



Edward J. Lewis, Inc.

OFFICE BUILDING FOR SALE

5121 Mahoning Avenue, Austintown, Ohio 44515



- BUILDING SIZE**
21,000 SF

- LOT SIZE**
1.6 ACRES

- INVESTMENT SALE**
Stabilized Asset

- ZONING**
Office

- ASKING PRICE**
\$1,995,000

HIGHLIGHTS

- ✓ 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 = \$37,158.24 payable 2026.
- ✓ **For Sale – \$1,995,000.**

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 Avenue 16,323 VPD | State Route 11



CONTACT
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A Strong Foundation.
A Trusted Partner.

ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED