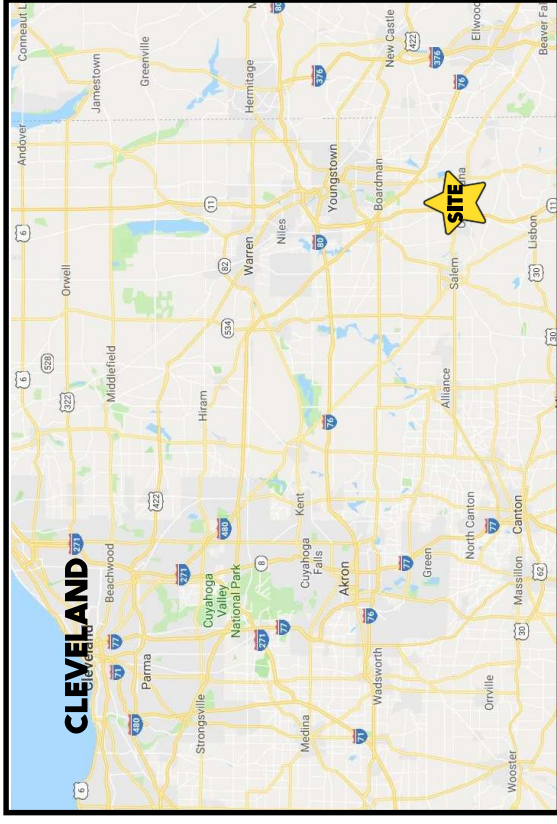
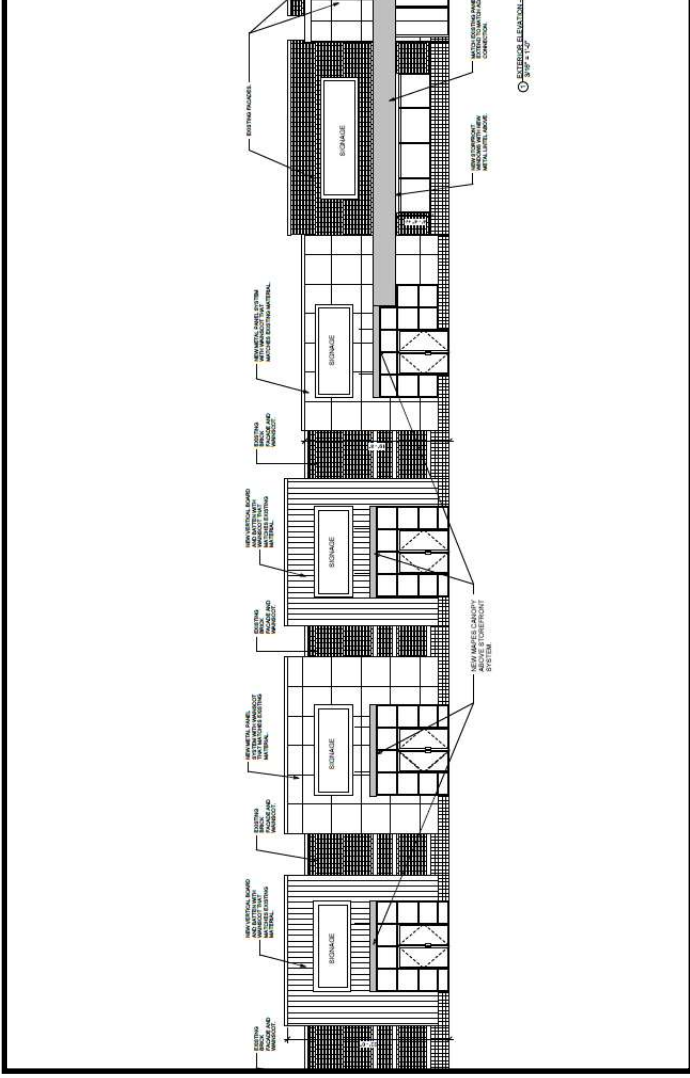


