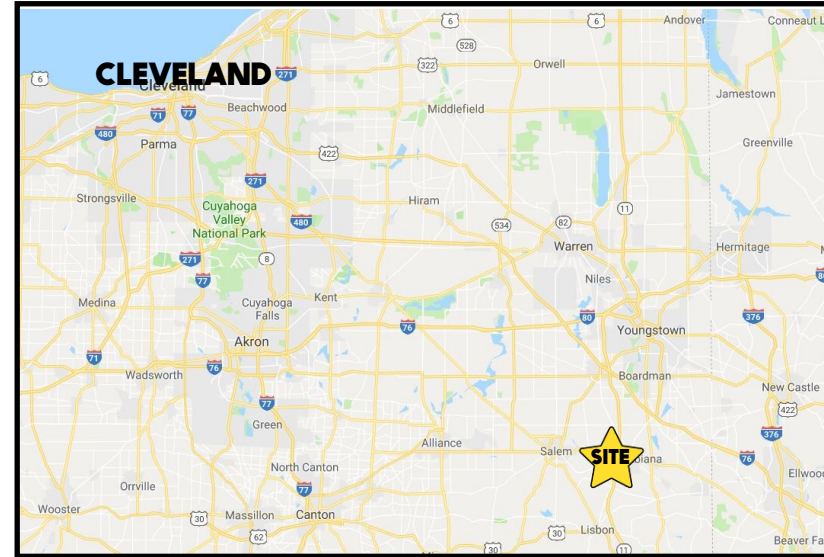


LOCATION

319 N Main St, Columbiana, OH 44408



HIGHLIGHTS

- Professional office just north of downtown Columbiana
- Former medical center currently rented to 3 tenants
- Upside potential: Additional space available + scarcity of available office space in Columbiana
- Ideal for medical practitioner or professional office

