

# 2072 MIDLOTHIAN BLVD.

2072 E MIDLOTHIAN BLVD. , YOUNGSTOWN, OH 44502



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

We have commercial space available at 2072 E. Midlothian Blvd in Youngstown, OH, offering strong visibility at the northwest corner of Midlothian Blvd and Youngstown-Poland Road—right at a traffic light for easy access in and out. This well-maintained retail building sits in an established area near the heart of the Youngstown business district and features ample on-site parking with over 40 spaces. The 6,000-square-foot building has long been a recognizable retail presence in the community and is ready for its next chapter. With landmark recognition, prominent signage opportunities, and a highly visible corner location, this space is a solid option for businesses looking to grow their footprint in northeast Ohio.

### PROPERTY HIGHLIGHTS

- Located at a traffic light for easy ingress and egress
- Over 40 on-site parking spaces
- Prominent signage opportunities with landmark recognition
- Established commercial area near the heart of the Youngstown business district

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,500 - 4,661 SF
Building Size:	5,980 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,674	51,232	106,301
Total Population	62,398	120,654	247,036
Average HH Income	\$56,041	\$60,214	\$67,564

### TRAFFIC COUNT

12,869 Vehicles Per Day



**Jason Yuhasz**

Regional Director

jason.yuhasz@legacypro.com  
313.880.1965



**Dan Bovenzi**

District Manager

Dan.Bovenzi@legacypro.com  
704.961.9985



**Darrell Hall**

Senior Leasing Agent

Darrell.Hall@legacypro.com  
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ADDITIONAL PHOTOS



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209 Powell Place, Brentwood, TN 37027

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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 4,661 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2072 E Midlothian Blvd	Available	1,500 - 4,661 SF	NNN	Negotiable	-
2072 E Midlothian Blvd	Marco's Pizza #3510	1,319 SF	NNN	-	-



