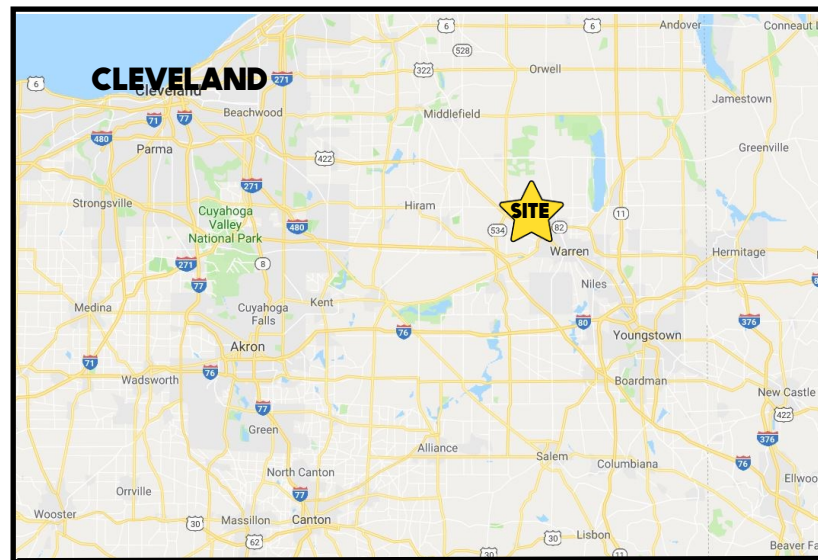


### LOCATION

4705 Mahoning Ave, Champion, OH 44483



### TRAFFIC

Mahoning Ave = 20,145 VPD

### HIGHLIGHTS

- .64 acres with 110' frontage
- All utilities available at the road
- Adjacent to Katie's Korner Ice Cream, close to Kent State Trumbull
- Easy access to Rte 82 + 45

### CONTACT

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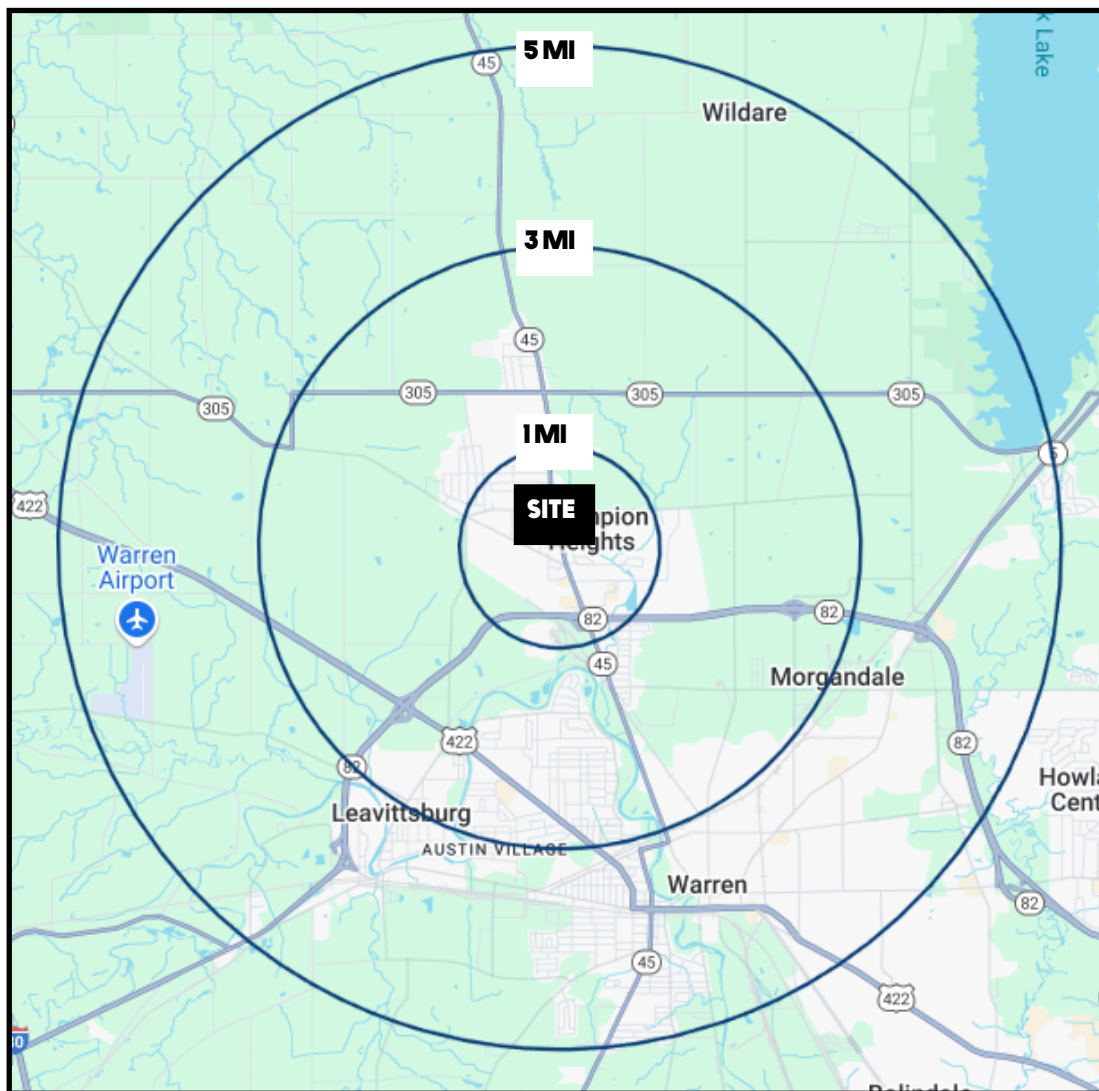
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| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 3,720    | 19,587   | 53,433   |
| <b>HOUSEHOLDS</b>        | 1,471    | 7,918    | 21,608   |
| <b>MEDIAN AGE</b>        | 45       | 43       | 43       |
| <b>AVERAGE HH INCOME</b> | \$63,044 | \$56,568 | \$50,634 |

| SITE INFORMATION         |                                      |
|--------------------------|--------------------------------------|
| <b>LOCATION</b>          | Champion Township<br>Trumbull County |
| <b>PROPERTY TYPE</b>     | Land                                 |
| <b>SIZE</b>              | .64 acres                            |
| <b>DIMENSIONS</b>        | 110' x 273'                          |
| <b>UTILITIES</b>         | All utilities available at the road  |
| <b>REAL ESTATE TAXES</b> | \$1,106/year                         |
| <b>PRICE</b>             | \$500,000                            |

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