

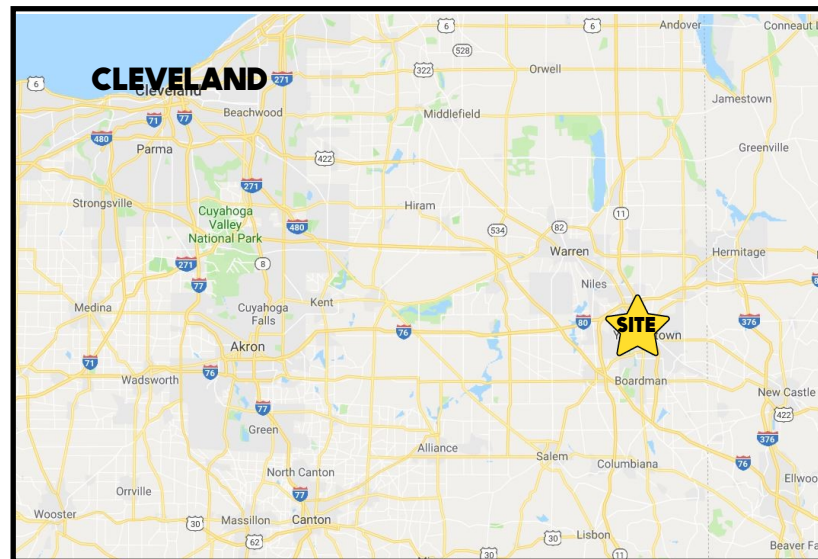
## LOCATION

44 East Federal St, Youngstown, OH 44503



## HIGHLIGHTS

- Two retail spaces totaling 2,790 SF in the newly renovated Stambaugh Building / Double Tree Hotel
- Centrally located in Downtown Youngstown
- 125 guest rooms and suites located above retail space
- Walking distance from attractions such as Covelli Centre, YSU, OH WOW!, and DeYor Performing Arts



## TRAFFIC

Federal St = 2,354 VPD  
Commerce St = 3,660 VPD

## CONTACT

### DON THOMAS

501.269.3827 dthomas@platzrealtygroup.com

### ADAM DIVELBISS

501.551.3817 adivelbiss@platzrealtygroup.com

### MATT WILSON

330.347.9677 mwilson@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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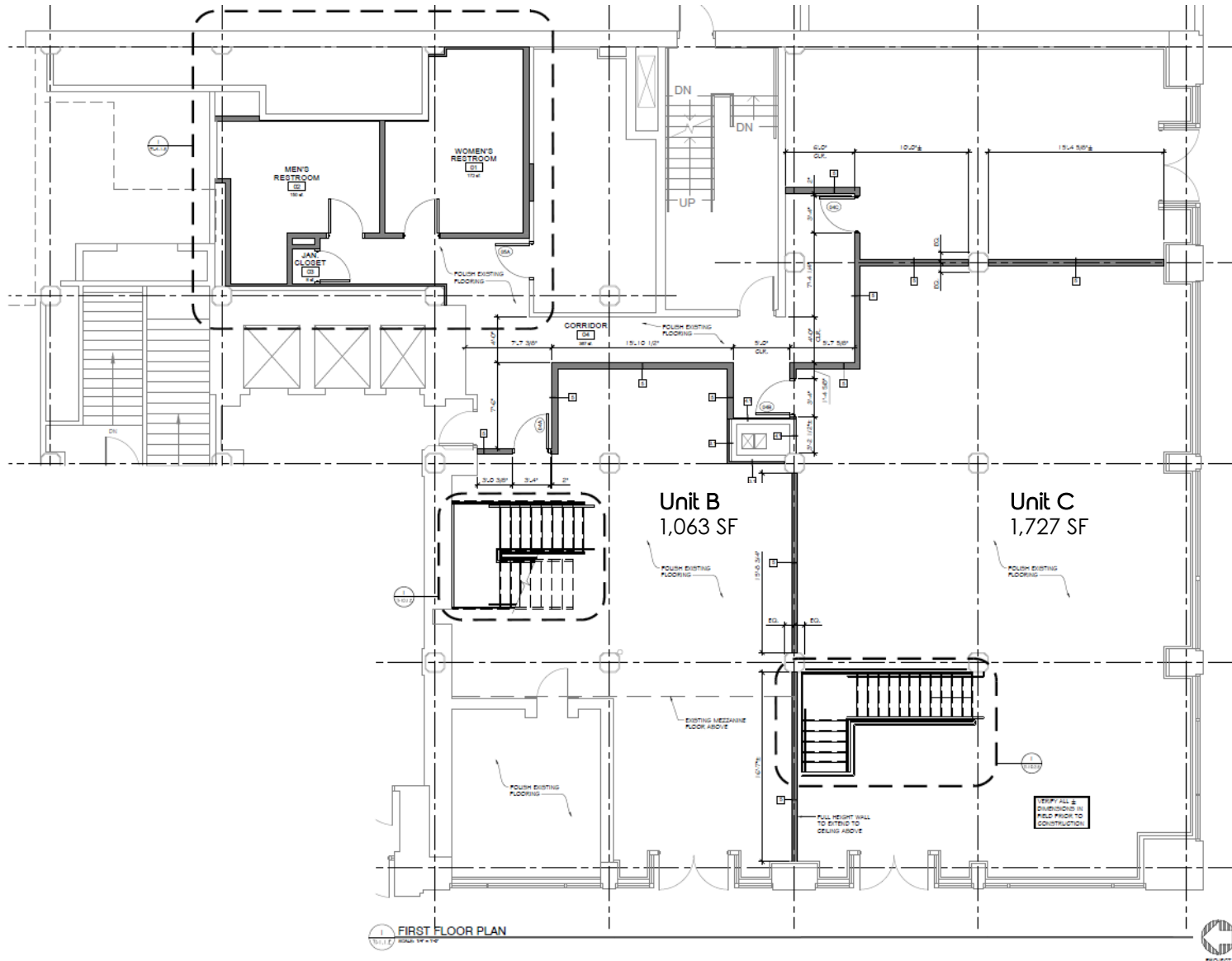


