



Office Building | For Sale

5121 Mahoning Avenue, Austintown Ohio 44515



Contact: **Jim Grantz**, Broker Associate | 330-518-7900 | grantz.james@gmail.com

ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GAURANTEED

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Demographics	1 Mile	3 Miles	5 Miles
Population	7,581	46,805	97,391
Households	4,146	21,174	42,196
Average Household Income	\$55,885	\$64,297	\$66,863
Daytime Employees	2,600	17,241	46,185

Traffic Counts	
Mahoning	16,323 VPD
State Route 11	37,918 VPD



OVERVIEW

- 21,000 sf office building on 1.6 acres – investment sale.
- Terrific regional access via adjacent Route 11.
- Highly visible location at a traffic light.
- Real Estate Taxes = \$38,114.56, 2023 tax year.
- **For Sale - \$2,250,000.**

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