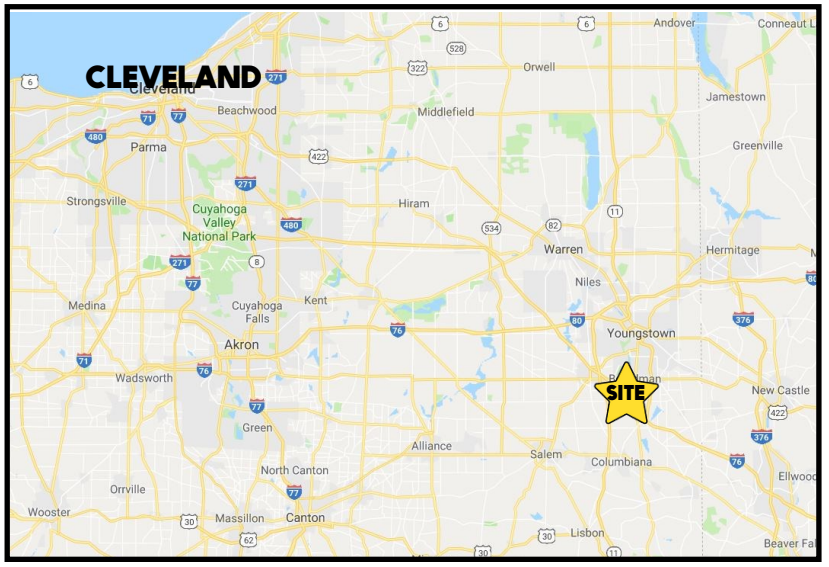
PLATZ REALTY GROUP

FOR SALE

LOCATION

Western Reserve Rd, Youngstown, OH 44514



TRAFFIC

Western Reserve Rd = 15,677 VPD
South Ave = 12,730 VPD

HIGHLIGHTS

- Commercial land located on Western Reserve Rd Victoria Lane by I-680 / South Ave
- 1.035-62 acres available
- Across from McDonald's and Shell, by Dunkin Donuts
- High exposure location with easy access to I-680

CONTACT

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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

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AERIAL PICTURES

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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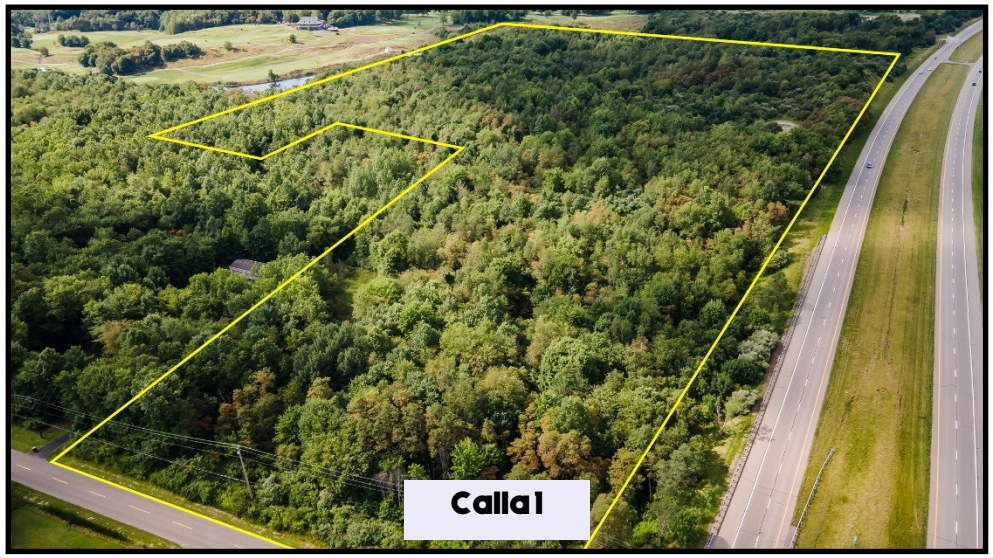
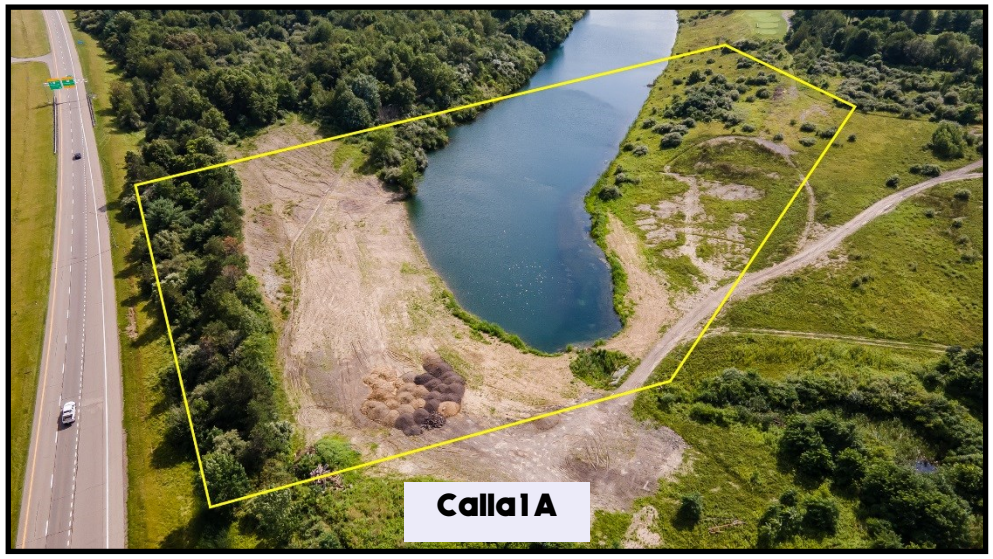
AERIAL PICTURES





