

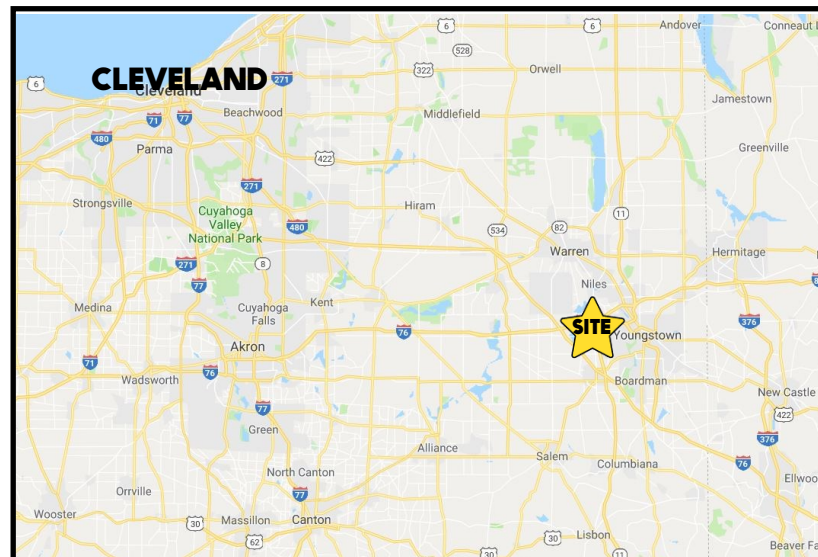
LOCATION

5204-5208-5212 Mahoning Ave, Austintown, OH 44515



HIGHLIGHTS

- 3 office buildings; Landlord will build to suit
- Ample parking
- Gross rent includes all utilities
- First floor walk in suites with private restrooms
- Located just off Mahoning Ave / SR 11 by Giant Eagle



TRAFFIC

Mahoning Ave = 27,322 VPD

CONTACT

ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

MATT WILSON

330.347.9677

mwilson@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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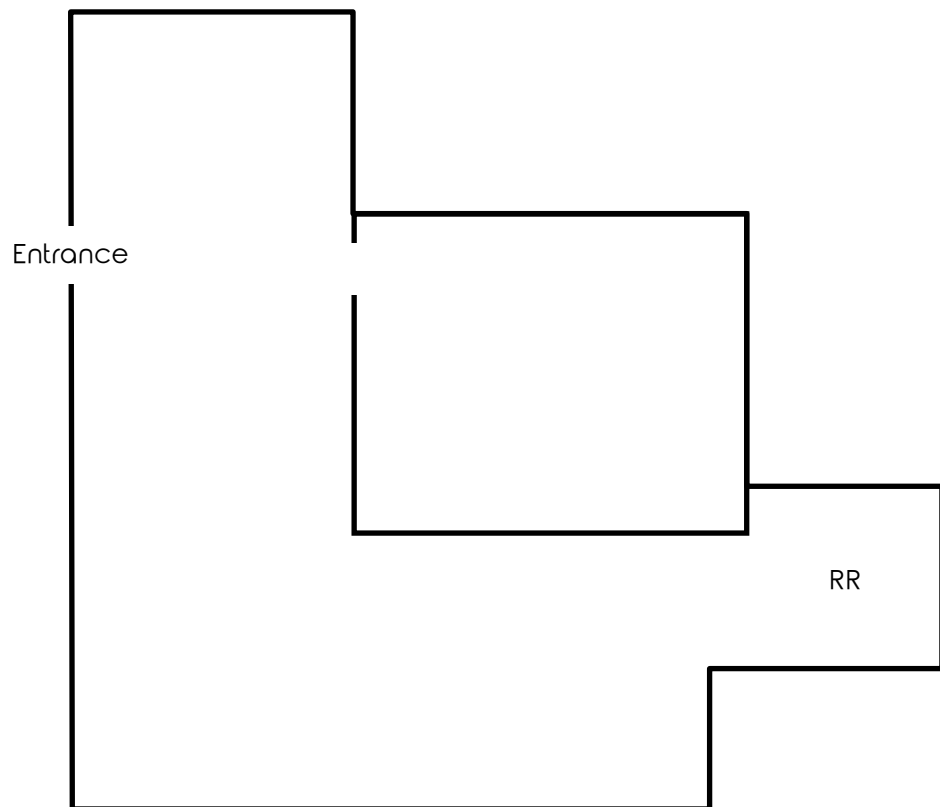


