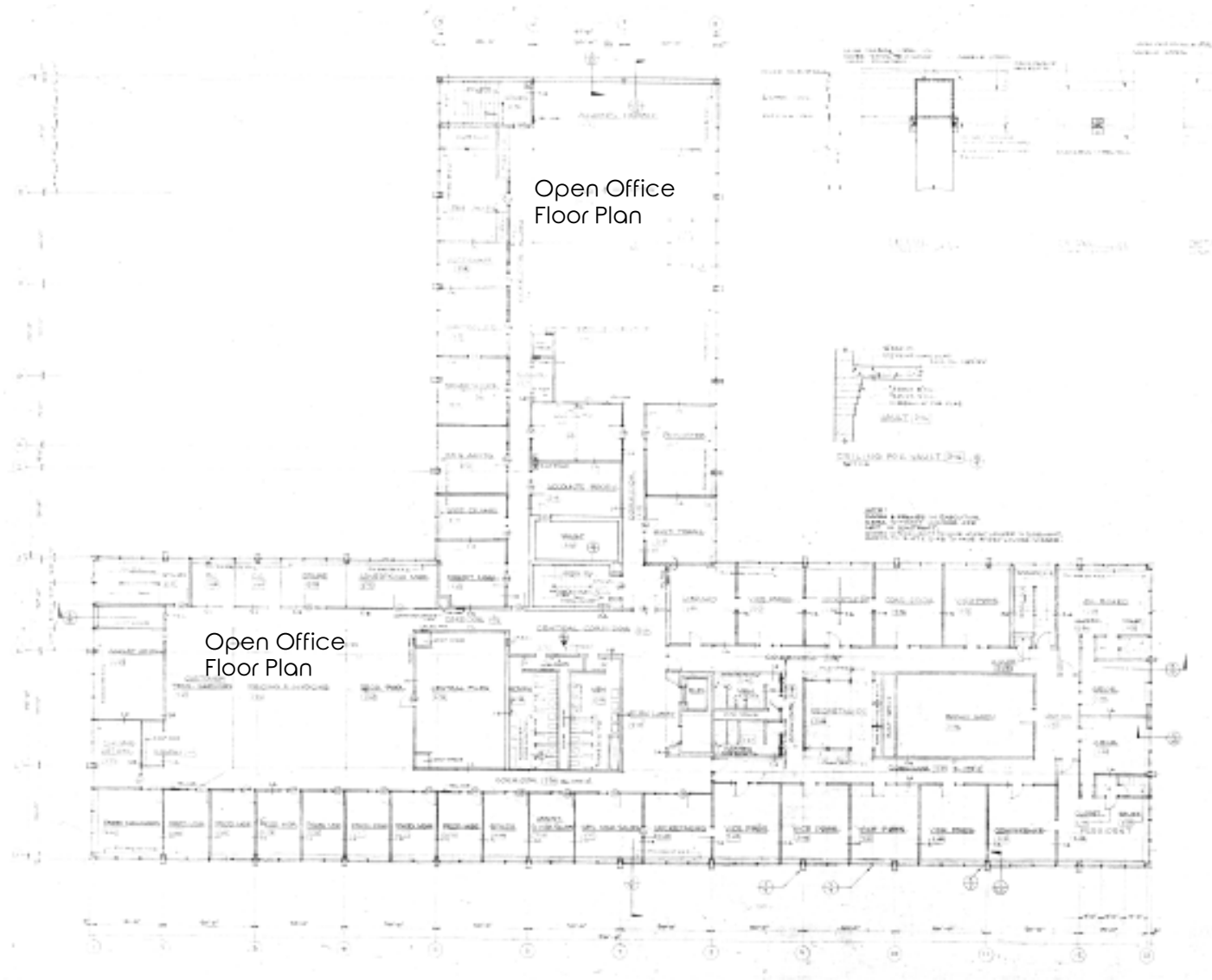
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Open Office
Floor Plan