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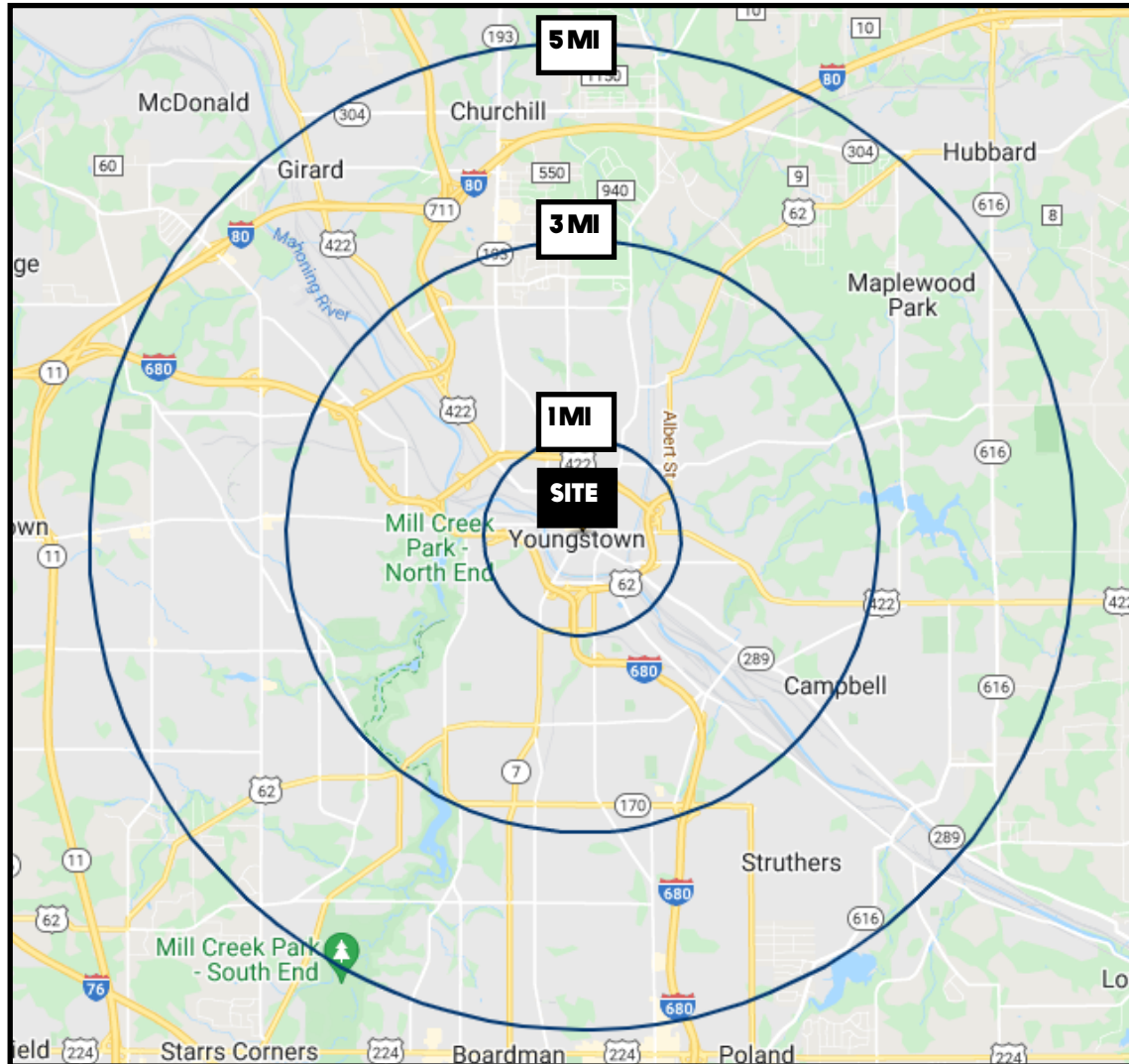


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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,959	56,741	140,953
<b>HOUSEHOLDS</b>	1,316	21,629	57,627
<b>MEDIAN AGE</b>	36	38	41
<b>AVERAGE HH INCOME</b>	\$24,735	\$39,153	\$51,598

SITE INFORMATION	
<b>LOCATION</b>	Youngstown City Mahoning County
<b>PROPERTY TYPE</b>	Retail
<b>YEAR BUILT</b>	1906
<b>YEAR REMODELED</b>	2018
<b>FLOORS</b>	11
<b>SIZE</b>	First Floor Units: Suite B Suite C
<b>RENT</b>	\$22.00/SF NNN

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