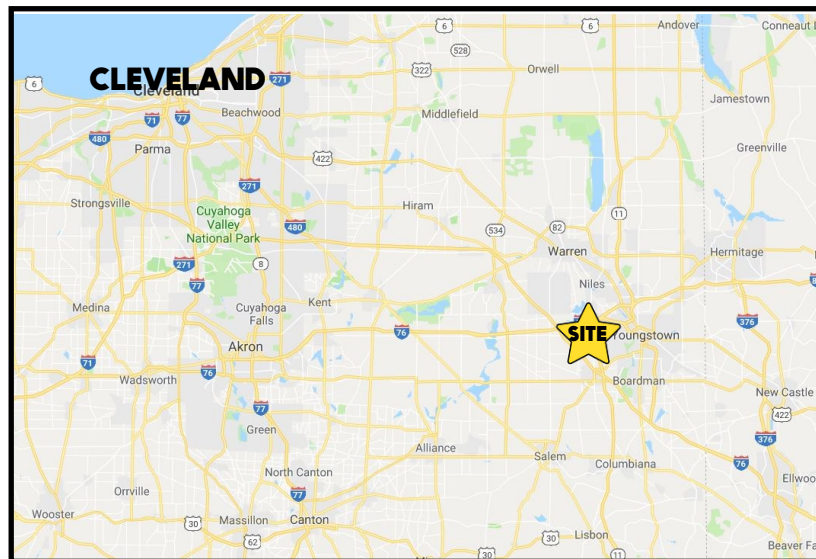


LOCATION

3501 Mahoning Ave, Youngstown, OH 44509



TRAFFIC

Meridian Rd = 15,268 VPD

Mahoning Ave = 13,317 VPD

HIGHLIGHTS

- Former Advance Auto
- Located on Mahoning Ave, just east of Meridian Rd - access from both roads
- Retail / flex space with 1 drive-in door
- High traffic location

