

FOR SALE

PRIME 5.22 ACRE I-2 ZONED PROPERTY IN THE HEART OF AUSTINTOWN, OH

10 Victoria Road Austintown, OH 44515



SALE PRICE: \$3,500,000 | Seller Financing Available (Please reach out to inquire about details)

Jeremy Bates

Senior Vice President Commercial Real Estate Advisory and Transactions
(216) 299-8799

Elvis A Amor, PA MSIRE

Commercial Real Estate Investment Sales Advisor
(754) 248-8979

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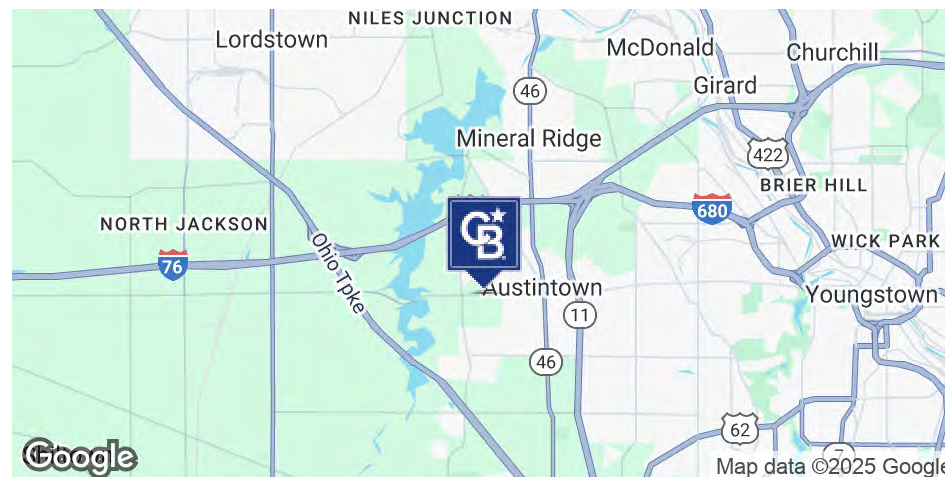


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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 10 Victoria Road, Austintown, OH. This prime property, zoned I-2, presents a lucrative prospect for auto shop or car dealership investors seeking a strategic location in the heart of Austintown. This property offers endless potential for automotive business development, catering to a wide range of services and retail needs. This well-positioned property is nestled in a thriving area, providing an ideal setting for automotive ventures to flourish. Don't miss the chance to make your mark in this dynamic commercial landscape with this coveted property at 10 Victoria Road.

- Retention/Detention work completed
- Electricity brought to the site
- Partially cleared

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	5.22 Acres
Building Size:	3,850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,568	10,645	26,840
Total Population	3,525	23,115	60,955
Average HH Income	\$84,397	\$75,565	\$74,873

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PARCEL MAP

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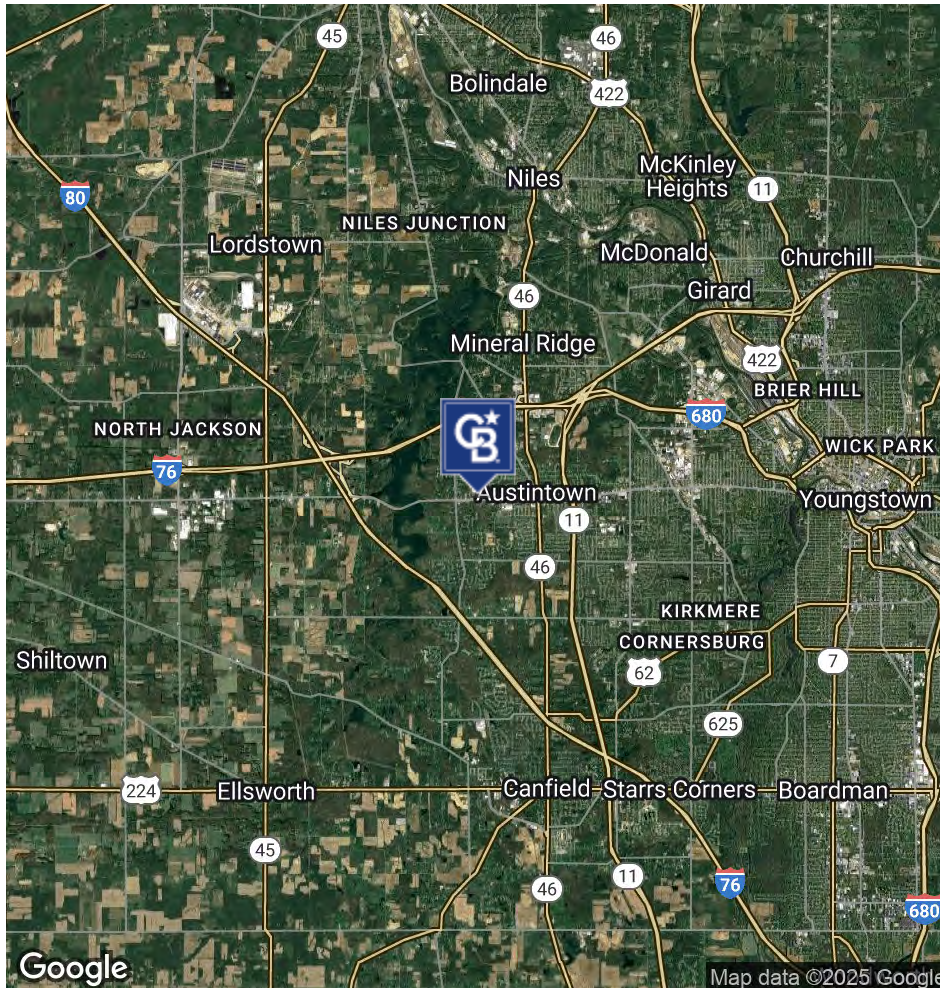