LOCATION

14941 South Ave, Columbiana, OH 44408



TRAFFIC

SR 46 = 6,872 VPD

SR 14 = 9,009 VPD

HIGHLIGHTS

- Redevelopment property in Columbiana, OH
- Access from SR 14 and South Ave
- Adjacent to Das Dutch Haus and Arrowhead / Back Bay residential developments
- Less than 2 miles from SR 11 — Lake to River corridor

CONTACT

BILL KUTLICK

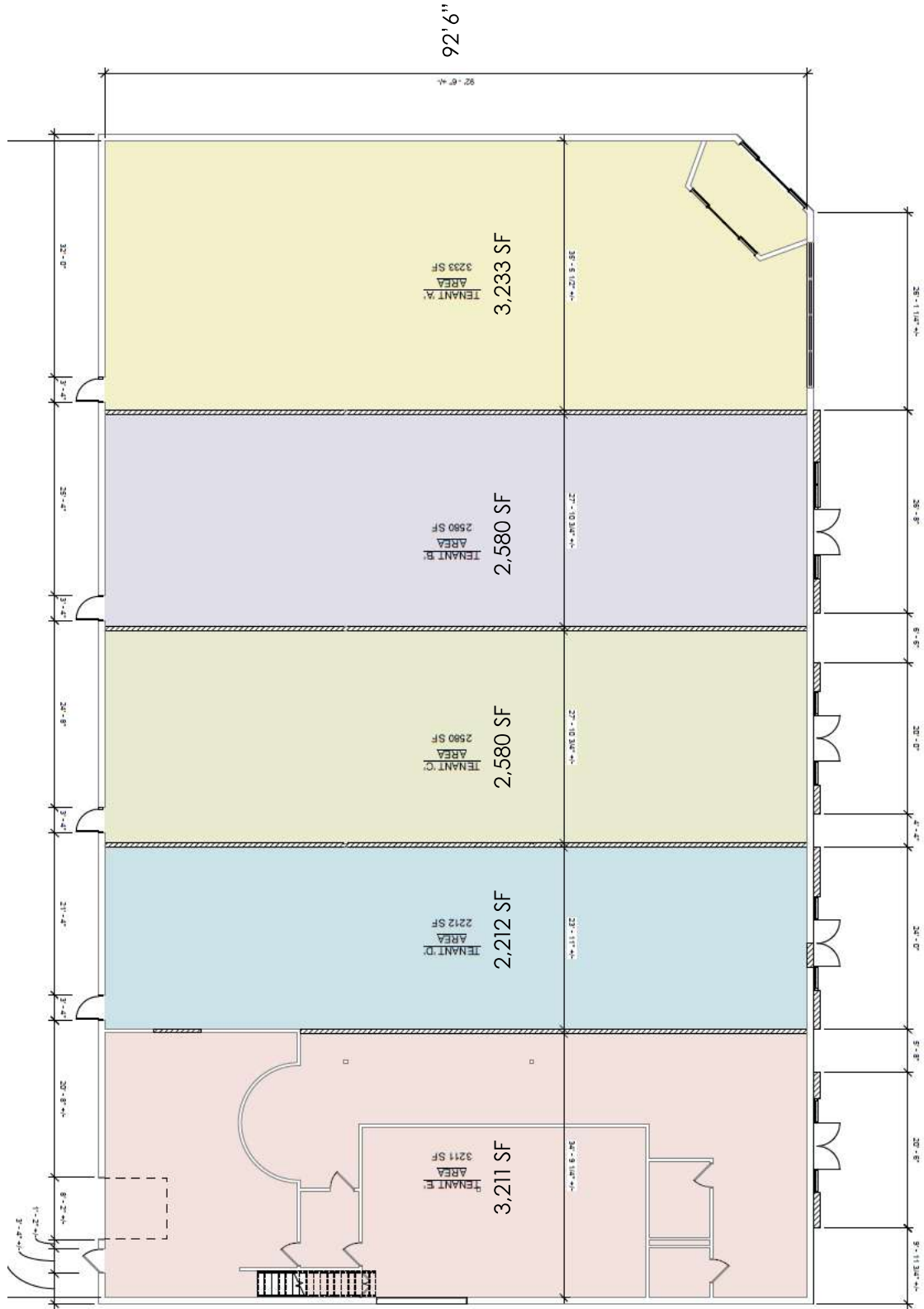
330.565.5701

DON THOMAS

501.269.3827

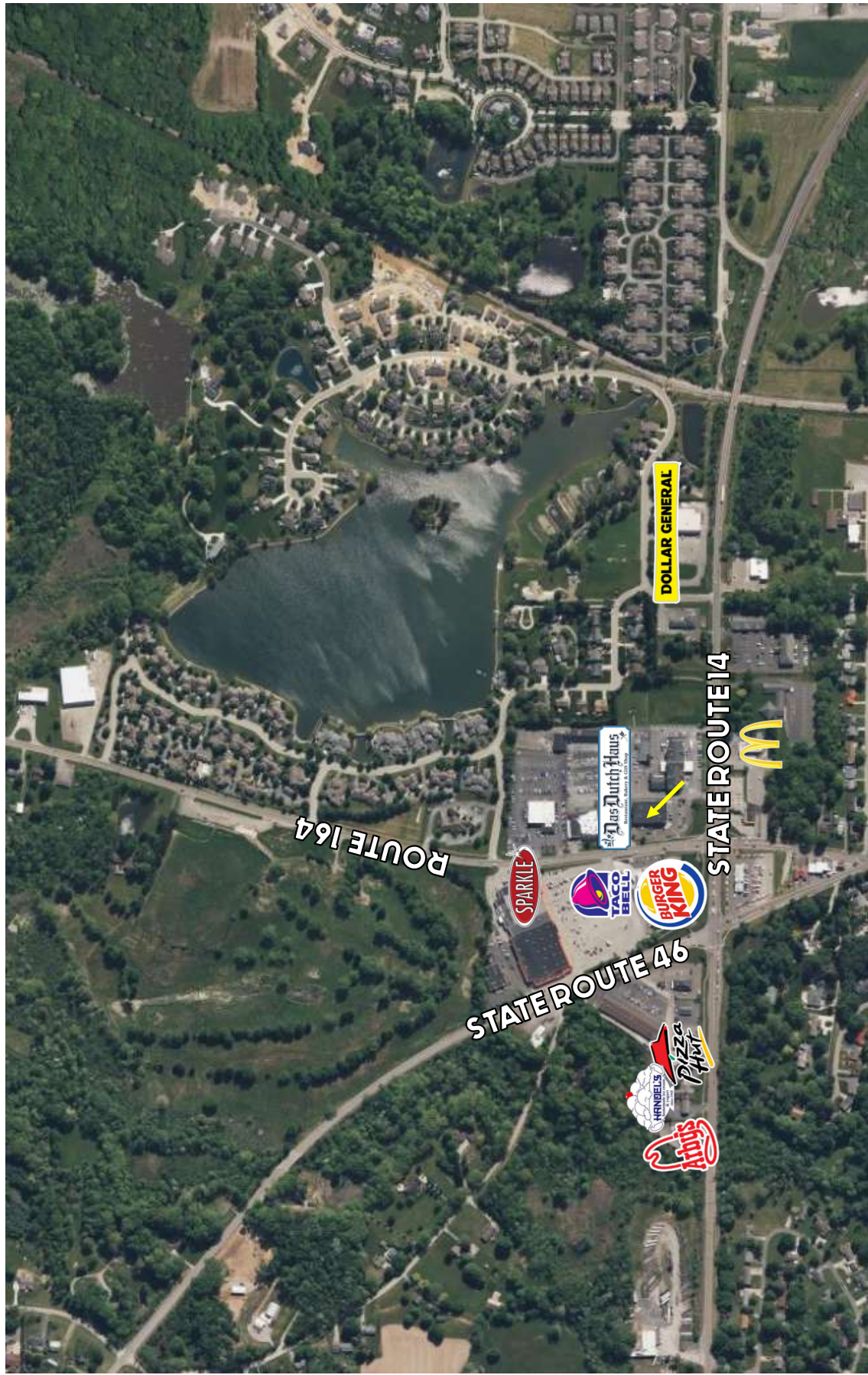
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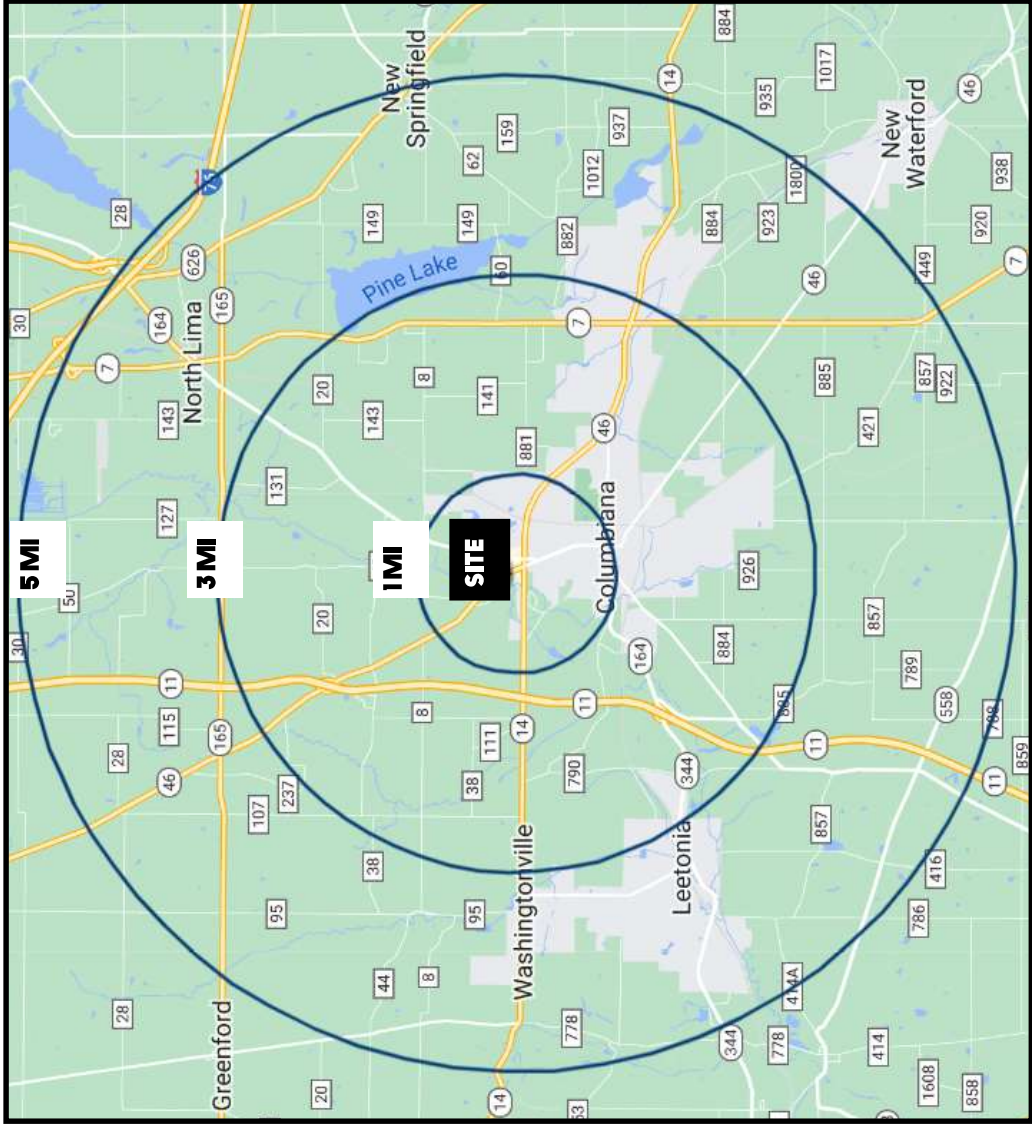
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	3,286	9,169	17,557
HOUSEHOLDS	1,435	3,792	6,999
MEDIAN AGE	47	46	46
AVERAGE HH INCOME	\$72,294	\$72,550	\$74,886

SITE INFORMATION

LOCATION	Fairfield Township Mahoning County
PROPERTY TYPE	Retail / service / office
BUILDING SIZE	14,518 SF, can be subdivided to 2,212 SF
ACREAGE	1.57 acres
BASE RENT	\$30.00/SF NNN
NNN CHARGES	Estimated at \$5.00/SF

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