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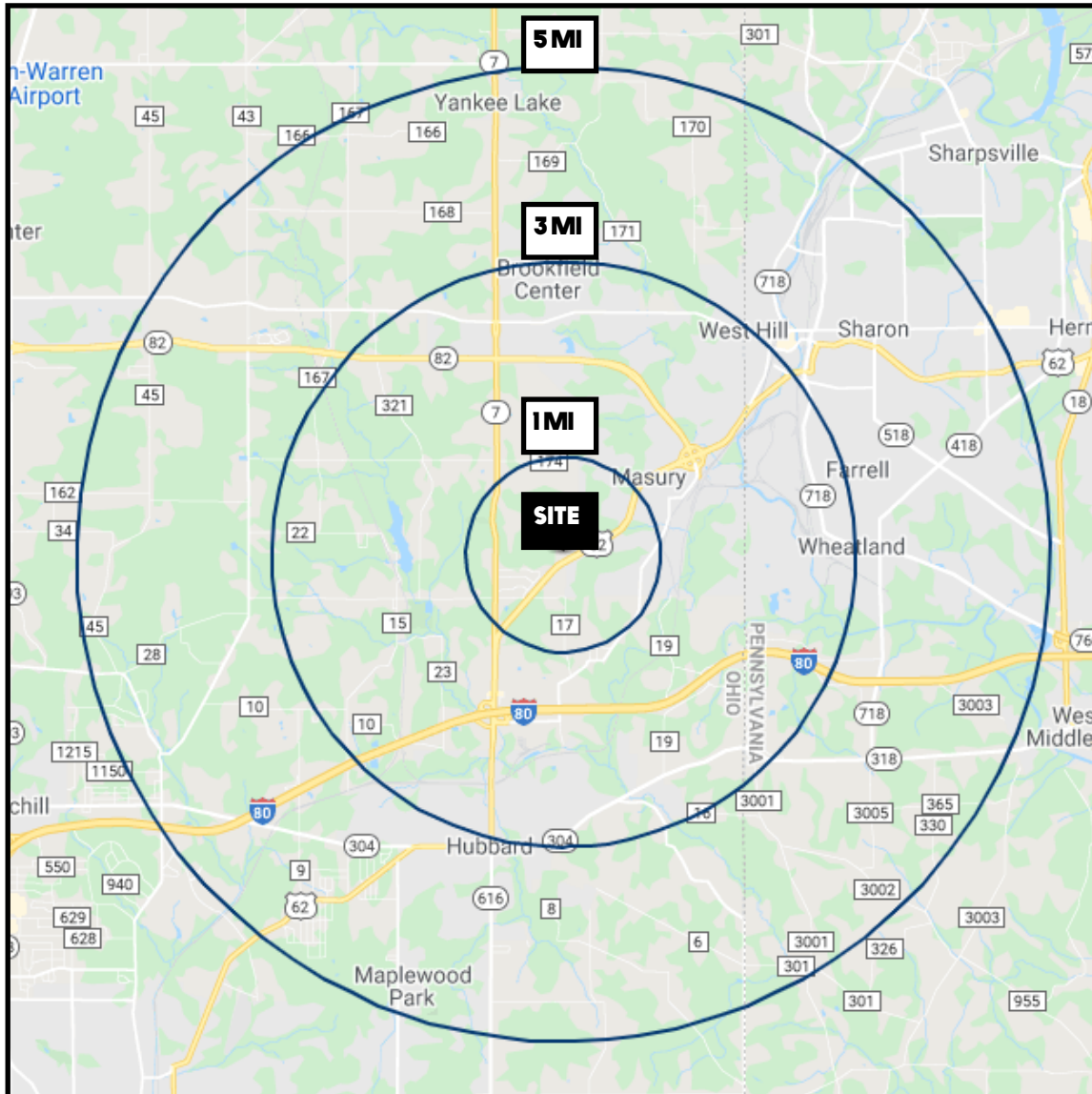
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,567	14,212	48,088
HOUSEHOLDS	649	5,949	20,531
MEDIAN AGE	50	45	45
AVERAGE HH INCOME	\$69,023	\$55,687	\$55,846

SITE INFORMATION

LOCATION	Hubbard Township Trumbull County
HEATING	2 boilers, 4 small electric humidifying boilers
POWER	440 V / 3 Phase / 2000 amps
PARCEL	01-506190 / 01-509066
SIZE	72,000 SF
ACREAGE	12.43 acres
REAL ESTATE TAXES	\$28,977/year
PRICE	\$1,625,000 REDUCED! \$1,200,000

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