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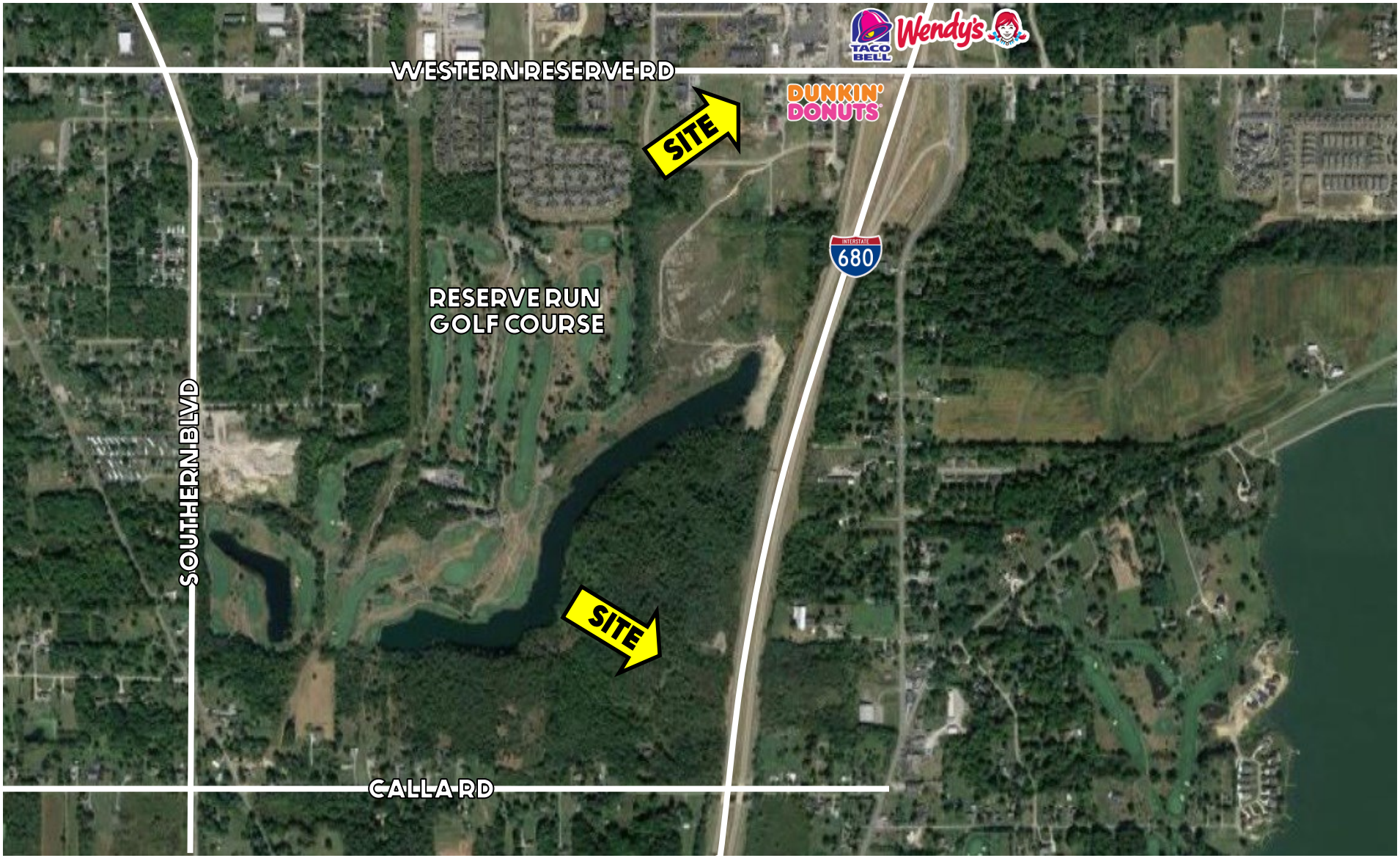
AERIAL MAP



