



### **LOCATION**

1168 N Meridian Rd, Youngstown, OH 44509



# CLEVERAND Beachwood Middlefield Parma Cuyahoga Valley National Park Cuyahoga Valley National Park Medina Cuyahoga Falls Akron Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Rew Castle Columbiana Elivooc North Canton Orrville Wooster Massilion Canton Salem Columbiana Elivooc Reaver Falls Re

### **HIGHLIGHTS**

- Investment property! Multi-tenant flex spaces
- 4 units with 5) 12' x 12' drive-in doors + an office/showroom
- Gas and electric are separately metered; 1 water meter
- Each unit has a private restroom
- Fenced parking lot; Large front yard with signage
- Lots of upside; ideal for owner/user to lease out adjacent units

# CONTACT

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# **AERIAL**









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132'

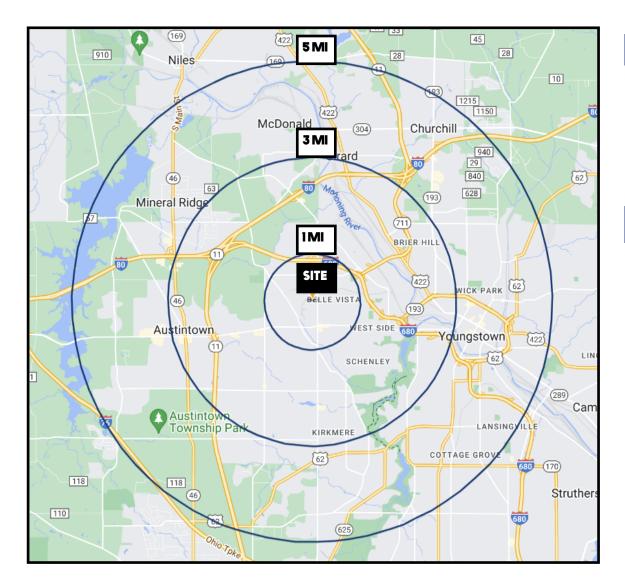
30'	30'	20'	40'	12'
Unit 4 1,650 SF	Unit 3 1,650 SF	Unit 2 1,100 SF	Unit 1 2,200 SF	Office 576 SF
55'				48'
Drive-in	Drive-in	Drive-in	Drive-in Drive-in	

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# **SITE INFORMATION**



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	1,496	43,677	118,976
HOUSEHOLDS	647	18,402	49,156
MEDIAN AGE	36	41	42
<b>AVERAGE HH INCOME</b>	\$26,471	\$53,853	\$56,488

SITE INFORMATION				
LOCATION	Austintown Township Mahoning County			
PARCEL	48-037-0-181			
PROPERTY TYPE	Investment – multi-tenant flex			
ZONING	B-2 and I-2			
SIZE	7,176 SF with 14' ceiling .54 acres (120' x 195')			
UTILITIES	Utilities are separately metered (Gas, electric, and water)			
REAL ESTATE TAXES	\$6,339/year			
PRICE	\$525,000			

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