

FOR LEASE

LOCATION

3485 - 3497 Belmont Ave, Youngstown, OH 44505



HIGHLIGHTS

- Belmont Plaza by Walmart: Corner of Belmont Ave/ Goldie Rd
- Just minutes from I-80 at a signalized intersection
- National tenants: Aldi, Dollar Tree, O'Reilly Auto Parts, Harbor Freight (coming soon)
- Ample parking and pylon signage



TRAFFIC

Belmont Ave = 20,569 VPD

CONTACT

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THERESA MORSE

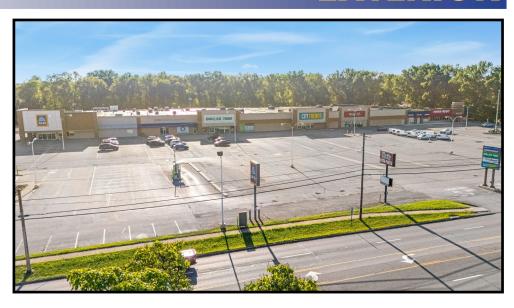
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Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406



EXTERIOR





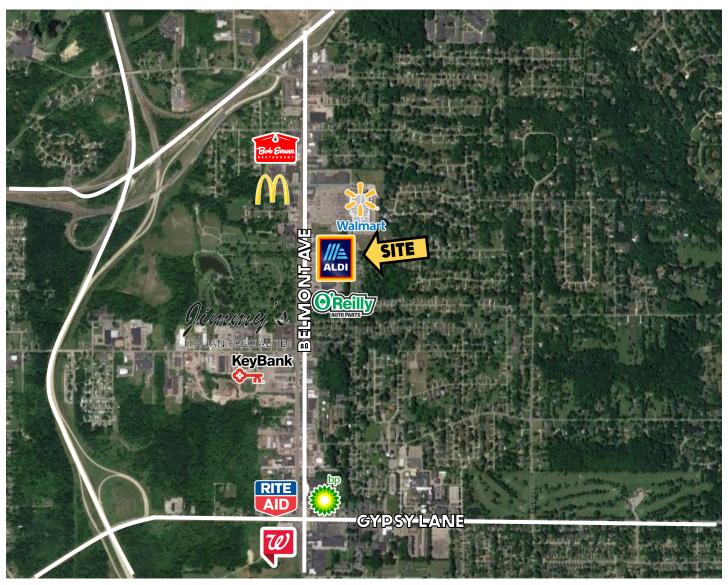




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SITE INFORMATION



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

SITE INFORMATION		
LOCATION	Liberty Township Trumbull County	
PROPERTY TYPE	Retail plaza	
AVAILABLE	7,280 SF: 182' x 40'-Next to Harbor 14,500 SF: 48' frontage-Next to \$Tree	
SIGNAGE	Building and pylon	
UTILITIES	Separately metered	
RENT:	\$7.00 /SF NNN	
NNN CHARGES	Estimated at \$1.85/SF	

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