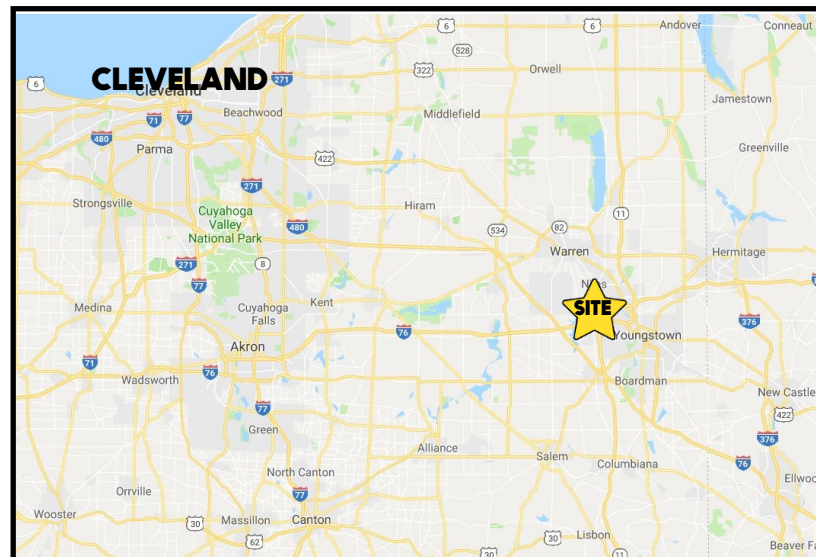


LOCATION

3826 Main St, Mineral Ridge, OH 44440



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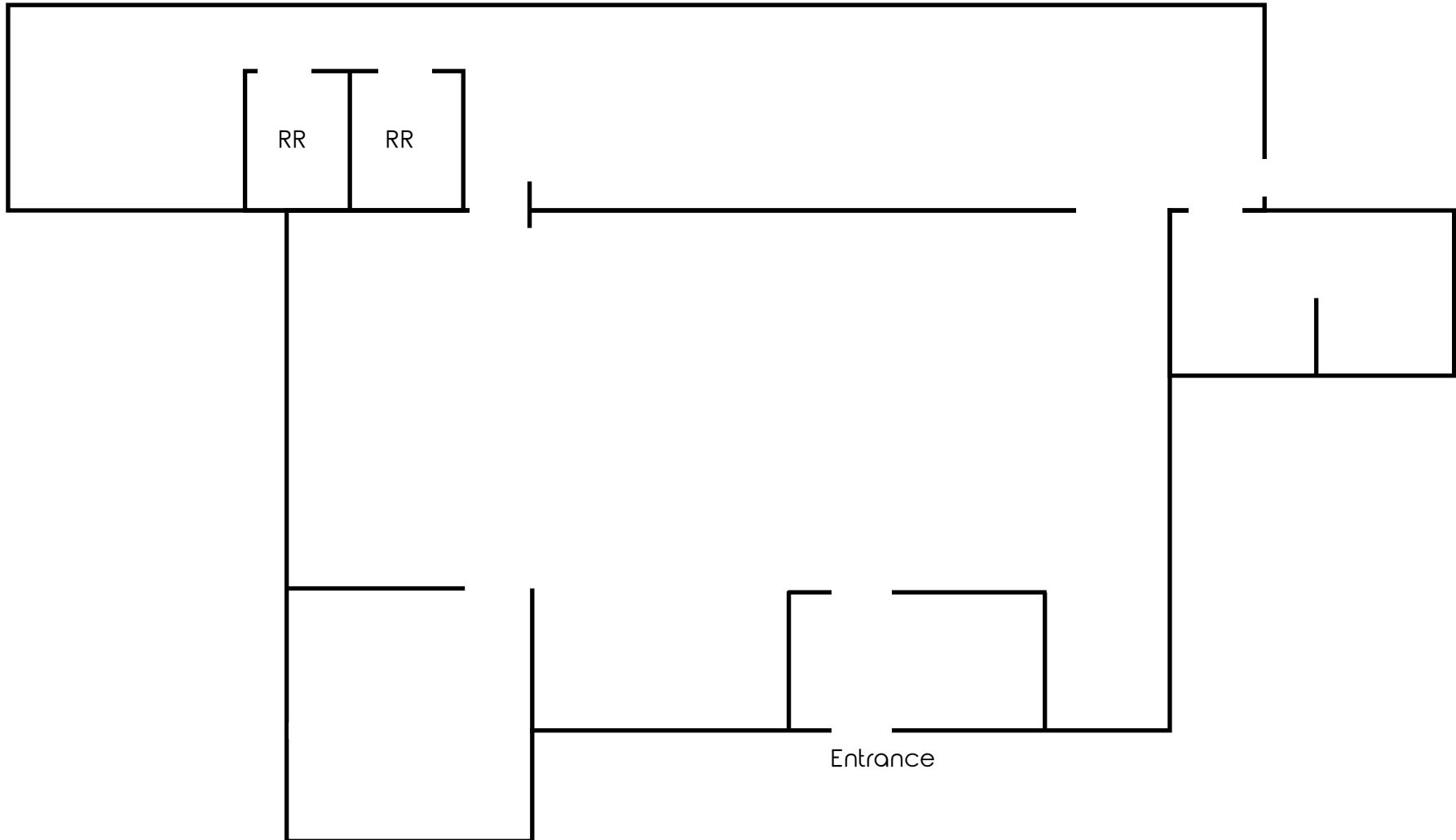
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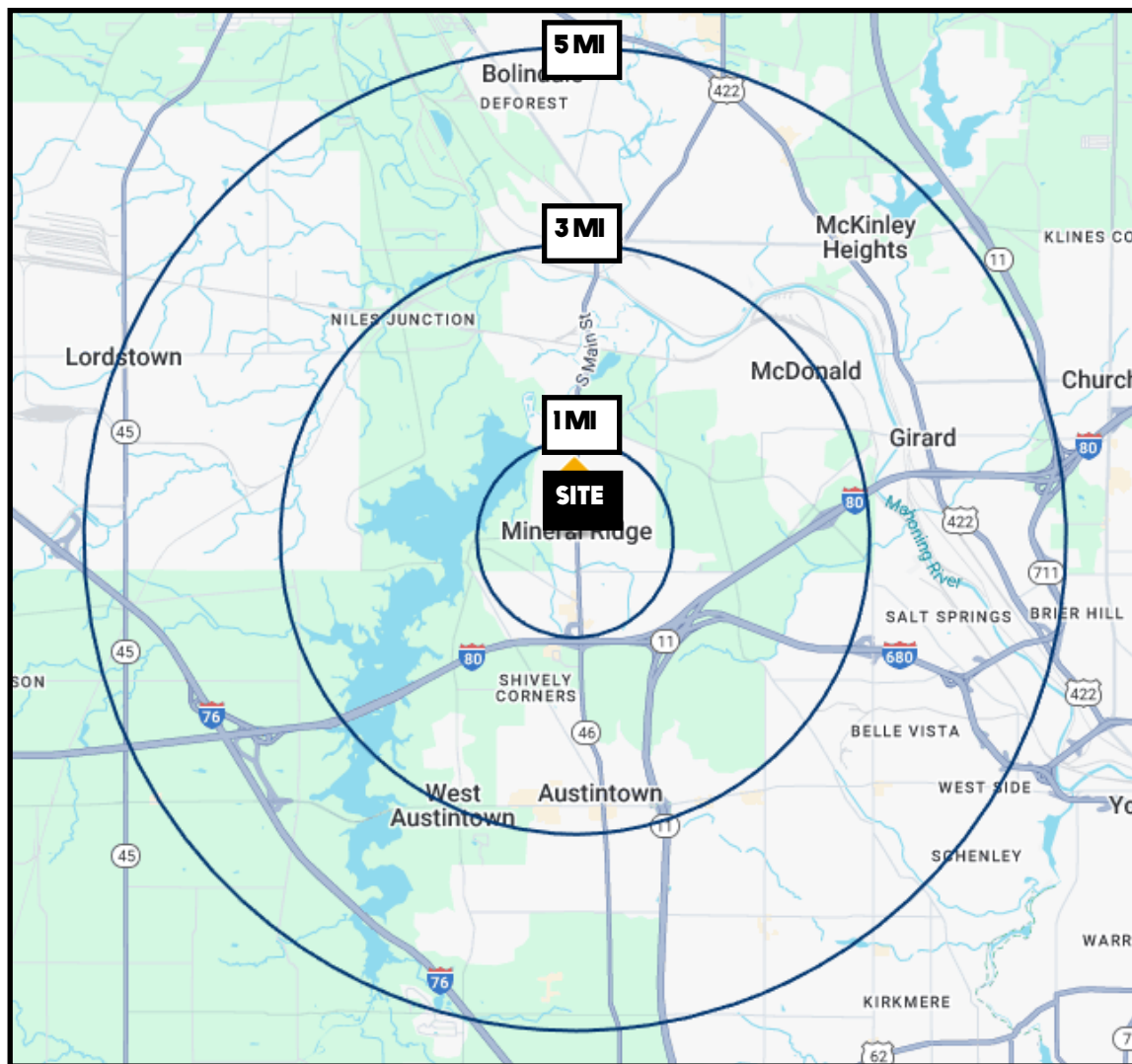
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,188	18,215	81,197
HOUSEHOLDS	1,293	7,731	36,242
MEDIAN AGE	49	46	43
AVERAGE HH INCOME	\$69,861	\$65,179	\$60,467

SITE INFORMATION	
LOCATION	Weathersfield Township Trumbull County
PARCEL	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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