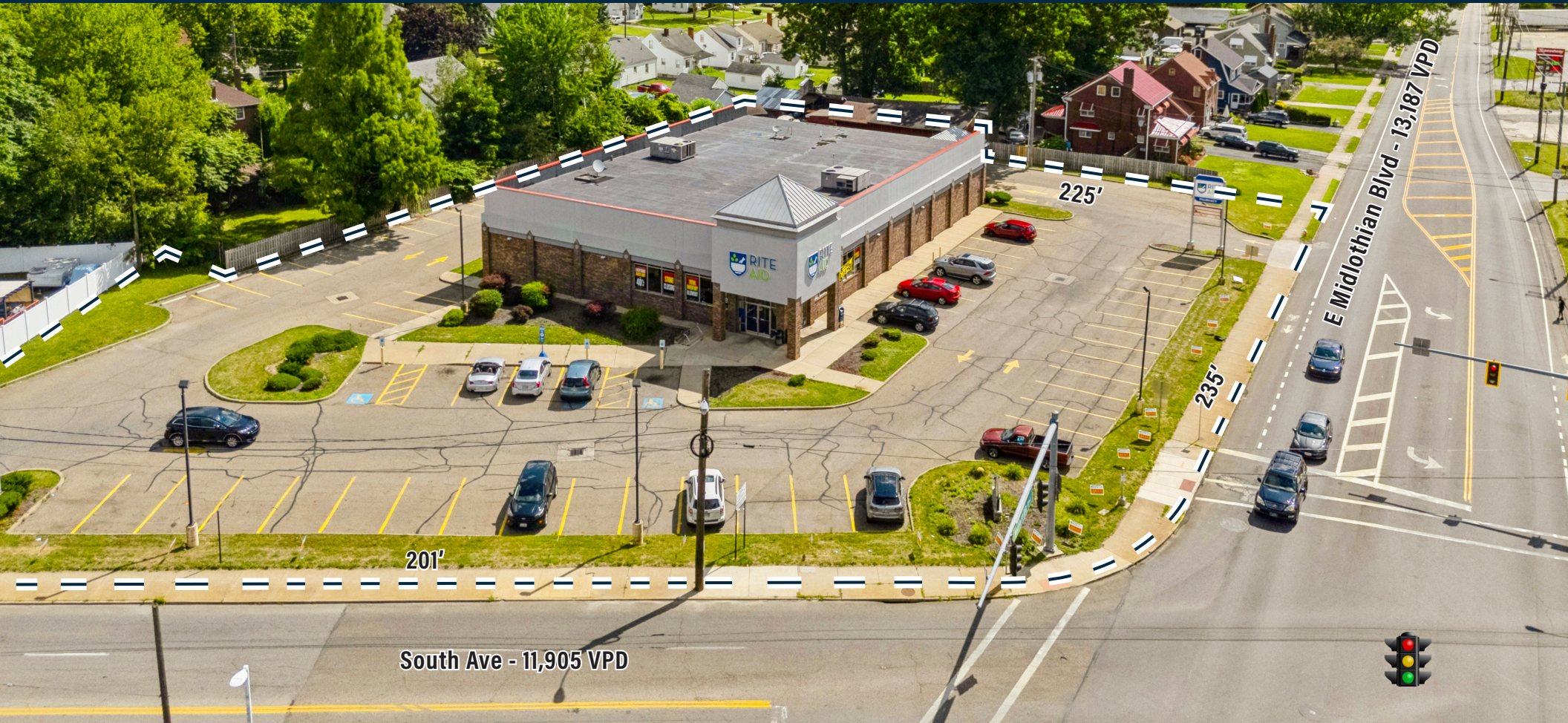


FORMER RITE AID AVAILABLE!

540 E MIDLOTHIAN BLVD, YOUNGSTOWN, OHIO 44502



FOR SALE & FOR LEASE
10,521 SF | 1.6 AC

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CBRE

THE OPPORTUNITY

- Freestanding 10,521 SF former Rite Aid on 1.6 AC available For Sale or For Lease
- The property is located at a hard corner, consisting of over 25k+ combined VPD
- The property features 235' of frontage along E Midlothian Blvd and 201' of frontage along South Ave
- Nearby retailers include Dollar General, Family Dollar, Popeyes, Wendy's, Handel's Ice Cream, Huntington Bank, Speedway, Shell, and more!
- Average household incomes of \$73,954 within a 5-mile radius
- The building features a double lane drive-thru, perfect for a coffee/pickup user
- Ample parking with 70+ parking spaces
- Full ingress/egress on both E Midlothian Blvd and South Ave



QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION
145,798



POPULATION
140,586



HOUSEHOLDS
61,224



POPULATION
25 & OVER
100,182




AVG. HOUSEHOLD
INCOME
\$73,954

AERIAL VIEW



DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| 2023 Population - Current Year Estimate | 10,126 | 64,368 | 140,586 |
| 2023 Daytime Population | 9,639 | 66,592 | 145,798 |
| 2023 Households - Current Year Estimate | 4,204 | 28,316 | 61,224 |
| 2023 Average Household Income | \$54,910 | \$65,730 | \$73,954 |
| 2028 Average Household Income Projection | \$62,876 | \$76,742 | \$86,701 |
| 2023 Median Household Income | \$42,763 | \$48,410 | \$51,647 |
| 2023 Population Over 25 | 6,682 | 45,493 | 100,182 |

CONTACT US

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