

### AVAILABLE

#### LOCATION

200 - 208 W Front St, Youngstown, OH 44503



#### HIGHLIGHTS

Located in the growing downtown Youngstown area, across from the Youngstown Foundation Amphitheater, near the Covelli Centre, YSU, two federal courthouses, Mahoning County Courthouse, and Eastern Gateway College. Youngstown is undergoing a revitalization and is an attractive place to live and work.



**TRAFFIC** Market St = 8,495 VPD

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

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## **AERIAL PICTURES**



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McDonald

60

680

(46)

(46)

118

(46)

ustintown

ral Ridge

11

(11)

62

Canfield (224)

Ohio Tumpike

Heights

(422)

Girard

KIRKMERE

(625)

(224)

Starrs Corners

CORNERSBURG

(11)

80

5 MI

550

3 MI

IMI

422

SITE

0

Boardman

(170)

680

680

(224)

1150

(193)

Churchill

80

BRIER HILL

(422)

(193

Mill Cree

Park

(711)

# **SITE INFORMATION**

DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	4,642	56,792	142,822
HOUSEHOLDS	1,517	21,995	58,927
MEDIAN AGE	37	39	42
<b>AVERAGE HH INCOME</b>	\$23,746	\$39,133	\$51,401

SITE INFORMATION		
LOCATION PROPERTY TYPE	Youngstown City Mahoning County Retail / Office	
ZONING	MU - Downtown Form	
AVAILABLE	2) 2 story buildings:	
	200: 2,760 SF / floor + basement 200 has a fright elevator	
PARKING	208: 3,120 SF / floor + basement Onsite parking + free public parking across the street	
RENT	Base Rent: \$15.00/SF NNN	

\$375,000

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(224)

80

Hubbard (304)

8

(422)

Low

PRICE

(616)

(616)

(616)

Maplewood Park

422

Canipbell

10

Đ

(289)

Struthers

Poland

9

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