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LOCATION MAPS

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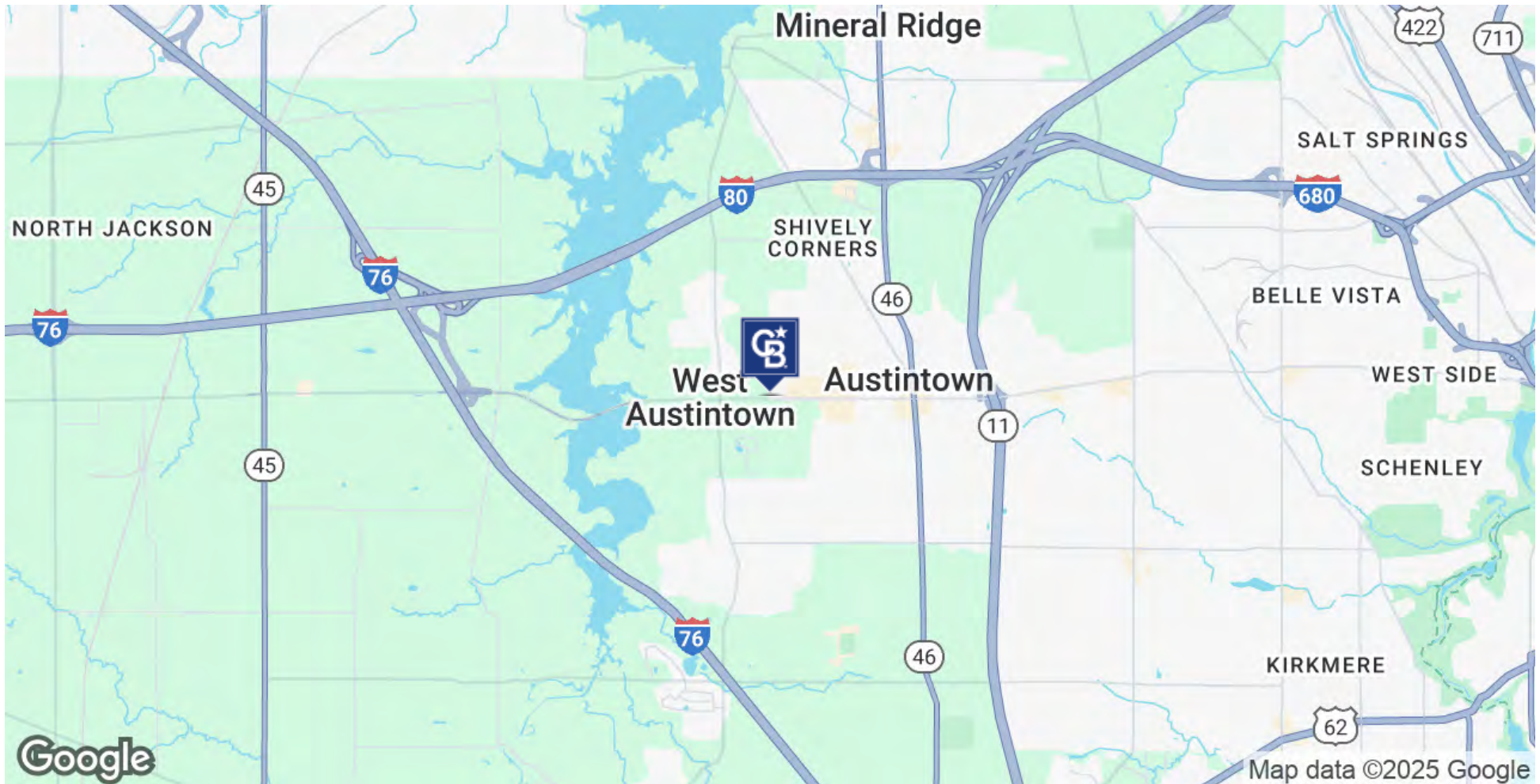