TRAFFIC

Main St = 12,376 VPD

CONTACT

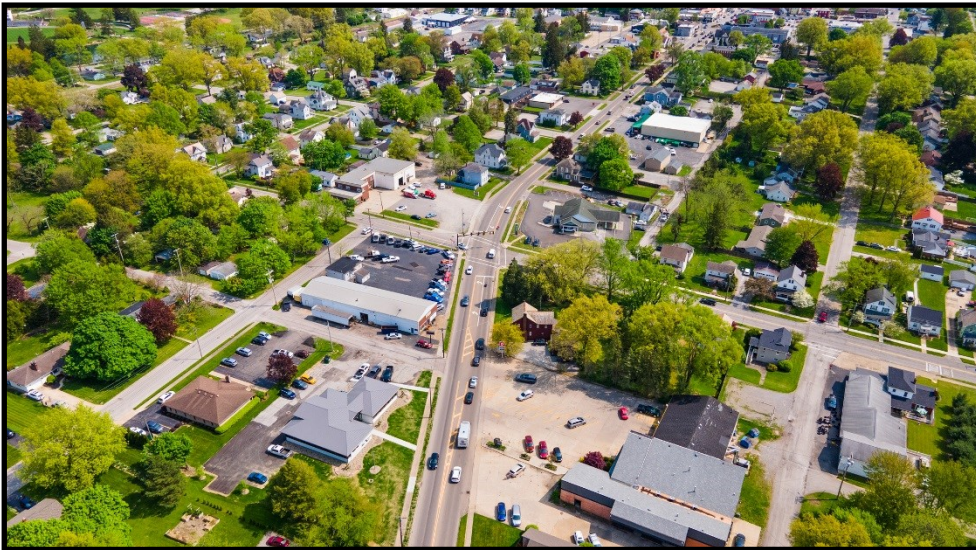
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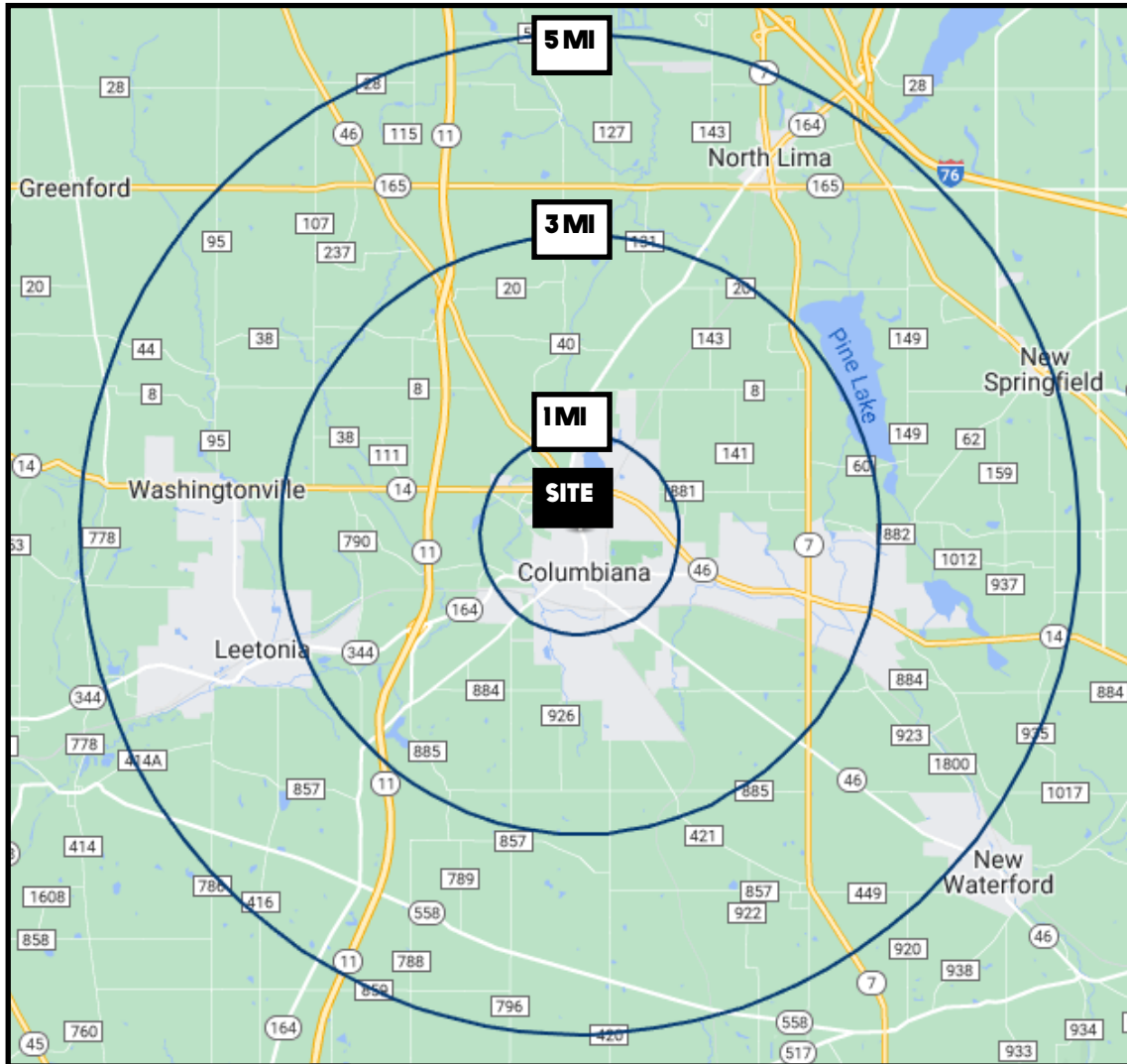
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,831	9,391	17,849
HOUSEHOLDS	2,110	3,889	7,123
MEDIAN AGE	46	46	45
AVERAGE HH INCOME	\$65,219	\$71,863	\$74,352

SITE INFORMATION

LOCATION	Columbiana City Columbiana County
PARCEL	18-00679
PROPERTY TYPE	Multi-tenant office
ZONING	Commercial
YEAR BUILT	1981 / 1994
SIZE	6,600 SF on .279 acres
REAL ESTATE TAXES	\$6,136/year
PRICE	\$625,000

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