CONTACT

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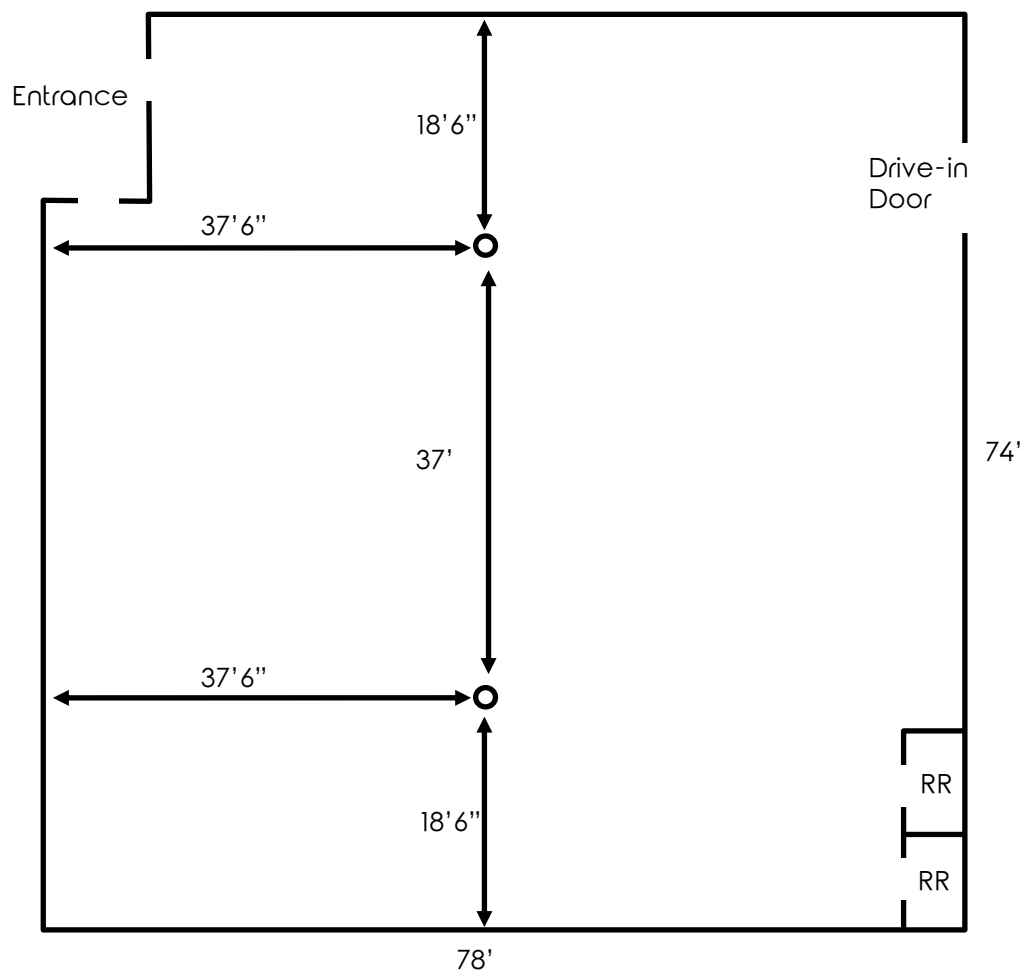
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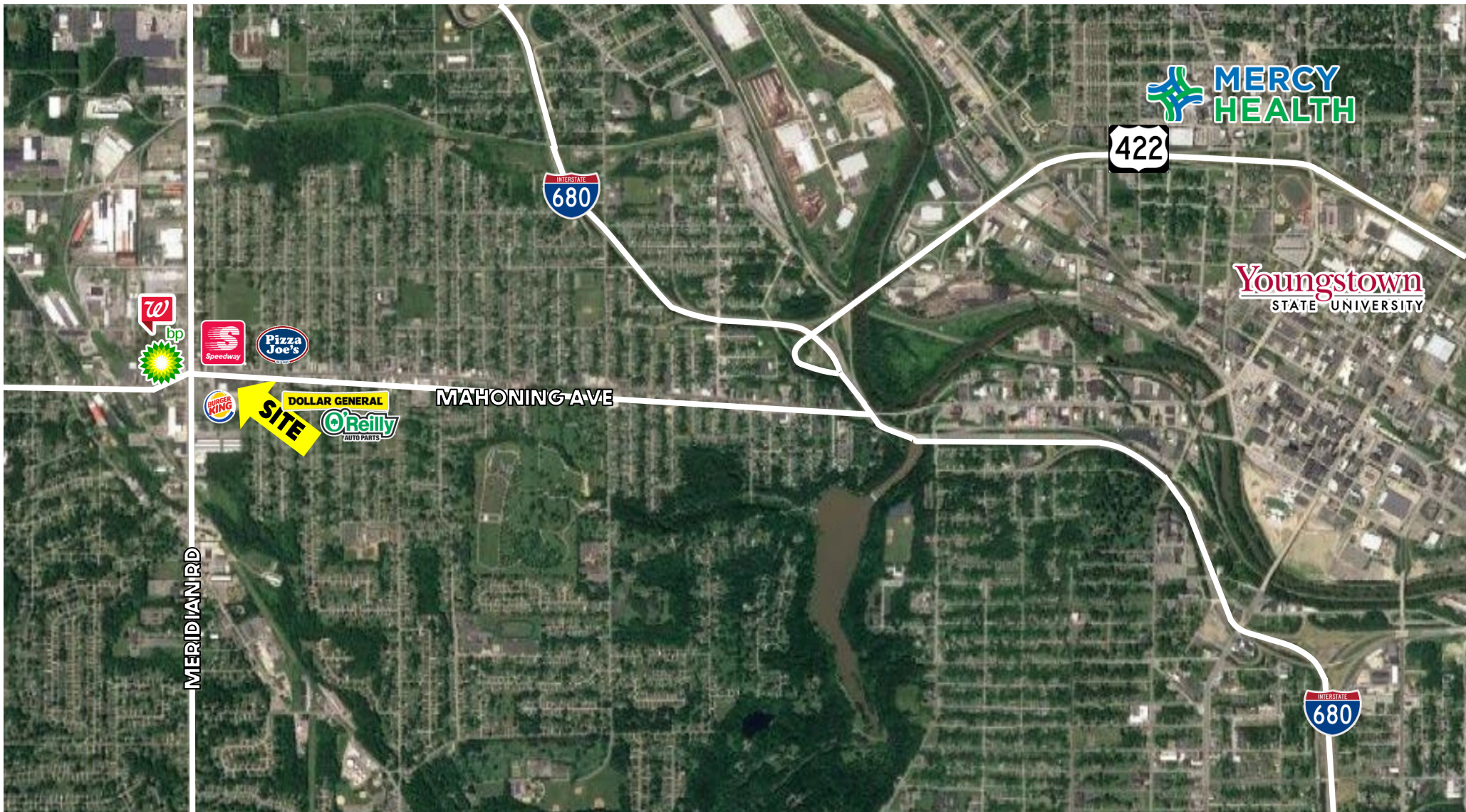
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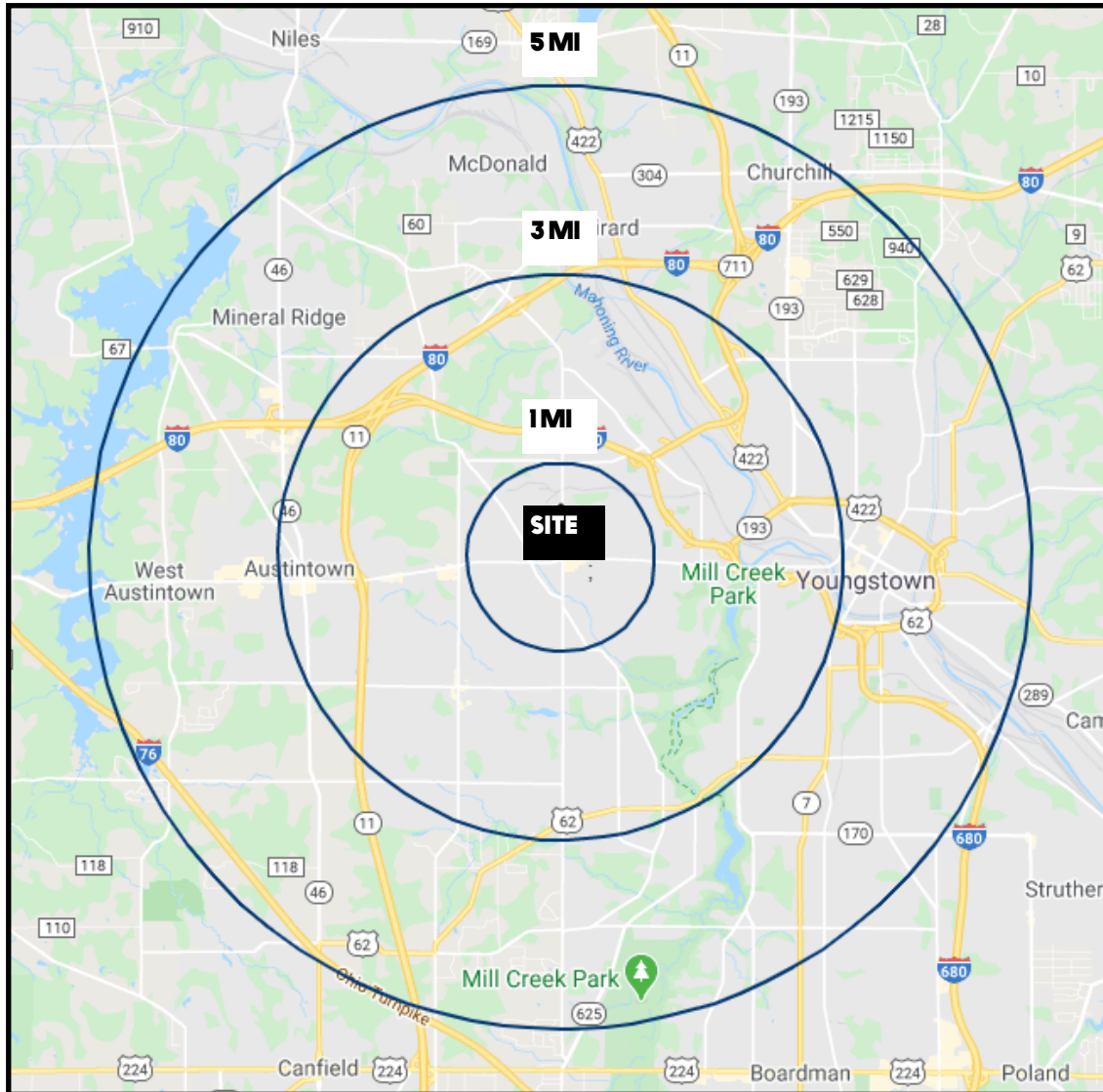
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,839	50,808	128,577
HOUSEHOLDS	3,785	22,074	52,634
AVERAGE AGE	40	42	41
MEDIAN HH INCOME	\$39,113	\$39,230	\$41,303

SITE INFORMATION	
LOCATION	Youngstown City Mahoning County
PARCEL	53-069-0-226
SIZE	5,675 SF
YEAR BUILT	1998
ACRES	.47 acres
ZONING	MU-C
REAL ESTATE TAXES	\$8,256/year
PRICE	\$400,000 REDUCED! \$215,000

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