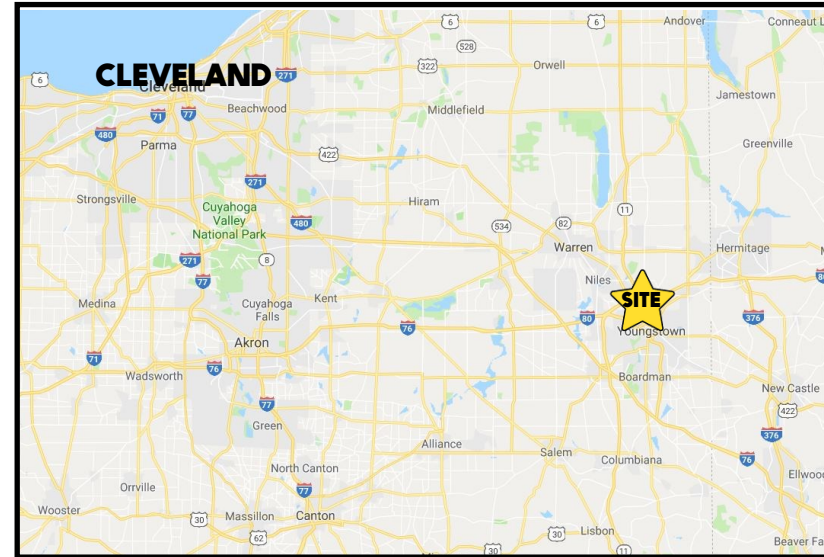


## LOCATION

3622 Belmont Ave, Youngstown, OH 44505



## TRAFFIC

Belmont Ave = 20,569 VPD

## HIGHLIGHTS

- Car wash + former ice cream shop (currently used as storage)
- 3 bay self service car wash in a vibrant shopping center
- Owner is retiring, prepared for a quick close
- Many years profitable
- Niles location also available

