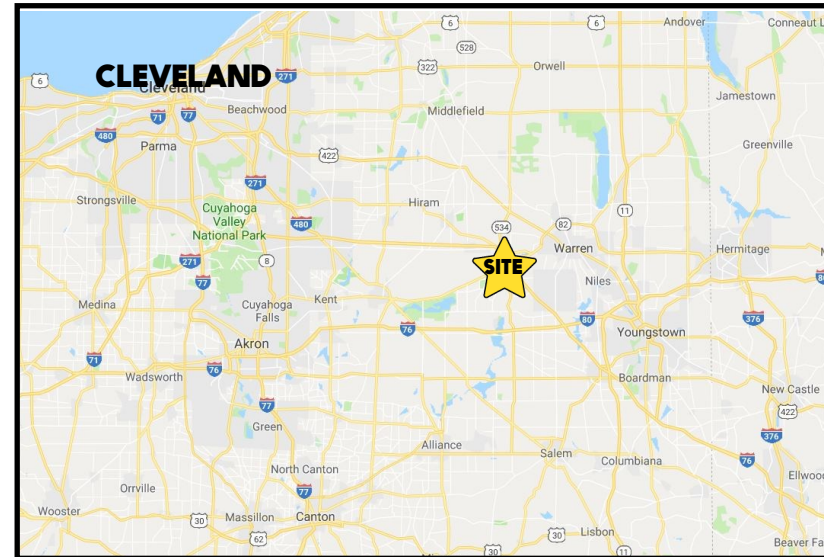


LOCATION

1746 S. Raccoon Rd, Austintown, OH 44515



TRAFFIC

Raccoon Rd = 10,148 VPD

New Rd = 9,210 VPD

HIGHLIGHTS

- Redevelopment site with 260' frontage
- High visibility location
- Just south of New Rd
- Lots of nearby rooftops

