

## LOCATION

420 S State St, Girard, OH 44420



## HIGHLIGHTS

- Inline QSR space adjacent to convenience store / Shell gas station
- 2 drive-thru windows
- Tesla Superchargers in rear with high traffic volume
- Located at the 422 / 1-80 Ramp

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## TRAFFIC

I-80 / State St = 50,796 VPD

**3D TOUR** [420 State](#)

## CONTACT

**DAN CROUSE**

330.647.0411

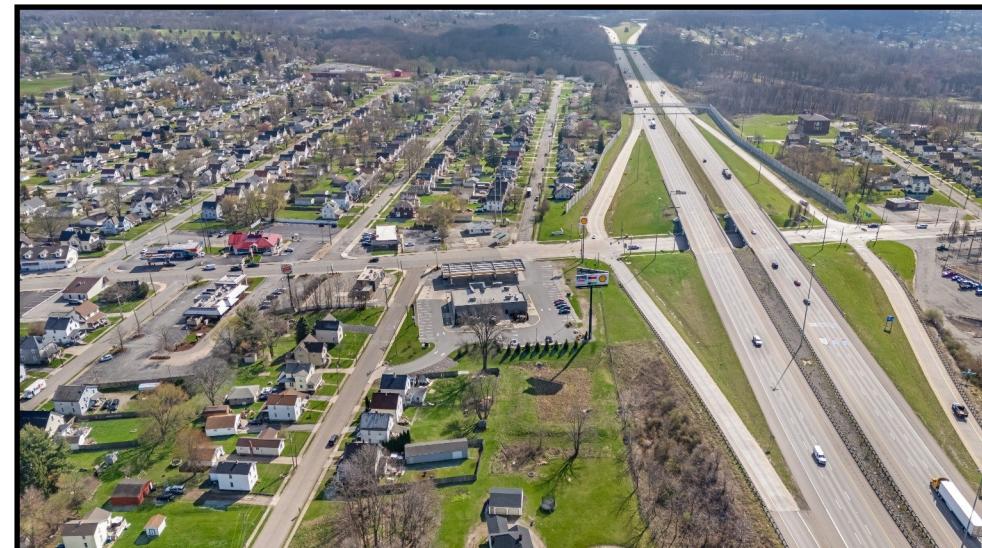
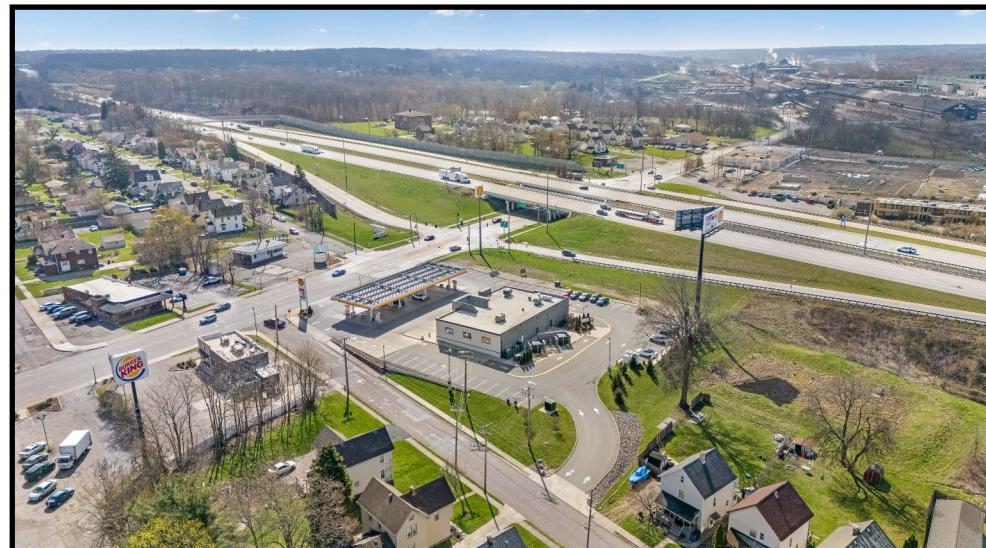
[dan@themahoningvalley.com](mailto:dan@themahoningvalley.com)

**DON THOMAS**

501.269.3827

[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)

