

3,200 SF FORMER MEDICAL SUPPLY OFFICE

5401 ASHLEY CIR. YOUNGSTOWN, OH 44515

FOR SUB-LEASE



1,200 SF OFFICE SPACE
3,200 SF WAREHOUSE FLEX SPACE
GRADE LEVEL DRIVE UP DOOR

Primary Contact:
Anthony Takacs
Commercial Advisor
440-567-8047
Takacs.century21@gmail.com

THE OPPORTUNITY

Offered at: \$3,675/mo - Lease Expires 10/31/28

- 3,200 SF Medical Office and Flex Space
Available For Lease
- Built-out as 1,200 SF Office & 2,000 SF Warehouse
- Full Kitchen and 2 ADA Bathrooms
- Grade Level Drive-Up Loading Door
- Well Located - Adjacent to the Highly Trafficked I-80 Freeway On/Off Ramps
- 100 Parking Spaces
- Surrounded by National Tenants including: McDonalds, Starbucks, Chipotle, Hollywood Gaming, Fairfield by Marriott, Holliday Inn Express, Taco Bell, Bob Evans and More!
- Opportunity For a Shorter Lease Term
- Available for Immediate Occupancy



AERIAL VIEW

I-80 - 58,415 VPD

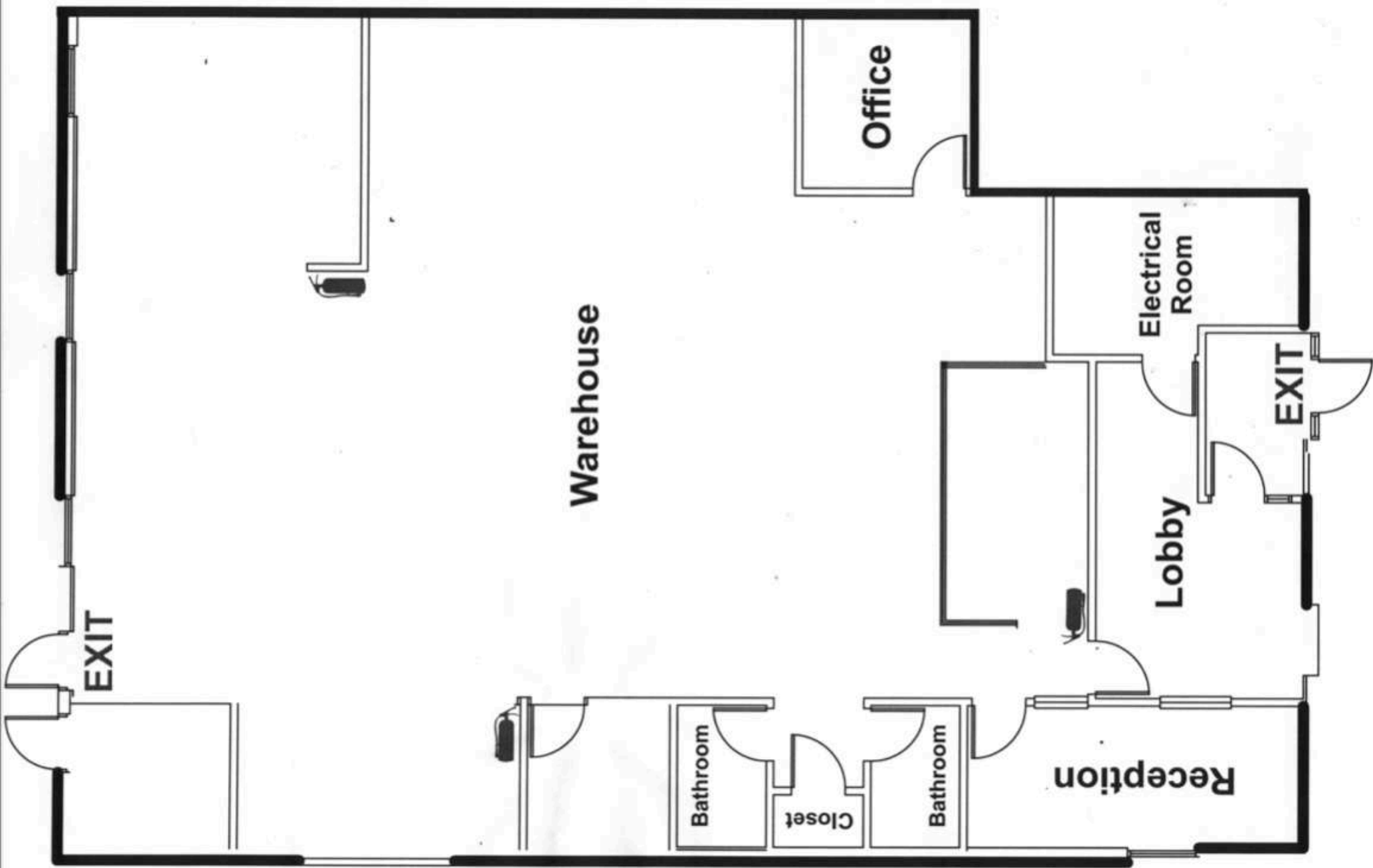


HOLLYWOOD
Gaming
MAHONING VALLEY RACE COURSE

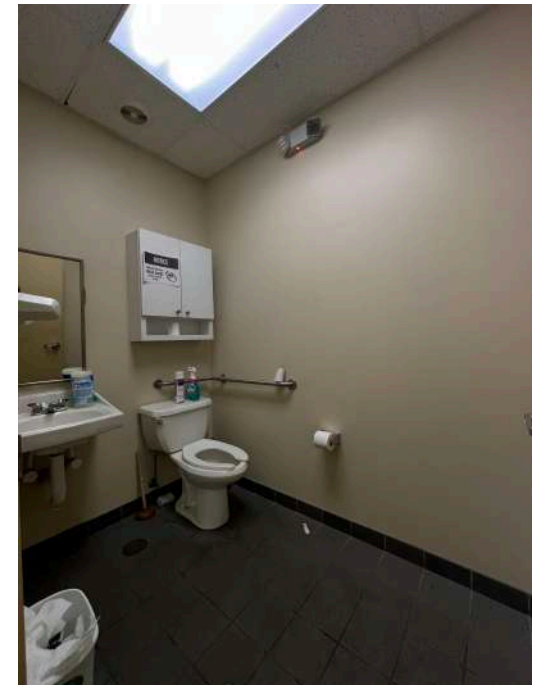
N Canfield Niles Rd. - 16,223 VPD

SUBJECT

FLOOR PLAN



PHOTOS



DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Estimated Population (2021)	2,065	81,8861	270,812
Projected Population (2026)	2,048	81,810	269,398
Estimated Households (2021)	892	36,102	118,108
Projected Households (2026)	922	37,434	121,892
Estimated Average Household Income (2021)	\$64,188	\$65,501	\$65,553
Projected Average Household Income (2026)	\$72,128	\$77,080	\$76,564
Total Businesses	227	2,199	9,739

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