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

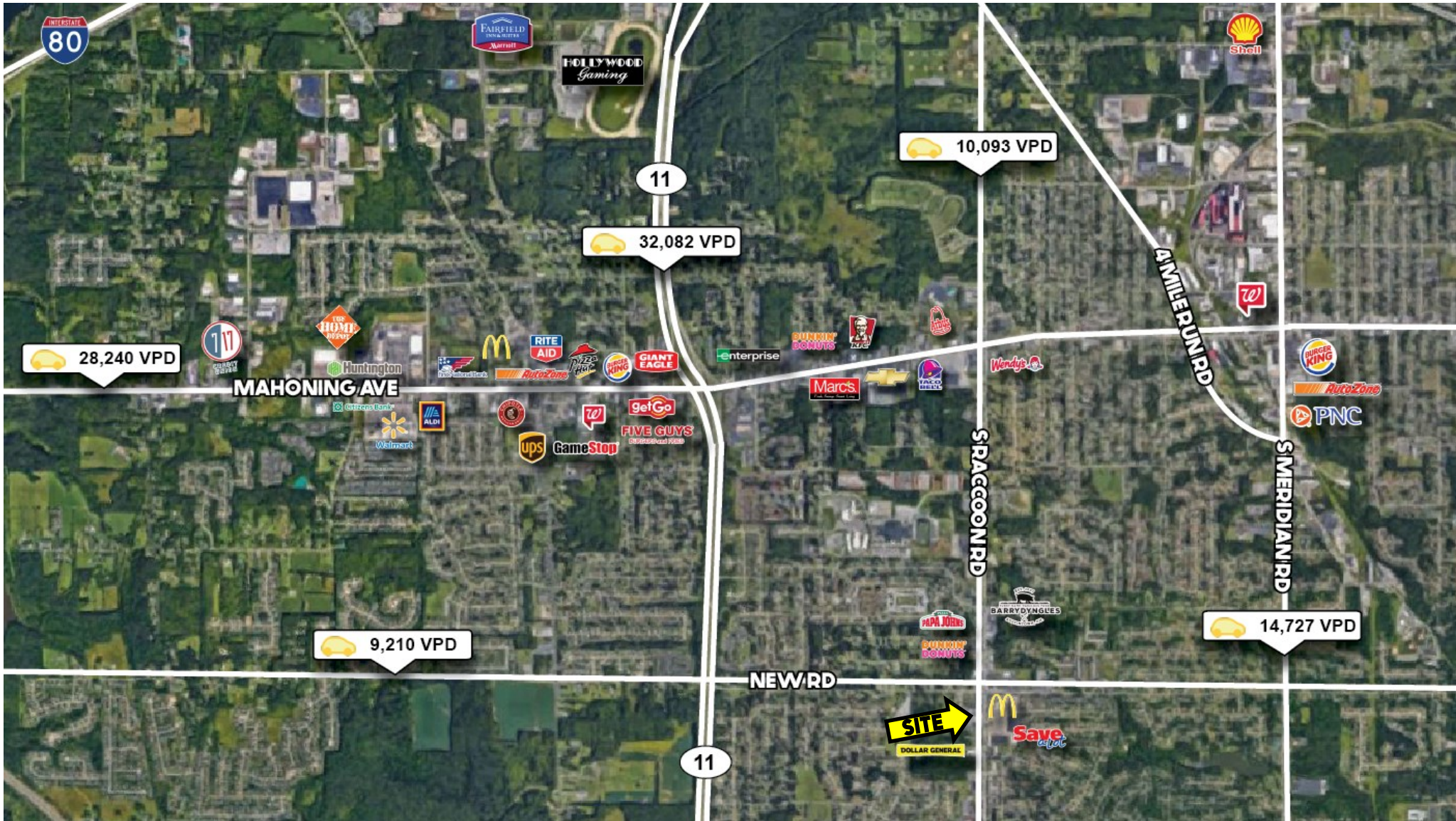
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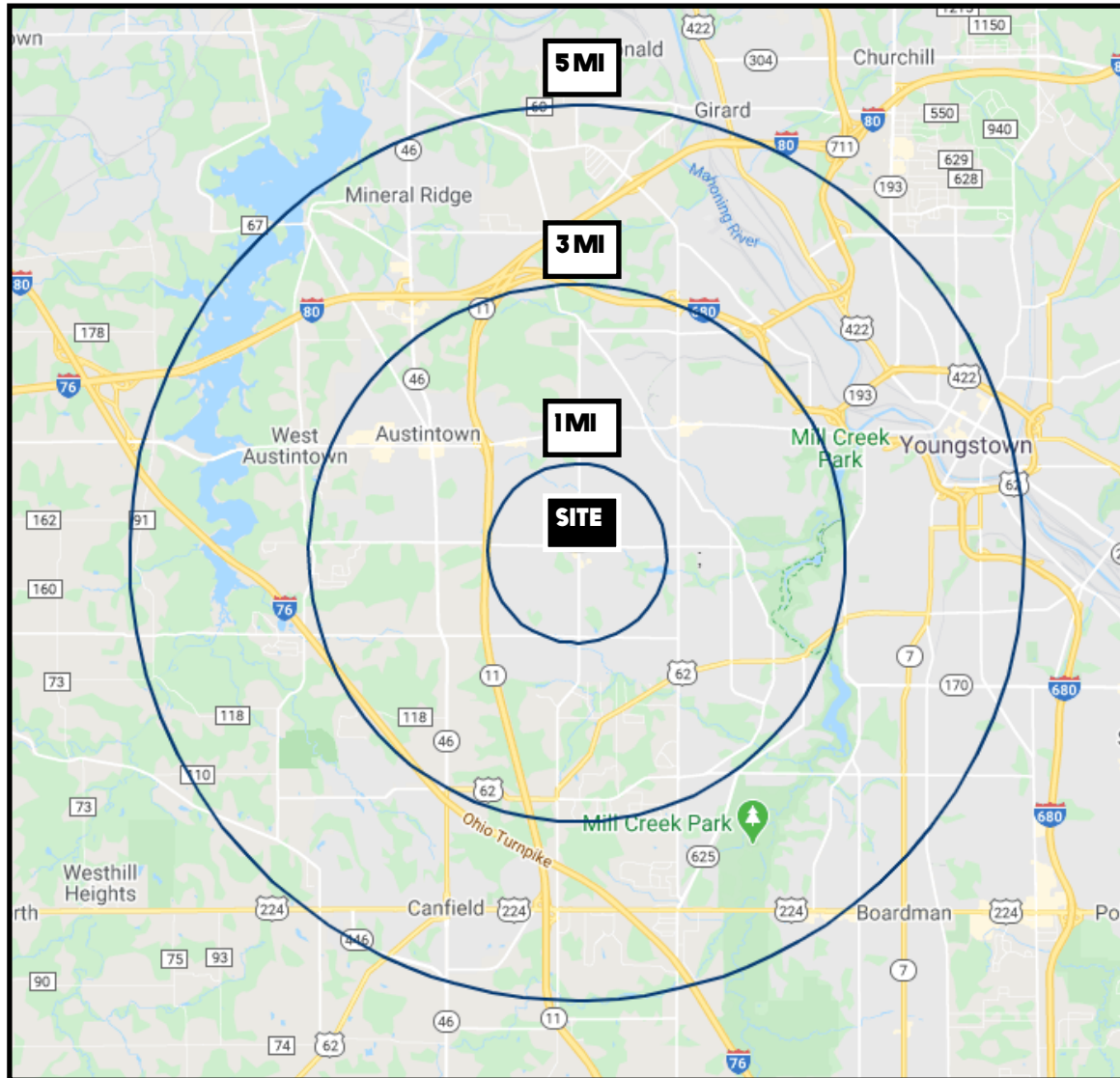
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-------------------------|----------|----------|----------|
| POPULATION | 11,527 | 52,122 | 115,010 |
| HOUSEHOLDS | 5,152 | 22,702 | 48,191 |
| AVERAGE AGE | 41 | 43 | 42 |
| MEDIAN HH INCOME | \$44,086 | \$47,203 | \$46,942 |

SITE INFORMATION

| | |
|--------------------------|---|
| LOCATION | Austintown Township Mahoning County |
| PARCEL | 48-070-0-009 |
| DIMENSIONS | Approximately 260' x 518' |
| ZONING | B2 Business |
| UTILITIES | Youngstown City |
| ACREAGE | 3.748 acres |
| REAL ESTATE TAXES | \$8,667.94/year |
| PRICE | \$750,000 REDUCED! \$595,000 |

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