## CONTACT

**DAN CROUSE**

330.647.0411

dan@themahoningvalley.com

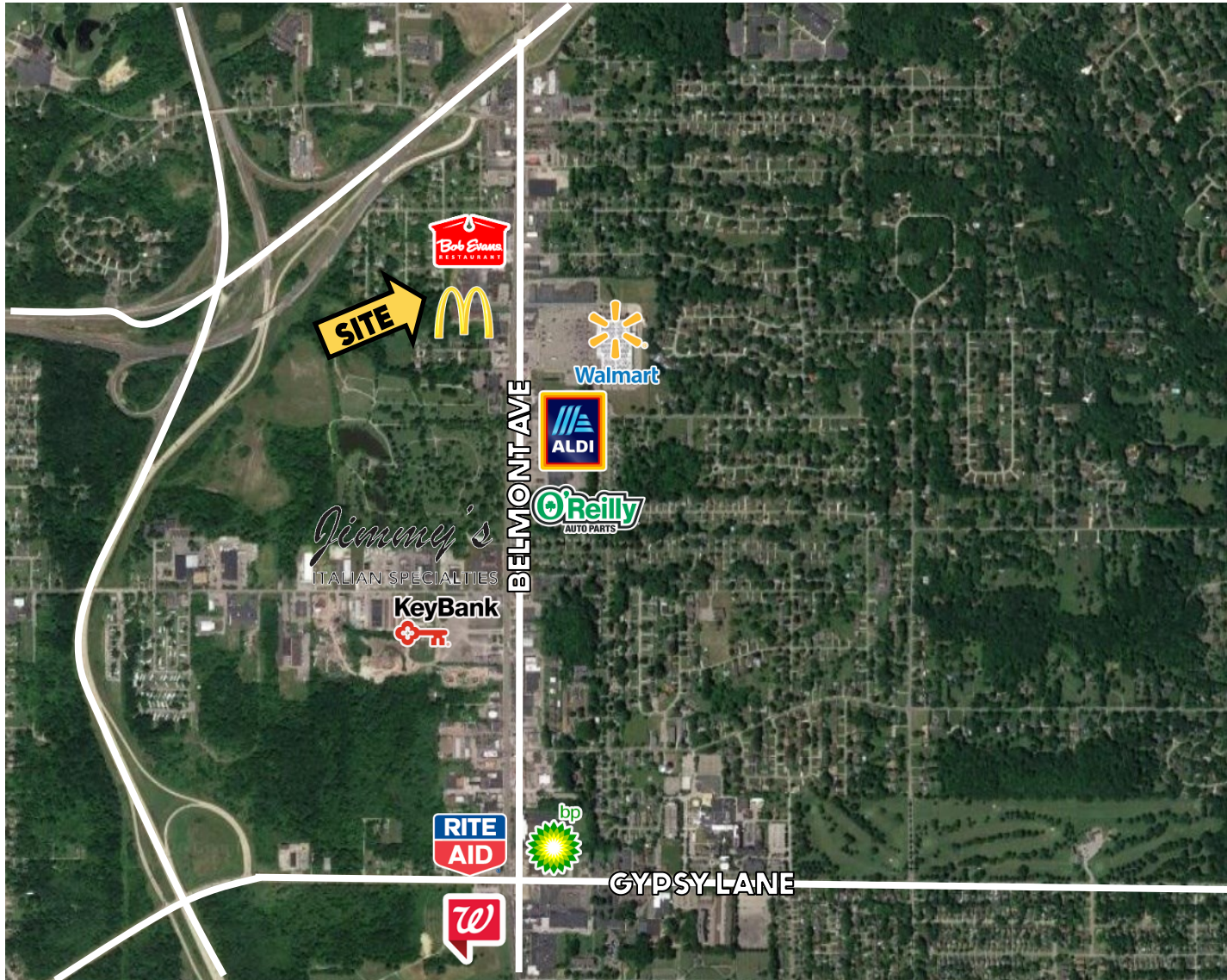
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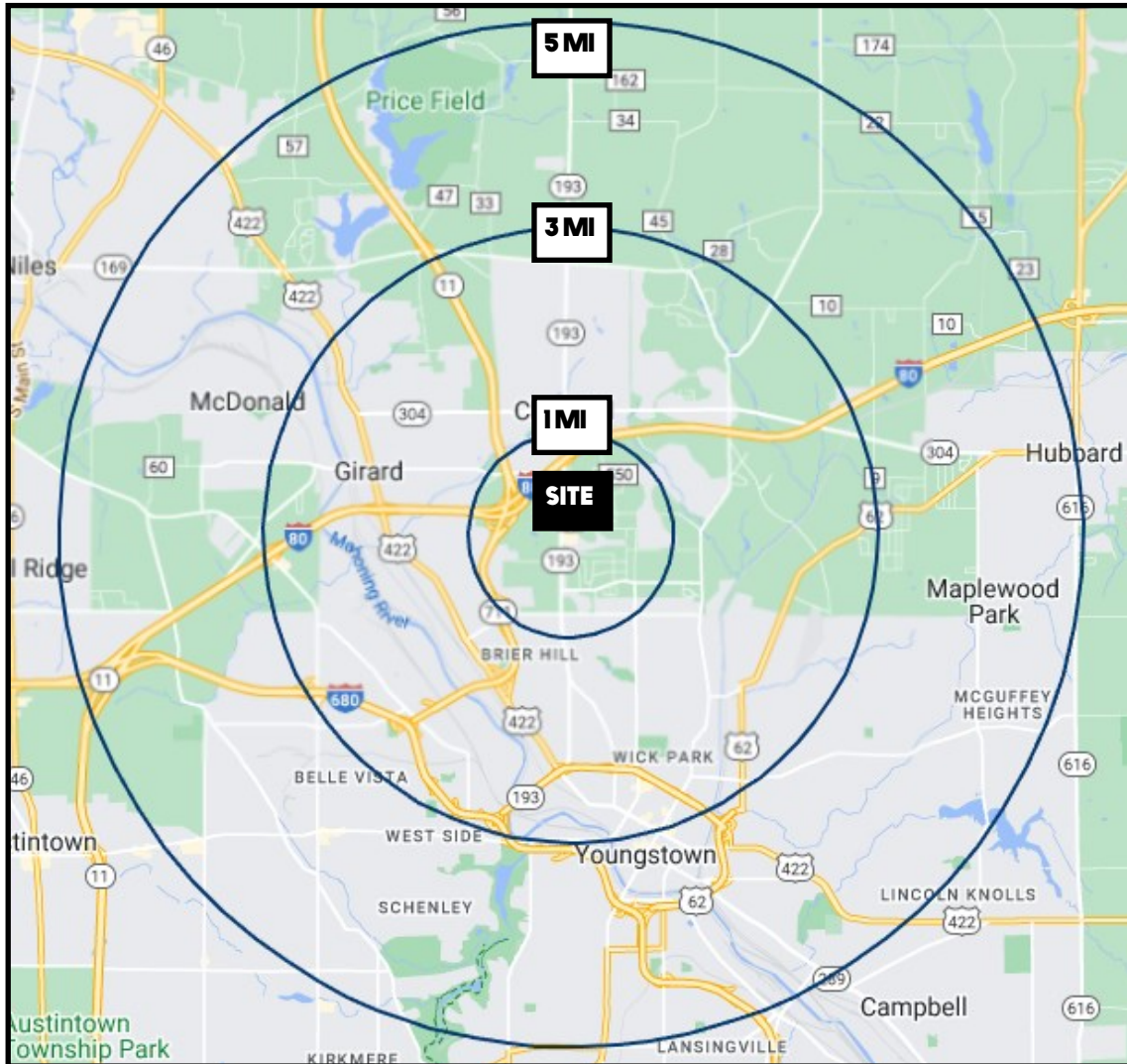
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,848	36,213	91,738
<b>HOUSEHOLDS</b>	2,078	14,155	36,952
<b>MEDIAN AGE</b>	44	40	42
<b>AVERAGE HH INCOME</b>	\$60,326	\$55,926	\$53,862

SITE INFORMATION	
<b>LOCATION</b>	Liberty Township Trumbull County
<b>PROPERTY TYPE</b>	Car Wash
<b>PARCEL</b>	12-765112
<b>SIZE</b>	Car Wash: 2,304 SF Retail: 1,675 SF 1.4 Acres
<b>YEAR BUILT</b>	2003
<b>REAL ESTATE TAXES</b>	\$7,406/Year
<b>PRICE</b>	\$499,000

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