



Office Space | For Lease

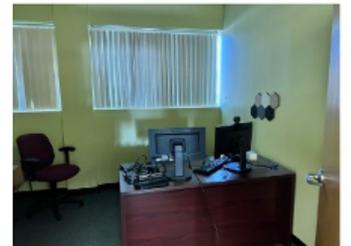
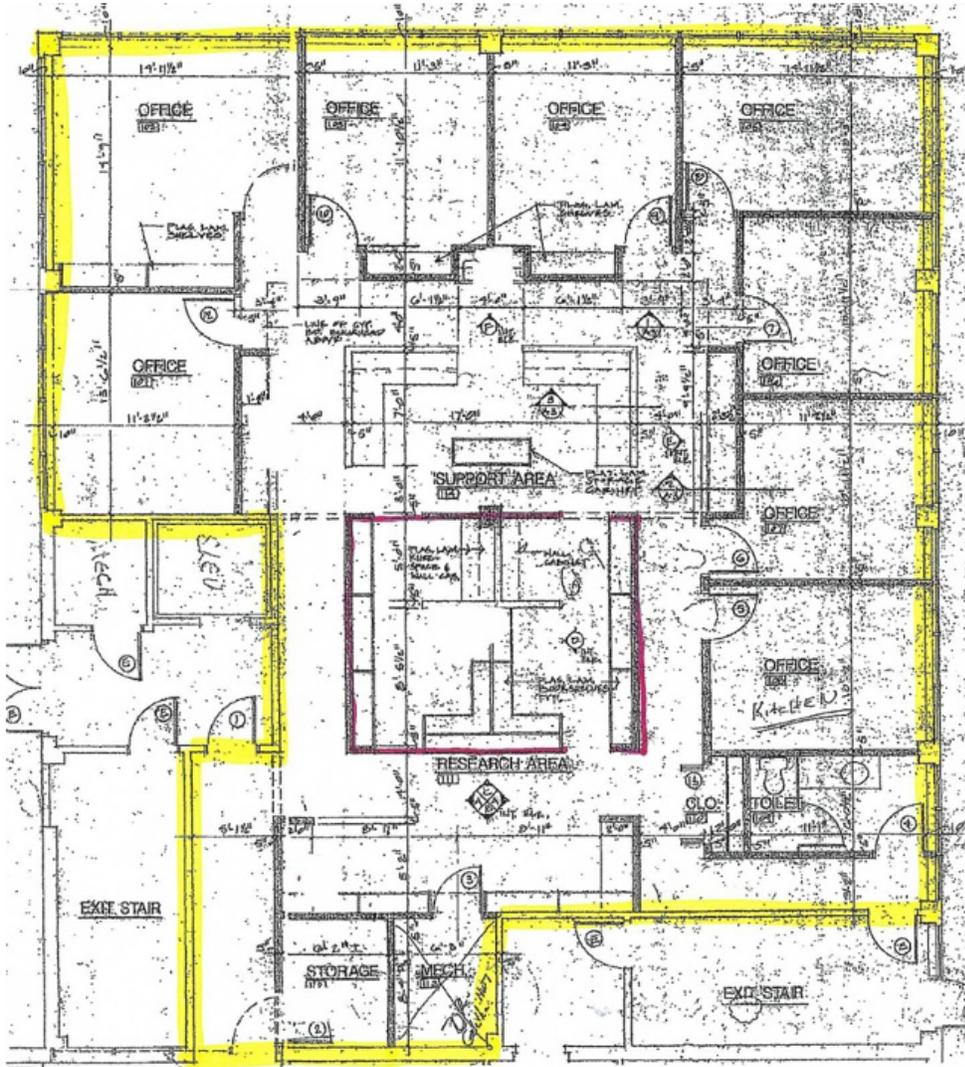
5121 Mahoning Avenue, Austintown Ohio 44515



Contact: **Jim Grantz**, Broker Associate | 330-518-7900 | grantz.james@gmail.com

ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED

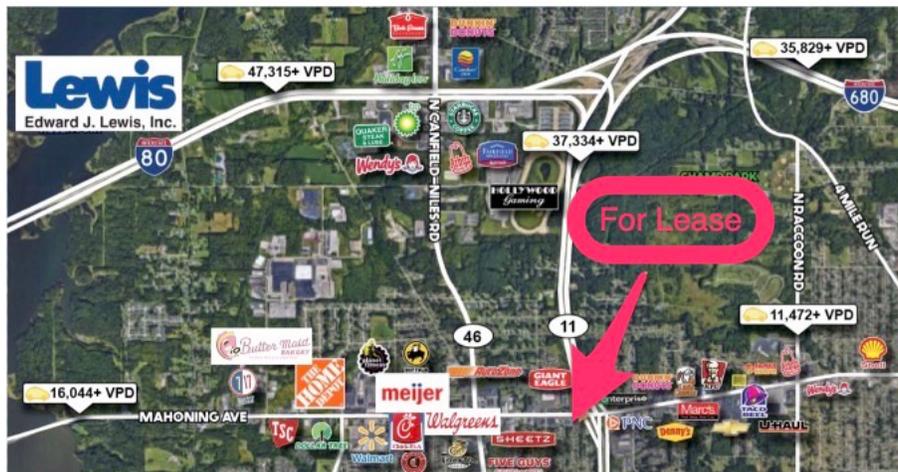
5121 Mahoning Avenue, Austintown Ohio 44515
Lease space floor plan & interior photos



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Demographics	1 Mile	3 Miles	5 Miles
Population	7,581	46,805	97,391
Households	4,146	21,174	42,196
Average Household Income	\$55,885	\$64,297	\$66,863
Daytime Employees	2,600	17,241	46,185

Traffic Counts		
Mahoning		16,323 VPD
State Route 11		37,918 VPD



OVERVIEW

- 21,000 sf office building on 1.6 acres
- Terrific regional access via adjacent Route 11.
- Highly visible location at a traffic light.
- Base rent = \$12.00 per square foot per year.
- NNN charges = \$4.83 per square foot per year.
- Available space = 3,100 SF on the first floor.

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