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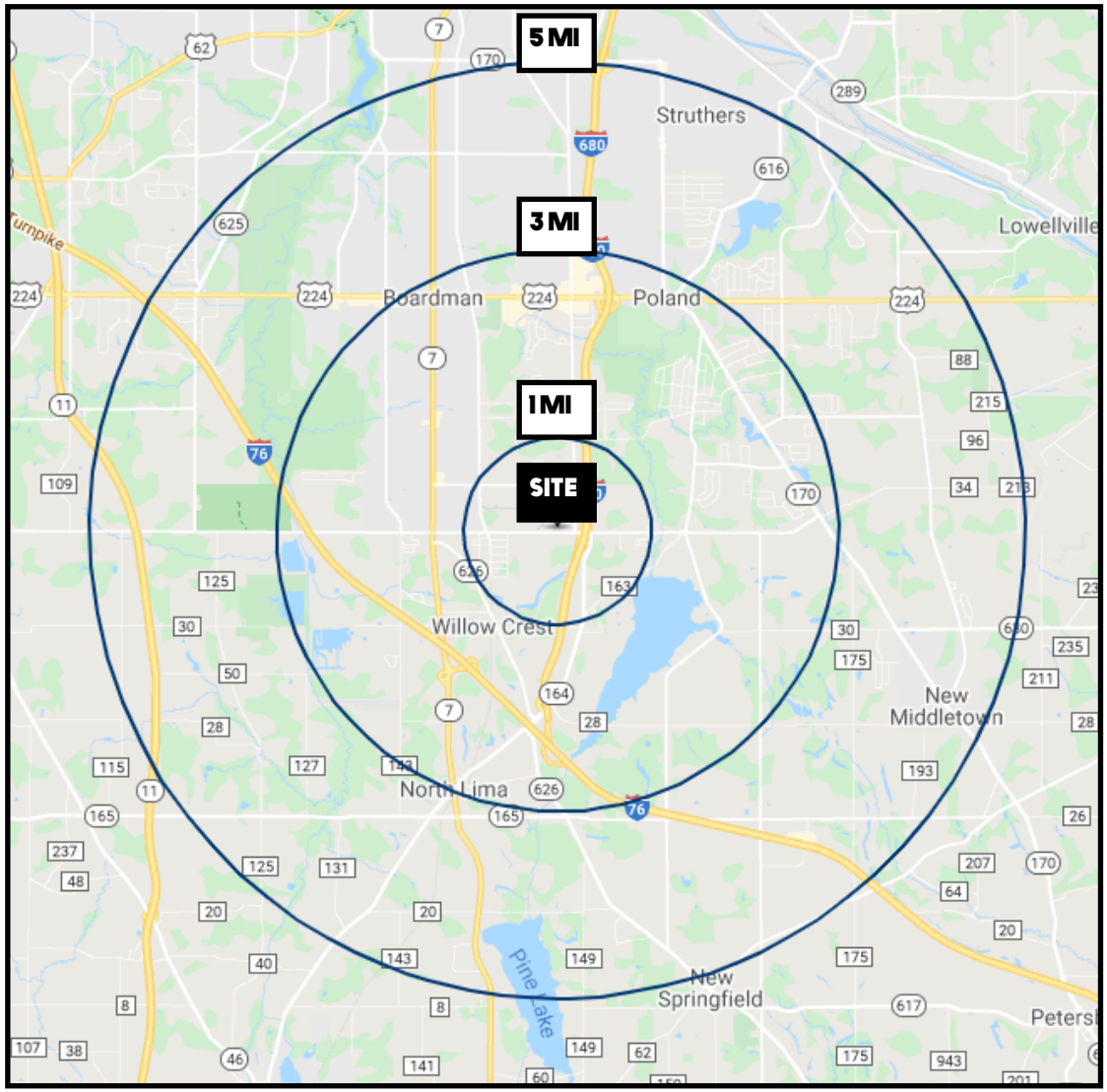
SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,976	21,556	71,030
HOUSEHOLDS	861	9,134	30,156
MEDIAN AGE	54	49	46
AVERAGE HH INCOME	$76,115	$89,000	$78,513

SITE INFORMATION

LOCATION
Beaver Township
Mahoning County

ZONING
General Commercial

PARCEL NUMBERS
04-001-A-014.01, -014.02, 014.03, -014.04, -022.01, -018

PRICES

Lot:	Acres:	Price:
Lot 4:	1.239	$216,000
Lot 5:	1.732	$302,000
Lot 6:	1.15	$200,500
Lot 8:	1.035	$157,800
Lot 9:	9.015	$1,569,000
Lot 10:	4.6	$752,000
Lot 1A	15.577	$1,185,000
Lot 1:	62.198	$4,060,000
Lot 2:	5.11	$445,000

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