

FOR SALE/LEASE

LOCATION

3826 Main St, Mineral Ridge, OH 44440



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hernitage Medina Cuyahoga Falls Akron Wadsworth Wadsworth Wann Alliance Salem Columbiana Columbiana Corville Wooster Massillon Alliance Salem Columbiana Ellwooc Beaver Fa

TRAFFIC

Main St = 9,217 VPD

3D TOUR Tour

HIGHLIGHTS

- 2,465 SF stand alone building on 0.75 acres
- Functional drive-thru & dedicated parking in a well-trafficked corridor; ideal for coffee shop or financial institution
- Situated along South Main Street in Mineral Ridge, offering strong visibility and foot & vehicle traffic.
- Excellent curb appeal with easy ingress/egress and signage

CONTACT

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EXTERIOR









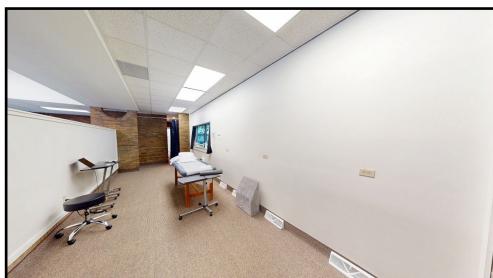
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INTERIOR









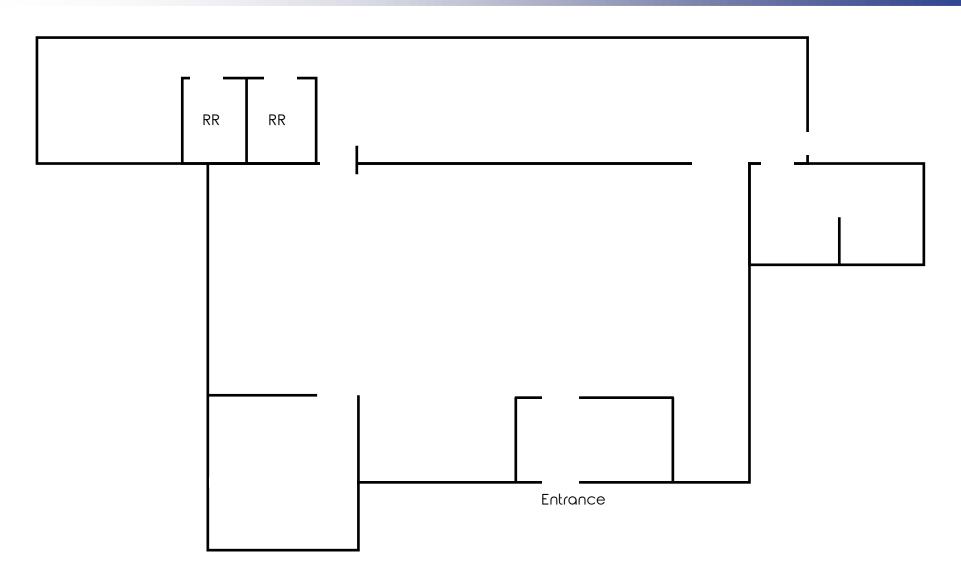
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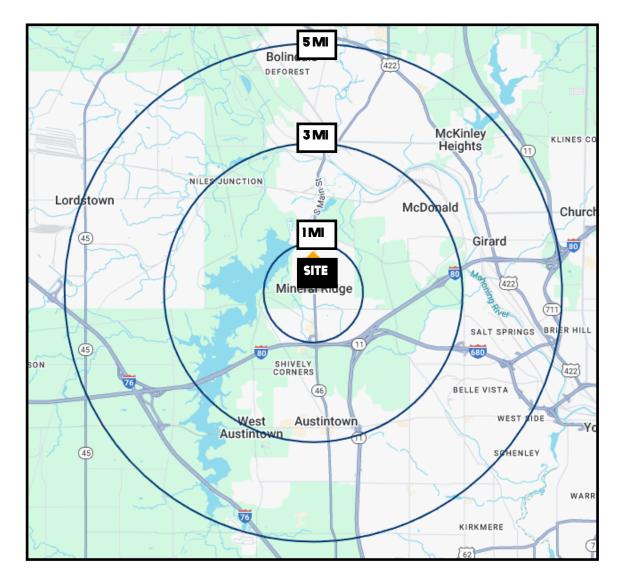




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SITE INFORMATION



DEMOGRAPHICS	IMI	3 MI	5MI
POPULATION	3,188	18,215	81,197
HOUSEHOLDS	1,293	7,731	36,242
MEDIAN AGE	49	46	43
AVERAGE HH INCOME	\$69,861	\$65,179	\$60,467

SITE INFORMATION		
LOCATION PARCEL	Weathersfield Township Trumbull County 21-153250	
PROPERTY TYPE	Retail/Office - former bank	
ZONING	Commercial B	
YEAR BUILT	1971	
SIZE	2,465 SF on .7 acres	
REAL ESTATE TAXES	\$5,910/year	
RENT	\$8.90/SF NNN + \$3.23/SF	
PRICE	\$329,900 REDUCED! \$299,900	

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