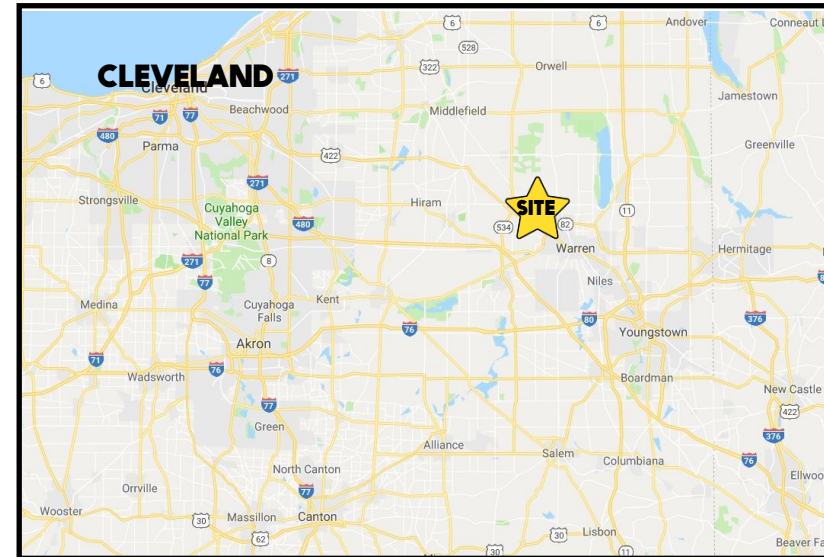


LOCATION

4554 Mahoning Ave NW, Champion, OH 44483



HIGHLIGHTS

- Turnkey medical facility with impressive interior design
- Incredible regional access with proximity to Rte 82 & 45
- Front door parking
- Less than 1 mile from Mercy's \$500M hospital project
- Close to Kent State Trumbull

TRAFFIC

Mahoning Ave = 19,435 VPD

CONTACT

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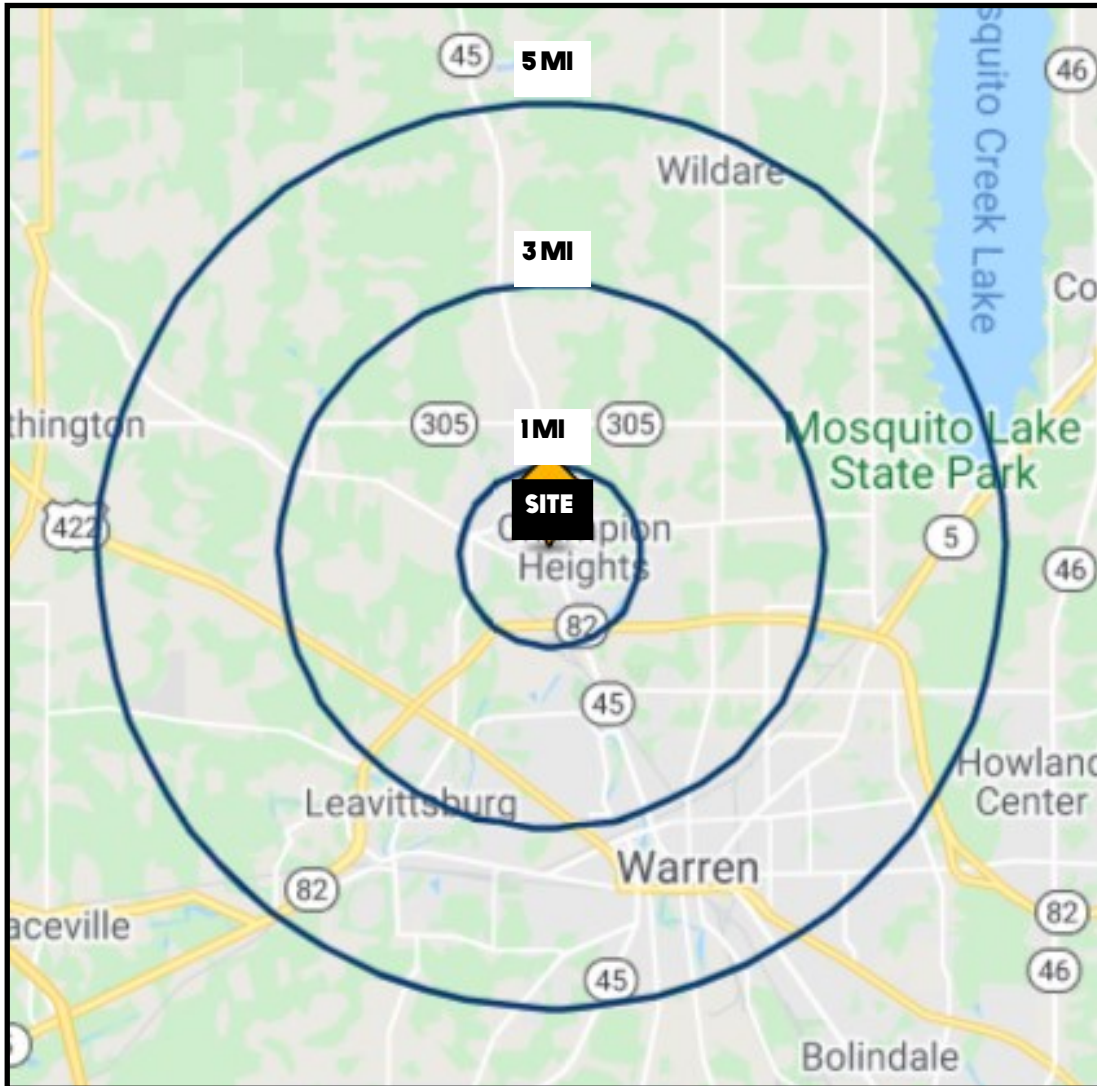
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,720	19,587	53,433
HOUSEHOLDS	1,471	7,918	21,608
MEDIAN AGE	45	43	43
AVERAGE HH INCOME	\$63,044	\$56,568	\$50,634

SITE INFORMATION	
LOCATION	Champion Township Trumbull County
PROPERTY TYPE	Medical Office
AVAILABLE	6,996 SF
SIGNAGE	Building and street signage
PARKING	Ample front door parking
YEAR BUILT	1974
RENT	\$8.75/SF NNN

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