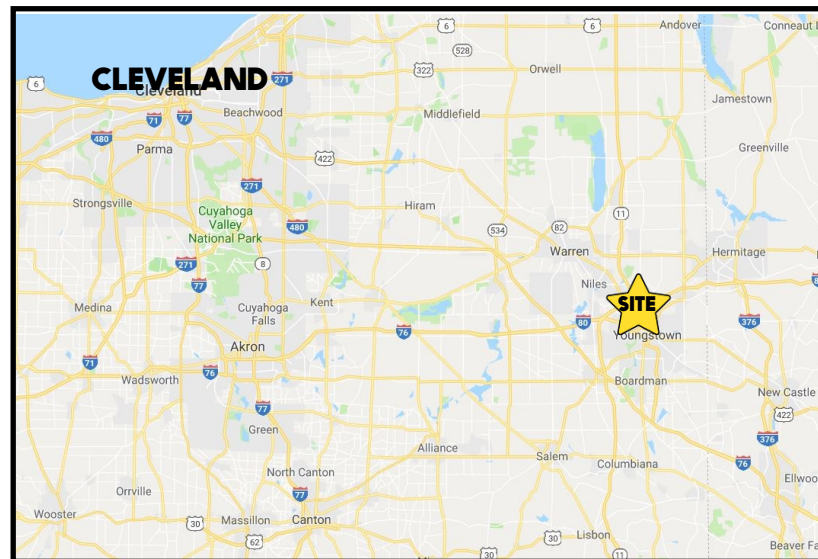


## LOCATION

Liberty Centre - 3530 Belmont Ave, Youngstown, OH 44505



## TRAFFIC

Belmont Ave = 20,569 VPD

## HIGHLIGHTS

- Located by Belmont Plaza and Walmart
- Just minutes from I-80
- Nearby tenants: Aldi, Dollar Tree, O'Reilly, Harbor Freight
- Ample parking and pylon signage
- Rear unit available

## CONTACT

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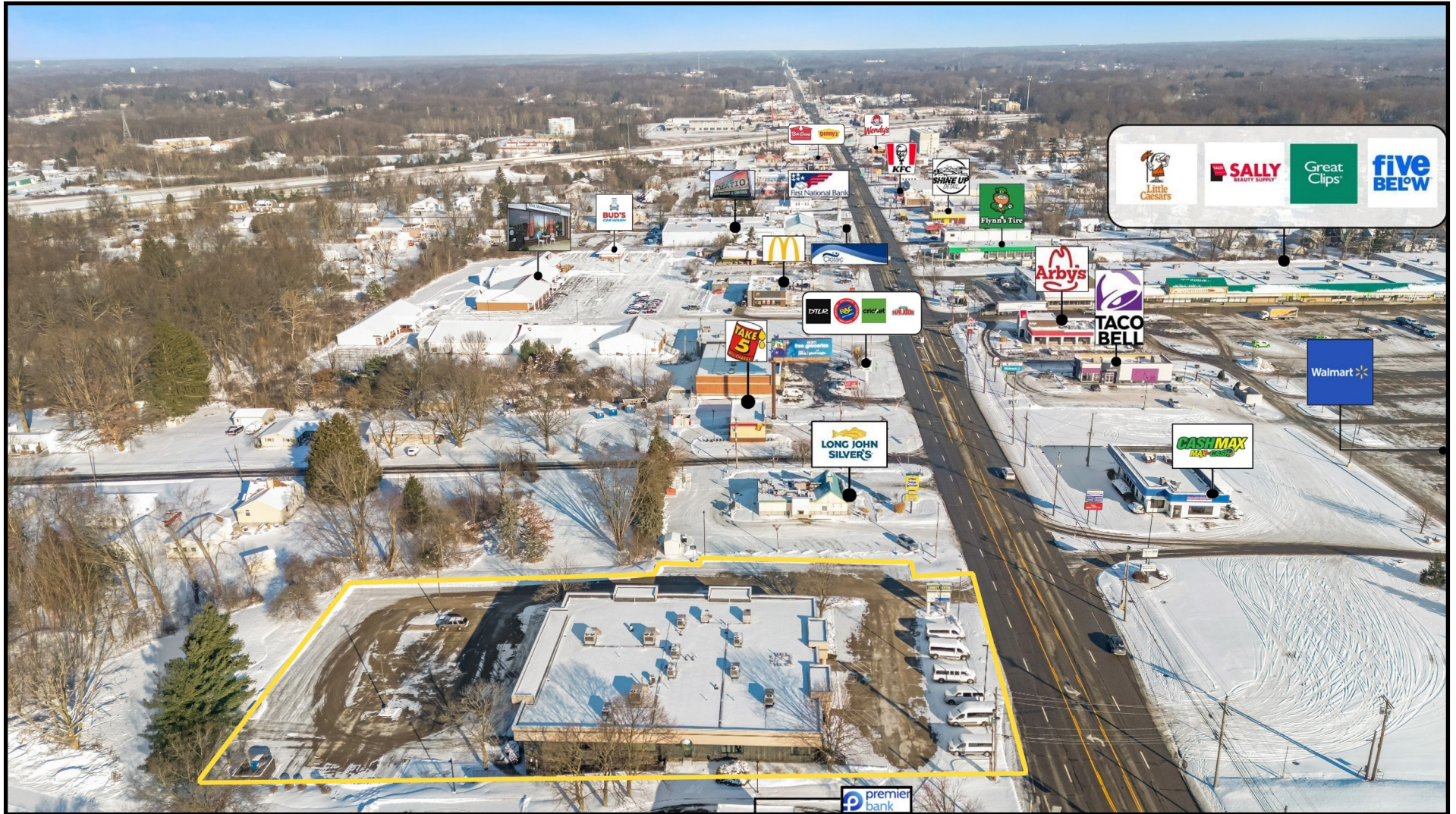


