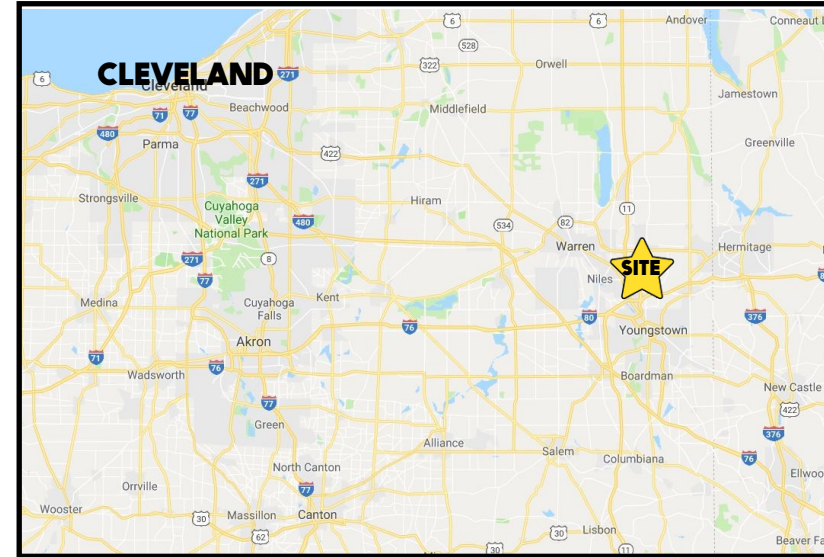


LOCATION

Belmont Ave, Liberty Township, OH



HIGHLIGHTS

- 28+ acres in Liberty Township at a signalized intersection
- Located on the corner of Belmont Ave and Tibbetts Wick
- Ideal location near Niles, Girard, Vienna, and Warren/Howland
- Available as a Ground Lease or Owner will build to suit
- 1,375' frontage on Belmont Ave
- All utilities available