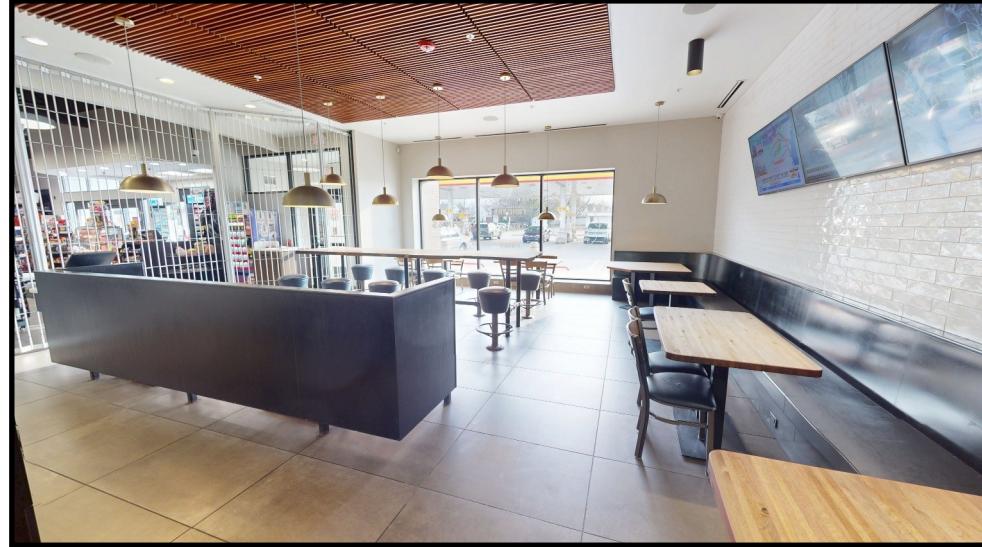
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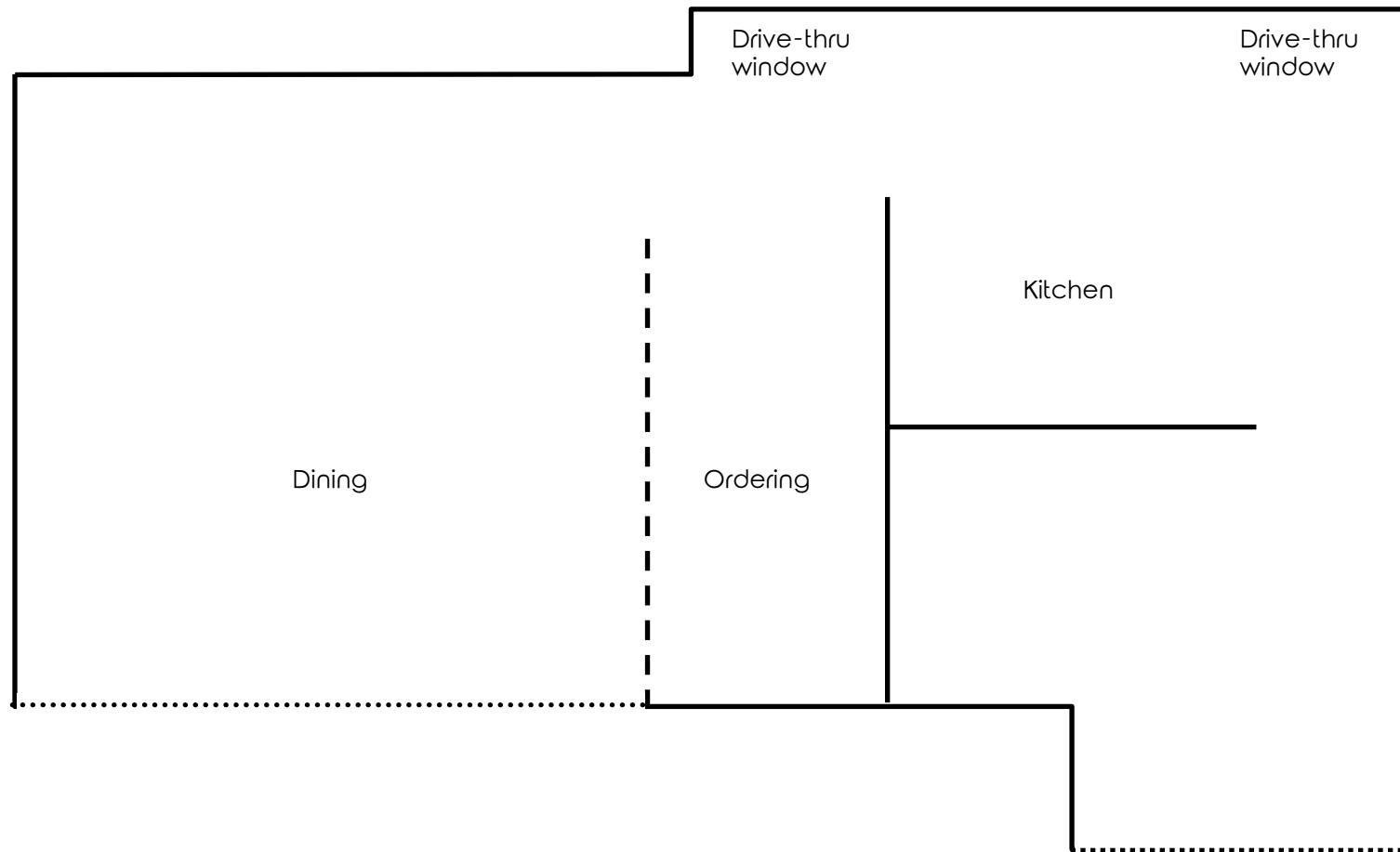
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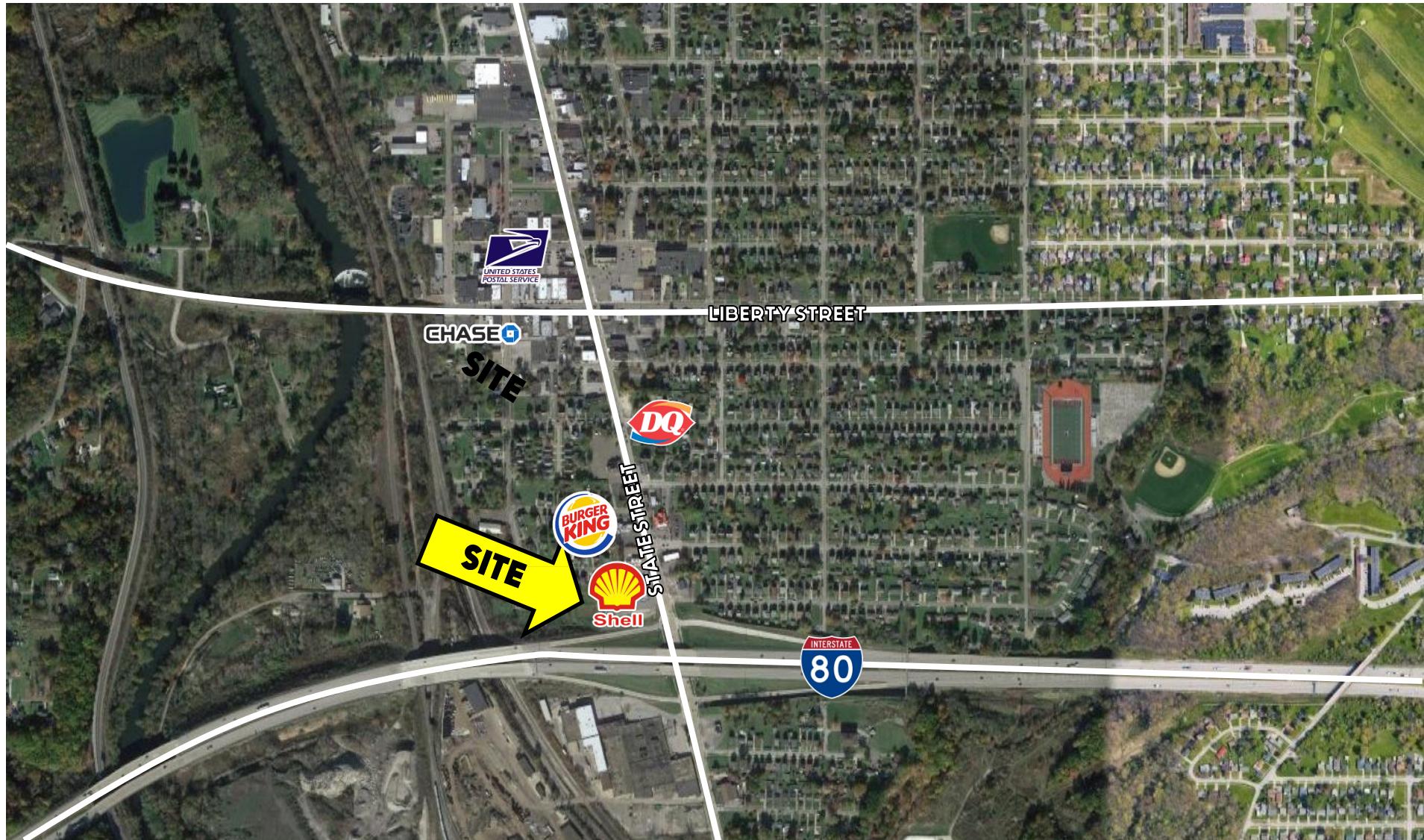
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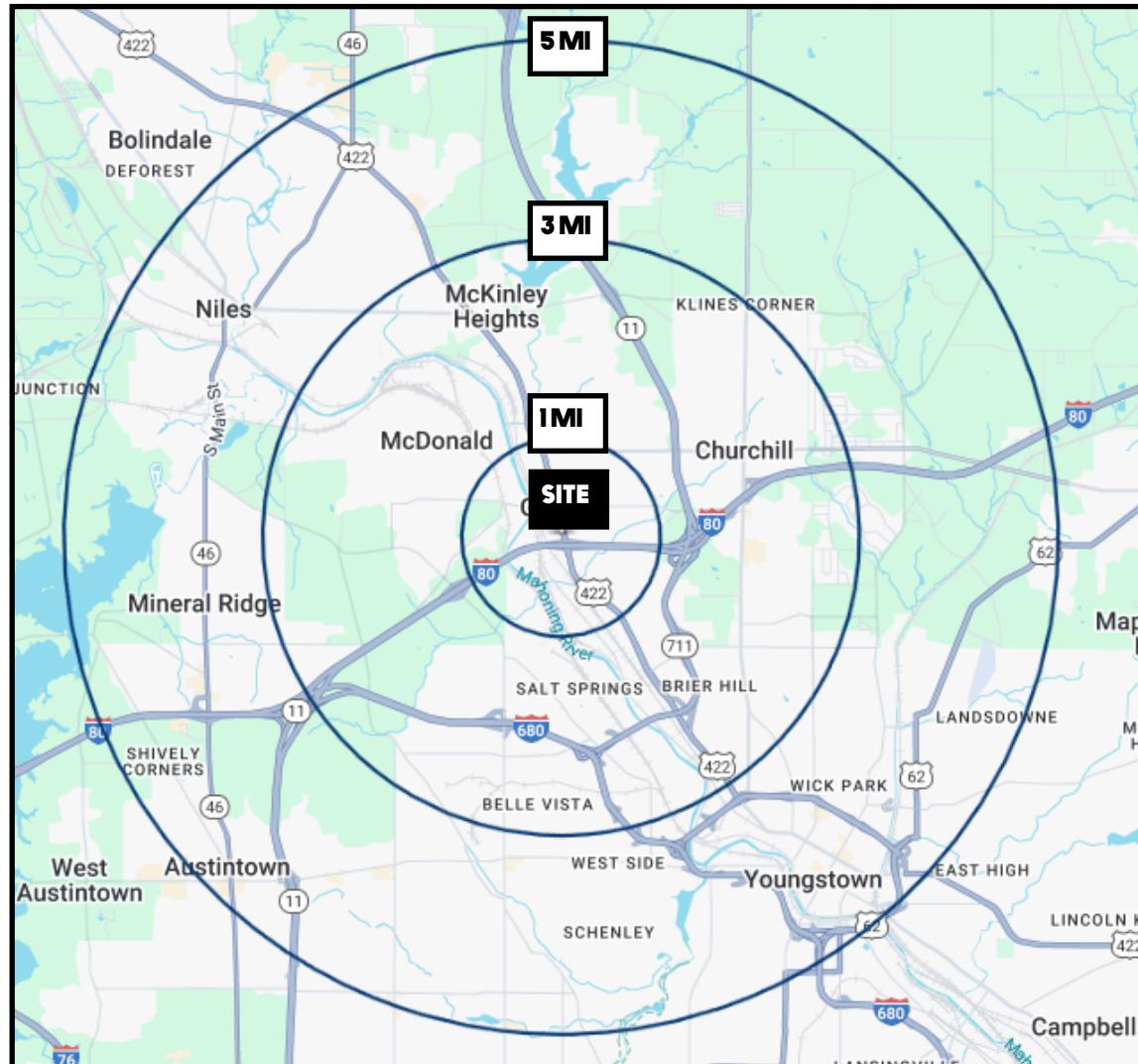
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	6,190	35,019	100,154
<b>HOUSEHOLDS</b>	2,700	15,451	43,291
<b>MEDIAN AGE</b>	39	43	41
<b>AVERAGE HH INCOME</b>	\$54,909	\$60,584	\$57,376

## SITE INFORMATION

<b>LOCATION</b>	Girard City Trumbull County
<b>PROPERTY TYPE</b>	Quick Service Restaurant
<b>YEAR BUILT</b>	2015
<b>SIZE</b>	2,200 SF
<b>DRIVE-THRU WIN- DOWS</b>	2 windows
<b>UTILITIES</b>	Separately metered
<b>RENT</b>	\$20.00/SF NNN "Extra Charges": \$1.10/SF

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