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RETAILER MAP

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DEMOGRAPHICS

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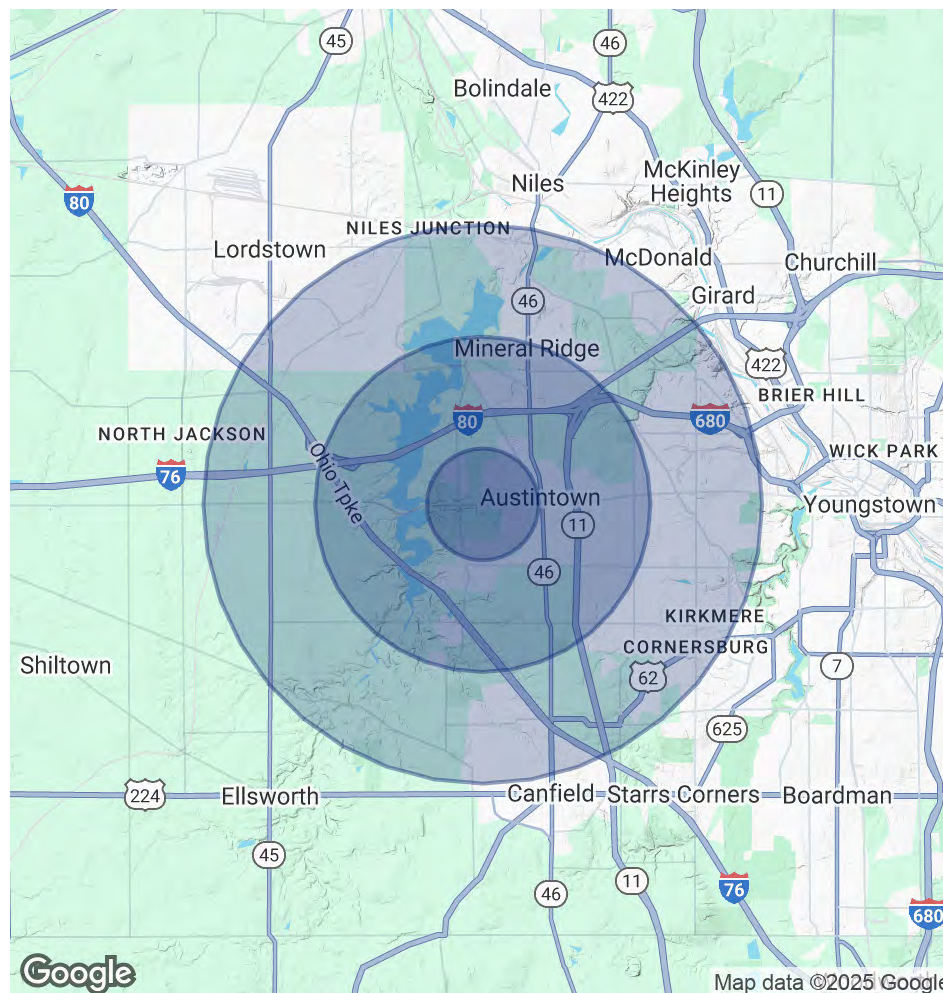
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,525	23,115	60,955
Average Age			
Average Age (Male)			
Average Age (Female)			

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,568	10,645	26,840
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$84,397	\$75,565	\$74,873
Average House Value	\$202,412	\$186,238	\$181,164

Demographics data derived from AlphaMap



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