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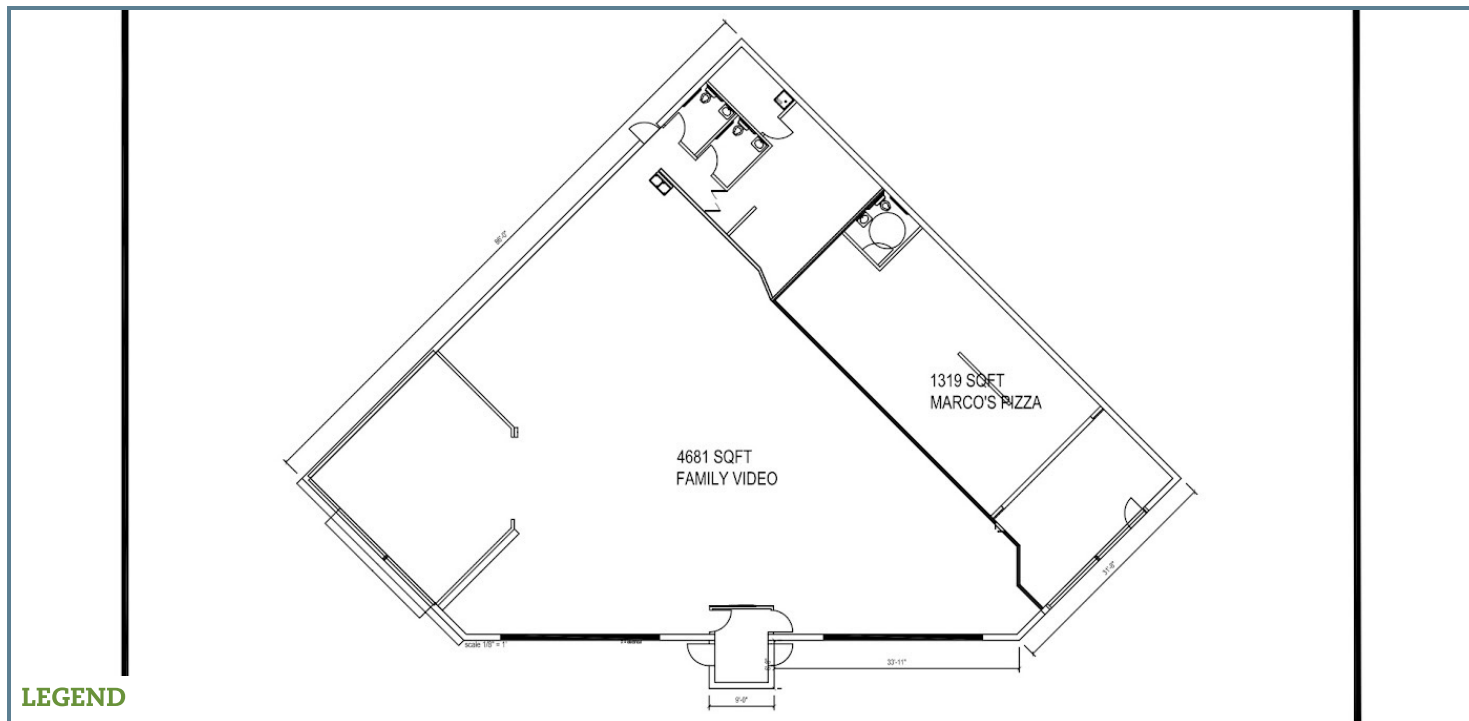
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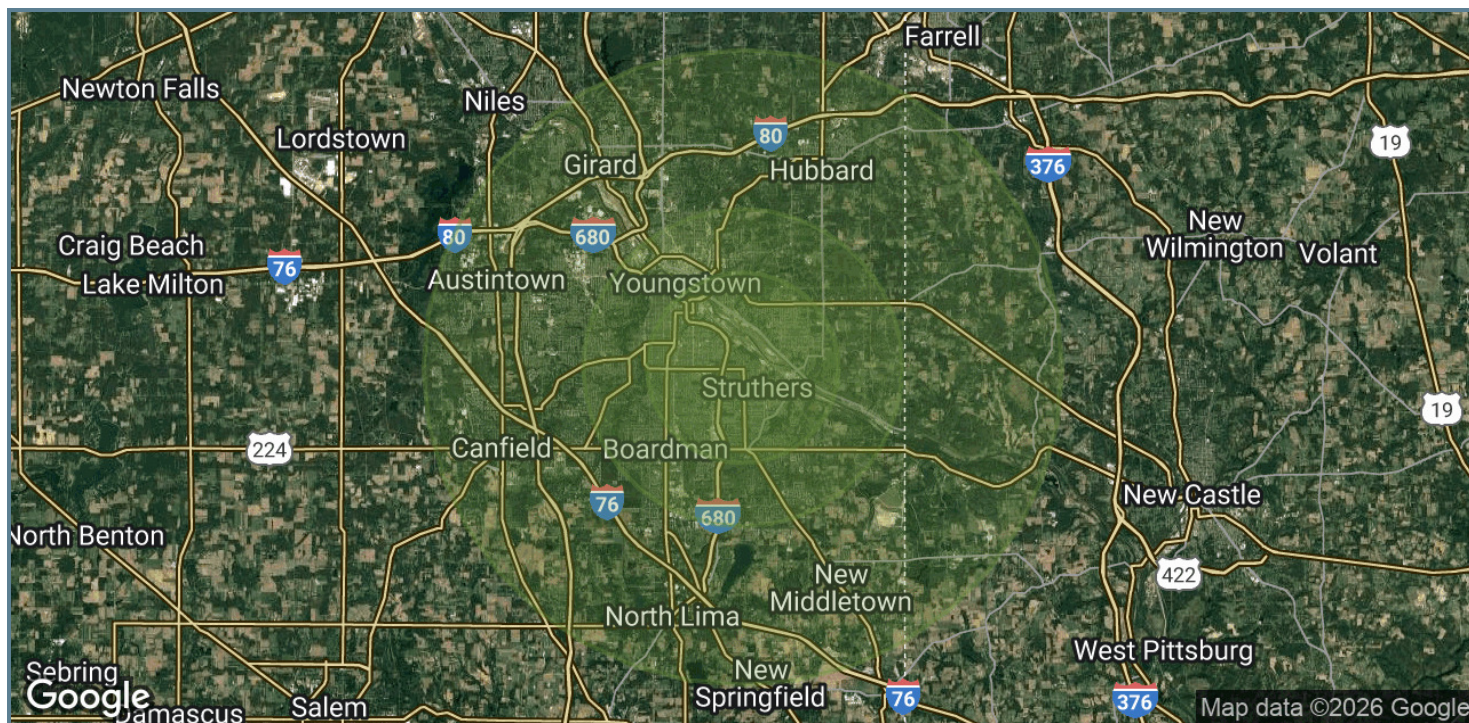
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,398	120,654	247,036
Average Age	42	43	44
Average Age (Male)	40	41	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,674	51,232	106,301
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,041	\$60,214	\$67,564
Average House Value	\$128,042	\$148,392	\$179,415



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## RETAILER MAP



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