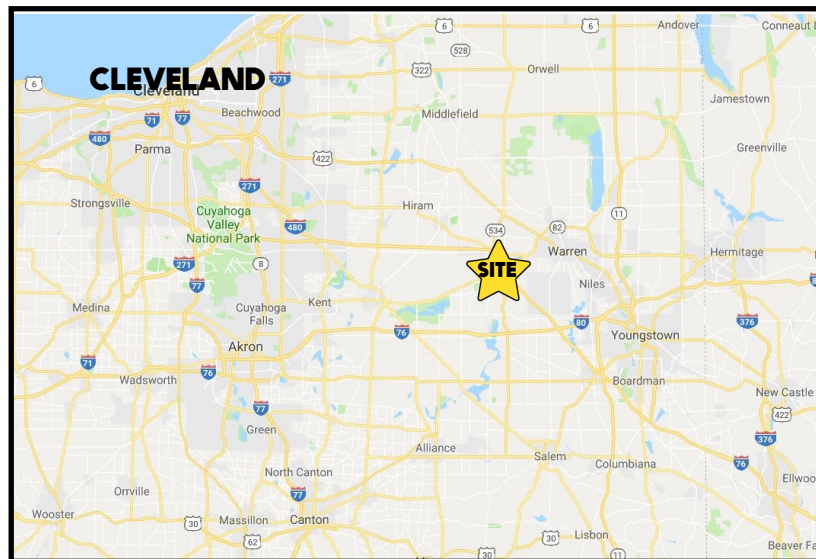


LOCATION

1746 S. Raccoon Rd, Austintown, OH 44515



TRAFFIC

Raccoon Rd = 10,148 VPD

New Rd = 9,210 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

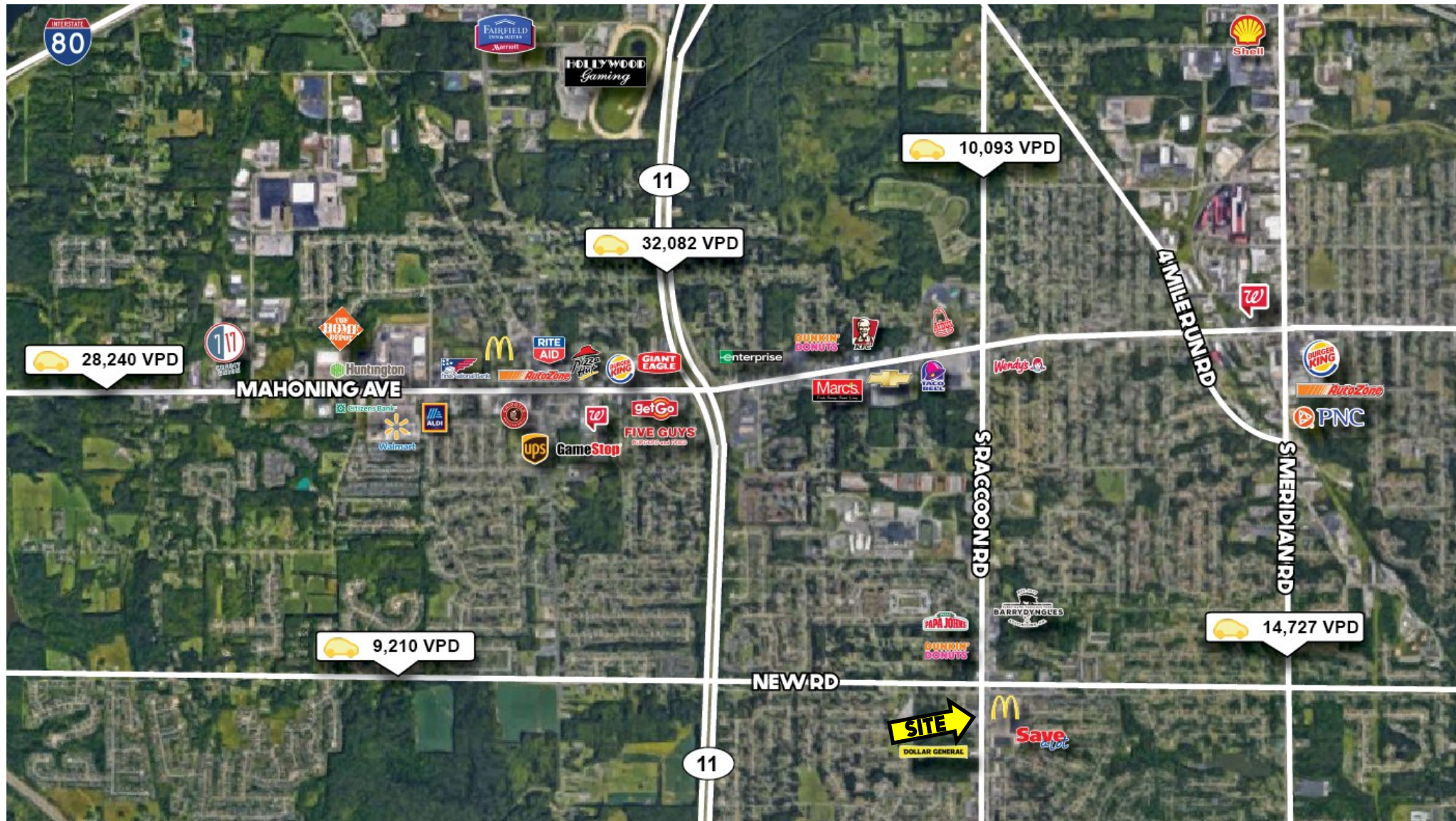
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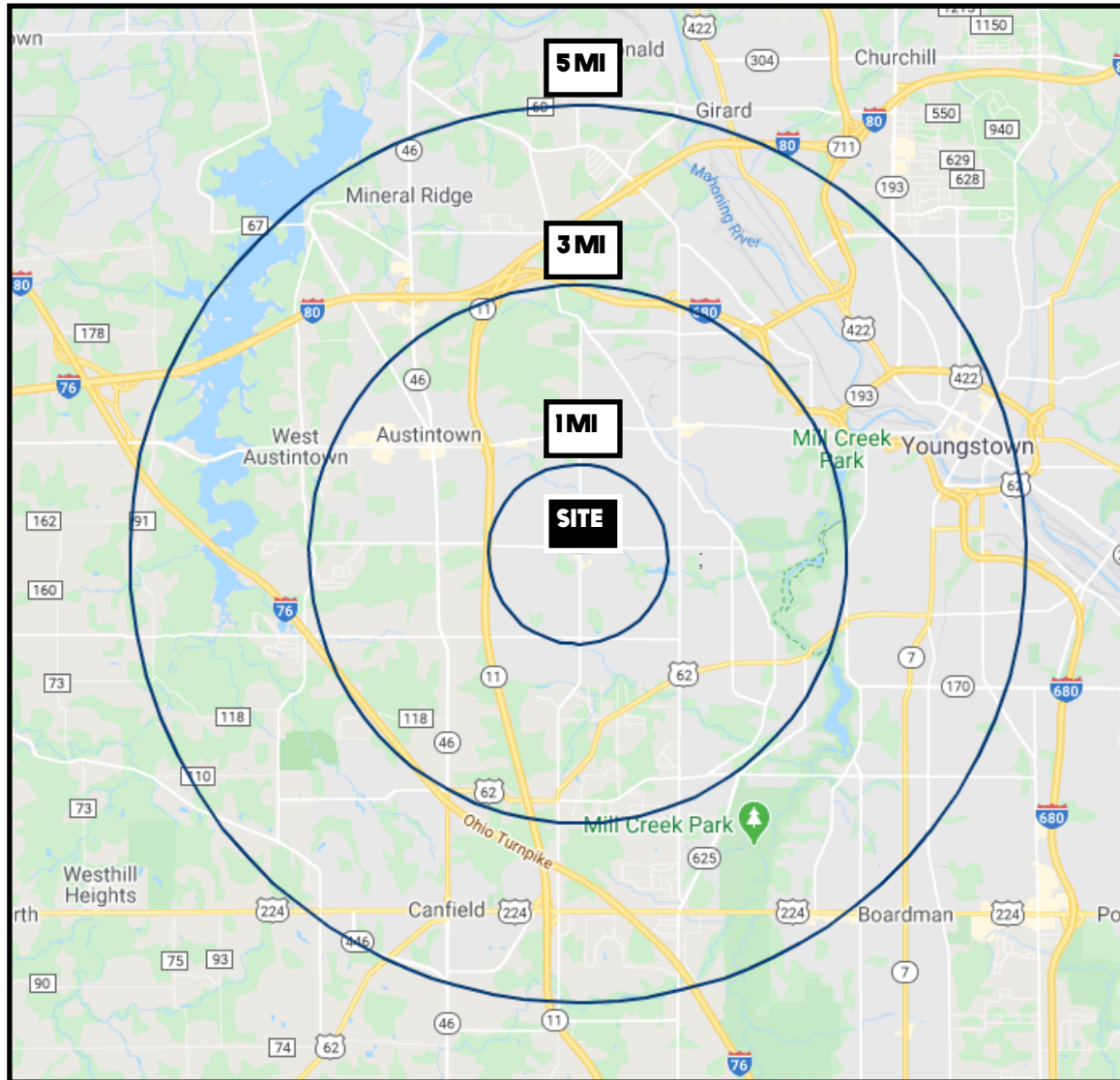


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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	11,527	52,122	115,010
HOUSEHOLDS	5,152	22,702	48,191
AVERAGE AGE	41	43	42
MEDIAN HH INCOME	\$44,086	\$47,203	\$46,942

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
PARCEL	48-070-0-009
DIMENSIONS	Approximately 260' x 518'
ZONING	B2 Business
UTILITIES	Youngstown City
ACREAGE	3.748 acres
REAL ESTATE TAXES	\$8,667.94/year
PRICE	\$750,000 REDUCED! \$495,000

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