

# FORMER PNC BANK FOR SALE

151 S MERIDIAN RD | YOUNGSTOWN, OH 44509



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# THE OPPORTUNITY

151 S MERIDIAN RD | YOUNGSTOWN, OH 44509

## PROPERTY HIGHLIGHTS

- Freestanding former bank with a drive through
- 4 enclosed offices
- 13,800 VPD
- Ample parking - 25 striped spaces (10.8/1,000 SF)
- Frontage/visibility ±75' on S Meridian Rd with large freestanding signage
- Established commercial corridor; Just off Mahoning Ave, retailers and major service generators
- Close proximity to I-680 (Exit 2/Meridian Rd); under a mile to the interchange

AVAILABILITY	SIZE	PRICING
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FOR SALE	2,304 SF	\$500,000
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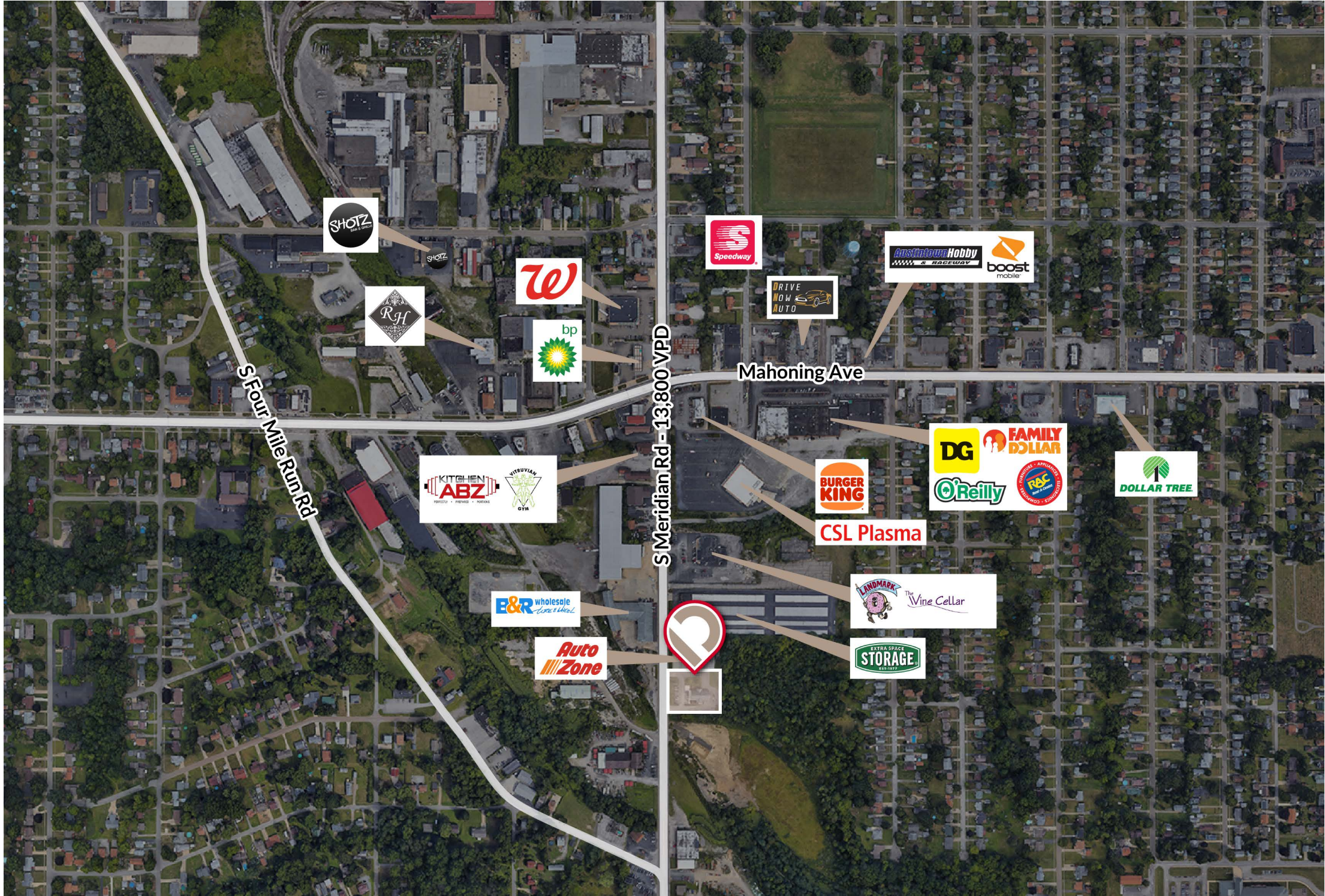


## PROPERTY INFORMATION

Property Name	Former PNC Bank - 151 S Meridian Rd
Address	151 S Meridian Rd. Youngstown, OH 44509
GLA	2,304 SF
Acreage	0.76 AC
Parking Spaces	25
Availability (Existing)	YES
Primary St	S Meridian Rd
Primary Frontage	75'
Ingress/Egress	S Meridian Rd (full access)
Primary Traffic	13,800 VPD
Year Built	2000
Year Renovated	2015
PPN	53-165-0-306.00-0

# TRADE AERIAL & DEMOGRAPHICS

151 S MERIDIAN RD | YOUNGSTOWN, OH 44509



**TOTAL POPULATION**

1 MILE 9,814  
 3 MILES 52,742  
 5 MILES

**DAYTIME POPULATION**

1 MILE 7,497  
 3 MILES 50,479  
 5 MILES 126,140

**AVERAGE HH INCOME**

1 MILE \$58,885  
 3 MILES \$59,627  
 5 MILES \$67,178

**MEDIAN HH INCOME**

1 MILE \$45,923  
 3 MILES \$45,956  
 5 MILES \$47,794

**CONSUMER SPENDING**

1 MILE \$147M  
 3 MILES \$826M  
 5 MILES \$2.1 B



151 S Meridian Road is positioned within the Boardman submarket of the greater Youngstown metropolitan area, one of the region's primary retail and commercial corridors. Boardman is a well-established suburb known for its concentration of retail, service-oriented uses, and regional draw, supported by strong traffic counts along South Meridian Road.

The surrounding retail landscape features a dense mix of national retailers, regional shopping centers, and daily-needs services, anchored by nearby destinations such as Southern Park Mall and adjacent big-box and grocery users. The area experiences consistent daytime traffic driven by retail employment, healthcare services, and nearby residential neighborhoods.

### DIRECT HIGHWAY ACCESS

Minutes to I-680 & US-62 supporting regional connectivity

### HEALTHCARE EMPLOYMENT HUB

Near Mercy Health and regional medical campuses

### WORKFORCE-DRIVEN DEMAND

Strong need for essential services and affordable uses

### ATTRACTIVE ENTRY BASIS

Low acquisition costs with upside repositioning potential

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