

## LOCATION

822 E. Western Reserve Rd, Youngstown, OH 44514



## HIGHLIGHTS

- Updated office condominium
- Full finished basement
- Full restroom (with shower) on the first floor
- Conveniently located on Western Reserve Rd by South Ave and I-680 on/off ramp
- Located in a professional setting

## TRAFFIC

Western Reserve Rd = 15,677 VPD  
South Ave = 12,730 VPD

## CONTACT

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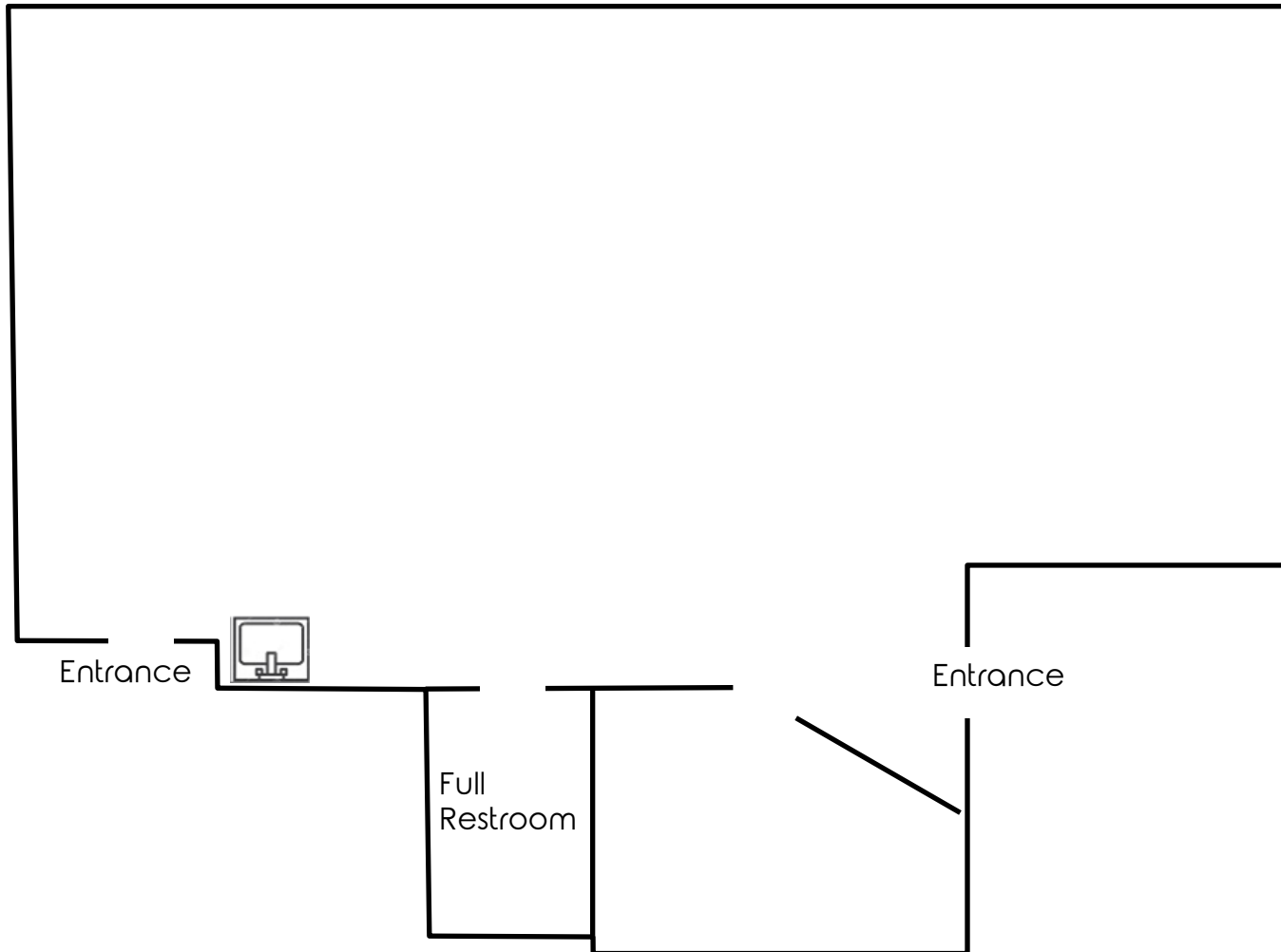
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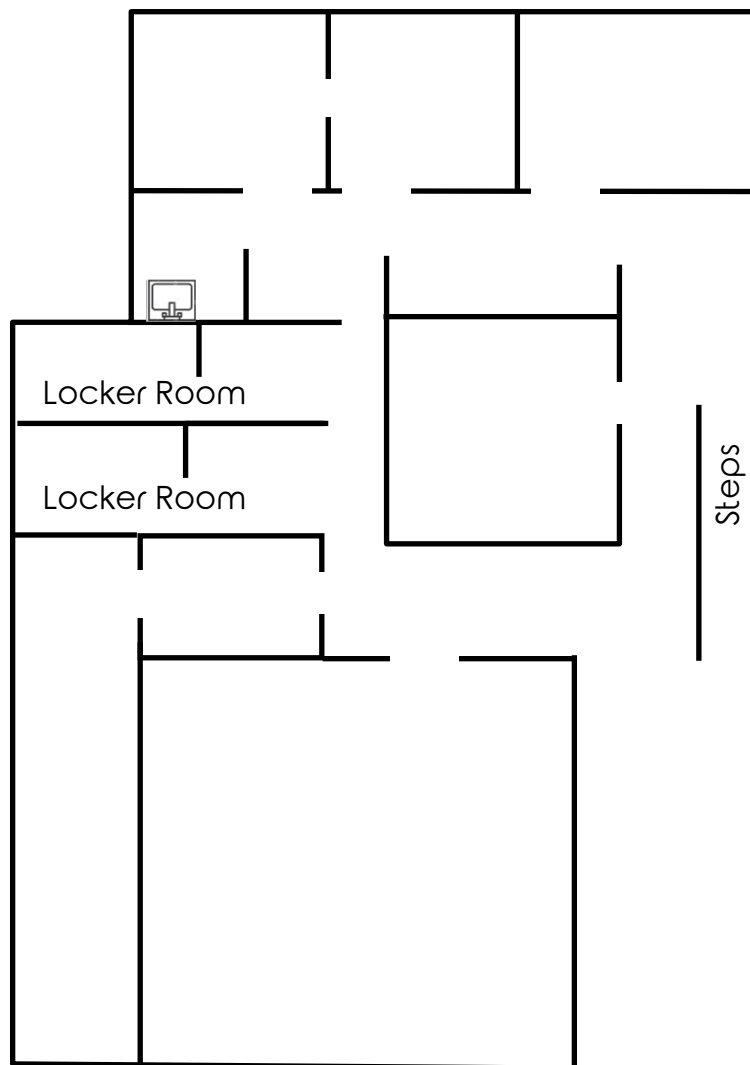
Ground  
Floor