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

TRAFFIC

Belmont Ave /Tibbetts Wick = 11,800 VPD

CONTACT

MATT WILSON

330.347.9677

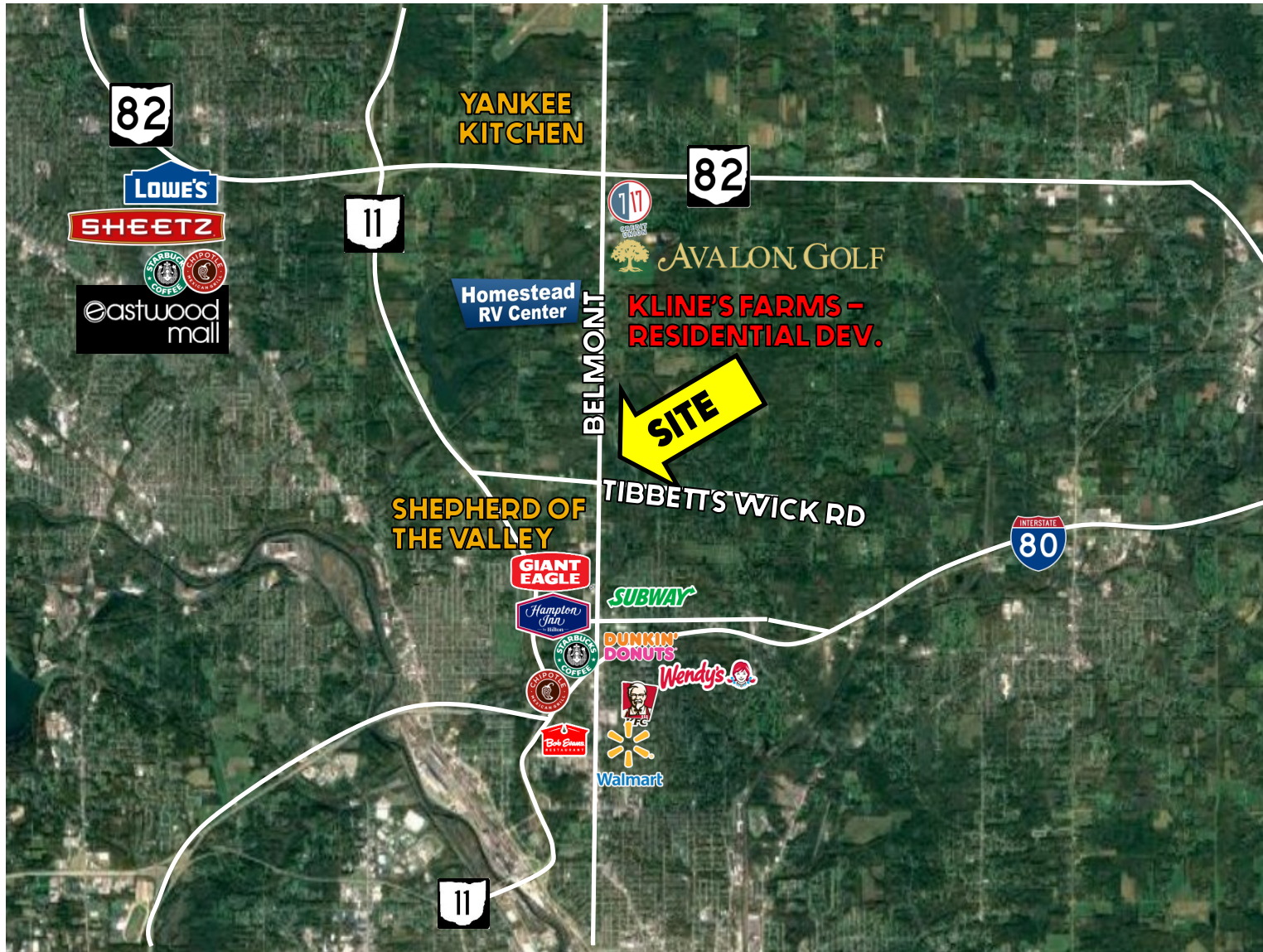
mwilson@platzrealtygroup.com

SHEA MACMILLAN

330.360.9299

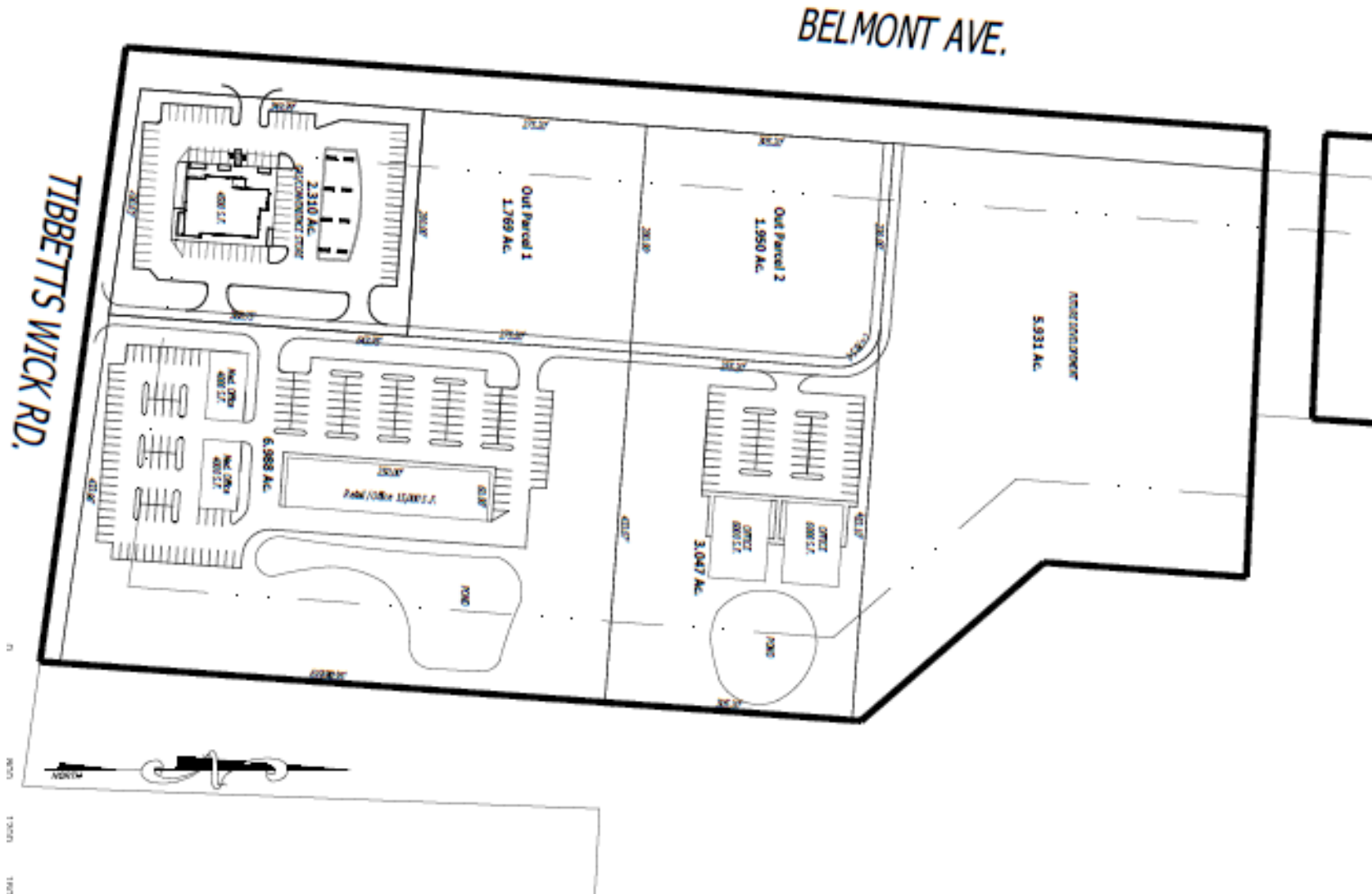
smacmillan@platzrealtygroup.com

www.PLATZREALTYGROUP.com



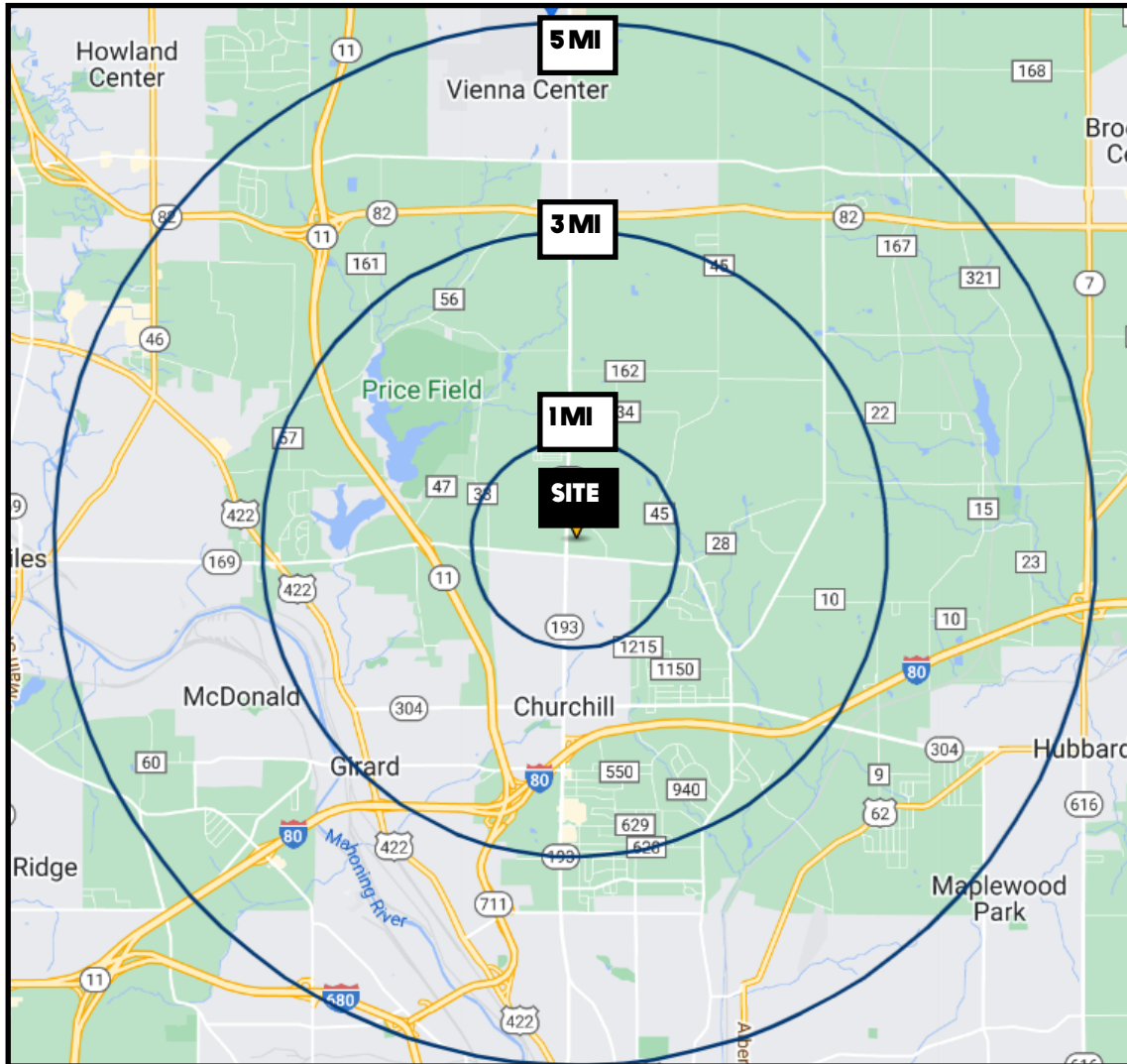
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,808	19,782	61,336
HOUSEHOLDS	715	8,296	25,857
MEDIAN AGE	47	46	44
AVERAGE HH INCOME	\$69,462	\$65,462	\$60,819

SITE INFORMATION

LOCATION	Liberty Township Trumbull County
PARCEL	12-707580
PROPERTY TYPE	Land
ZONING	Commercial
UTILITIES	All utilities; water/sewer
SIZE	28+ acres
PRICE	To Be Determined

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406