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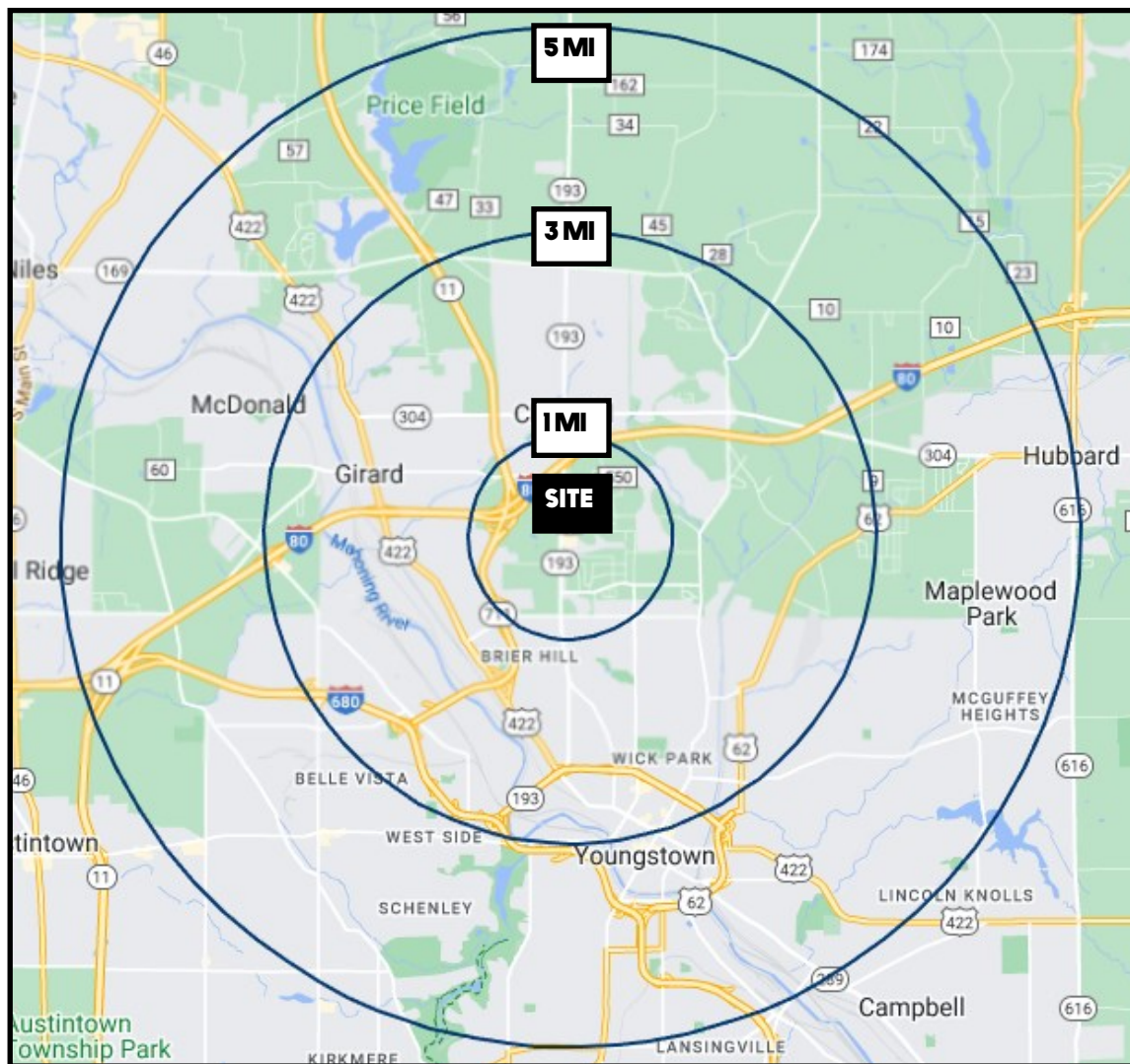


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,848	36,213	91,738
<b>HOUSEHOLDS</b>	2,078	14,155	36,952
<b>MEDIAN AGE</b>	44	40	42
<b>AVERAGE HH INCOME</b>	\$60,326	\$55,926	\$53,862

SITE INFORMATION	
<b>LOCATION</b>	Liberty Township Trumbull County
<b>PROPERTY TYPE</b>	Office / Medical plaza
<b>AVAILABLE</b>	Unit 11: 1,300 SF (Rear / lower level) <a href="#">3D Tour</a>
<b>SIGNAGE</b>	Building and pylon
<b>UTILITIES</b>	Separately metered
<b>BASE RENT:</b>	\$12.00/SF NNN
<b>EXTRA CHARGES</b>	Estimated at \$3.88/SF

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