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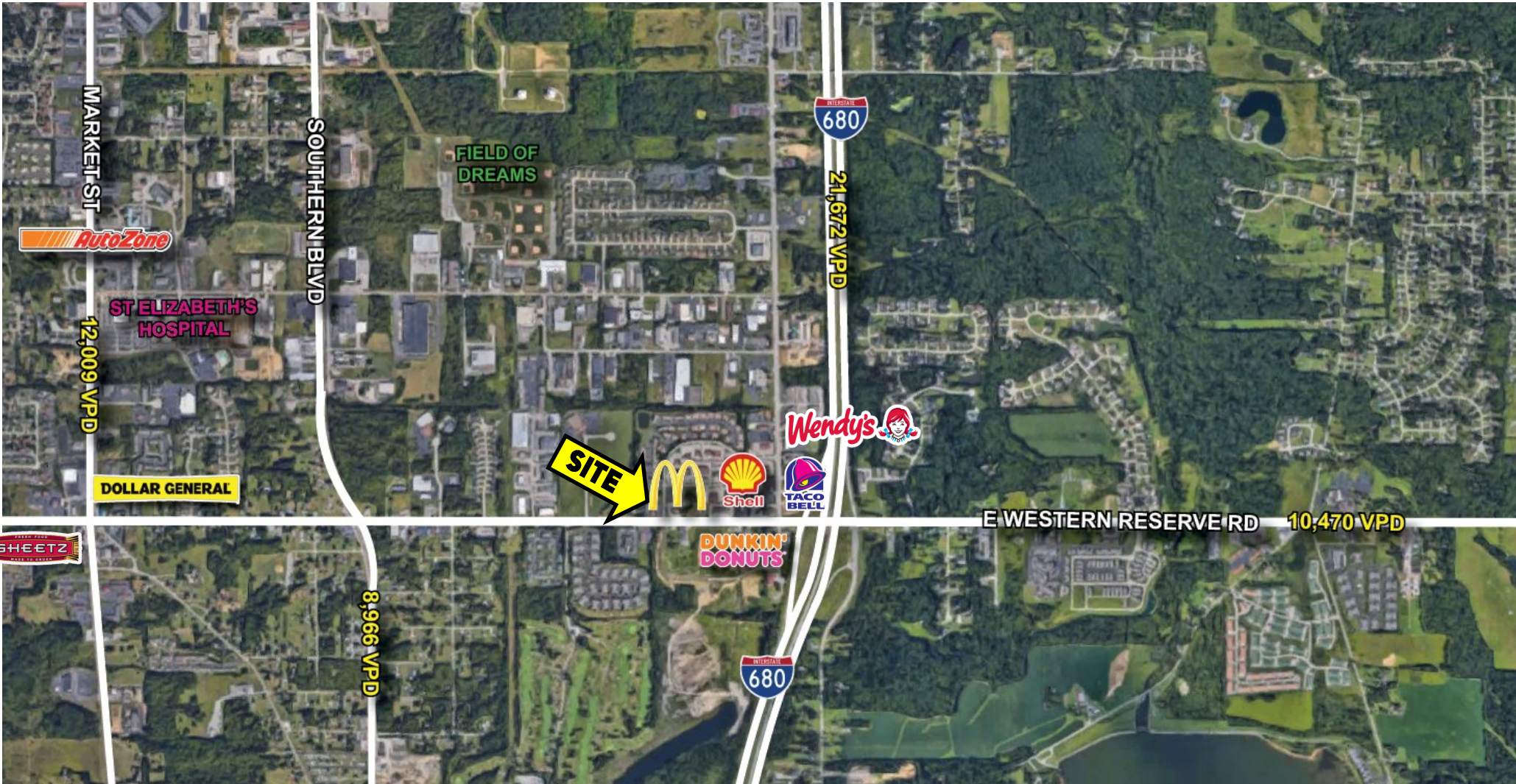
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Lower Level



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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	1,970	23,180	74,011
<b>HOUSEHOLDS</b>	859	9,823	31,383
<b>AVERAGE AGE</b>	49	45	43
<b>MEDIAN HH INCOME</b>	\$57,464	\$76,402	\$61,749

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township; Mahoning County
<b>PROPERTY TYPE</b>	Office condominium
<b>AVAILABLE</b>	Ground Floor: 2,175 SF Lower Level: Up to 4,135 SF (May be subdivided)
<b>YEAR BUILT</b>	2000
<b>BASE RENT</b>	Ground Floor: \$10.00/SF NNN Lower Level: \$2,500/month + utilities
<b>CAM/TAXES/INS.</b>	\$3.22/SF
<b>UTILITIES</b>	Not included in above rent

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