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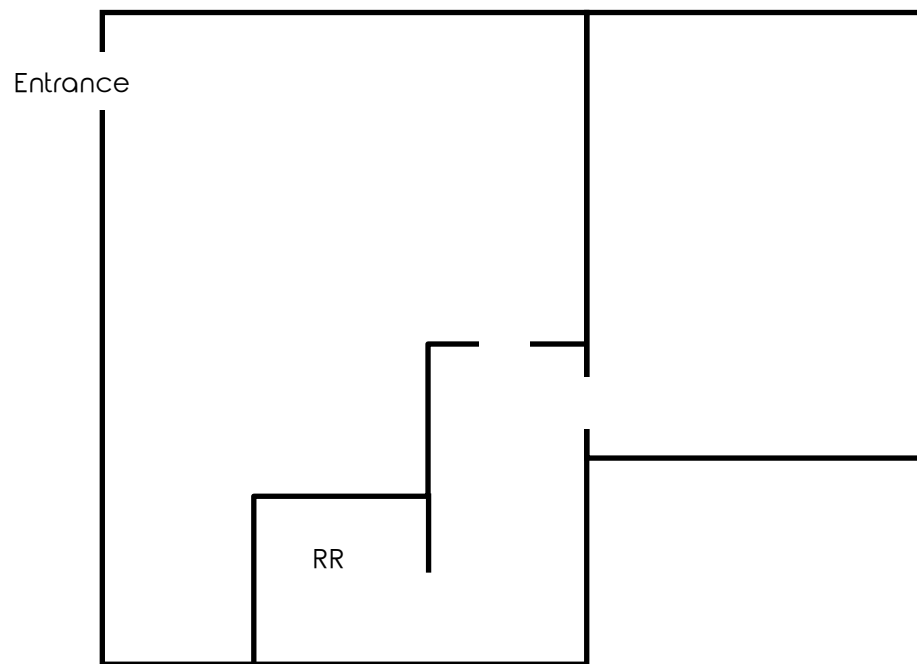
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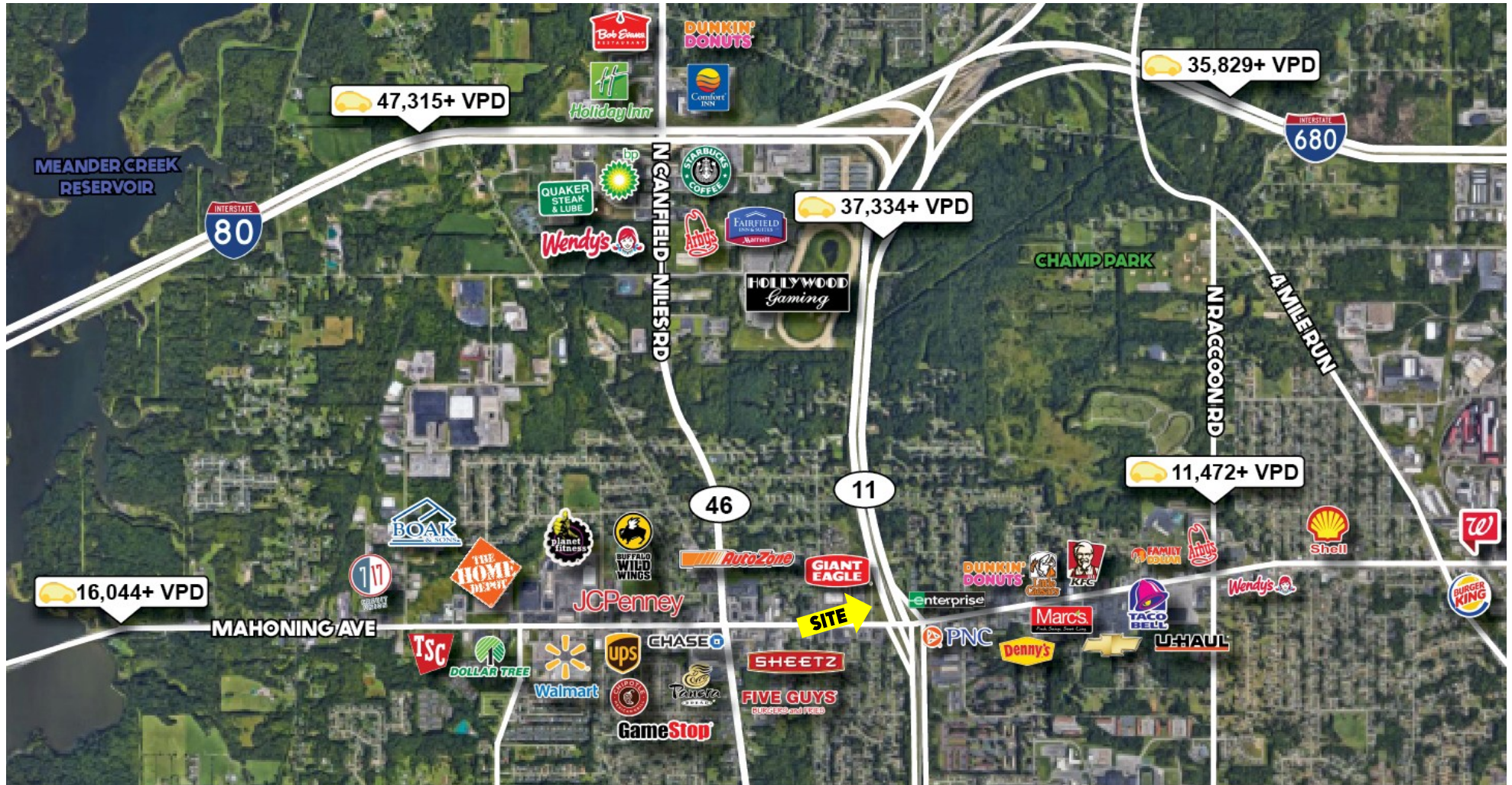
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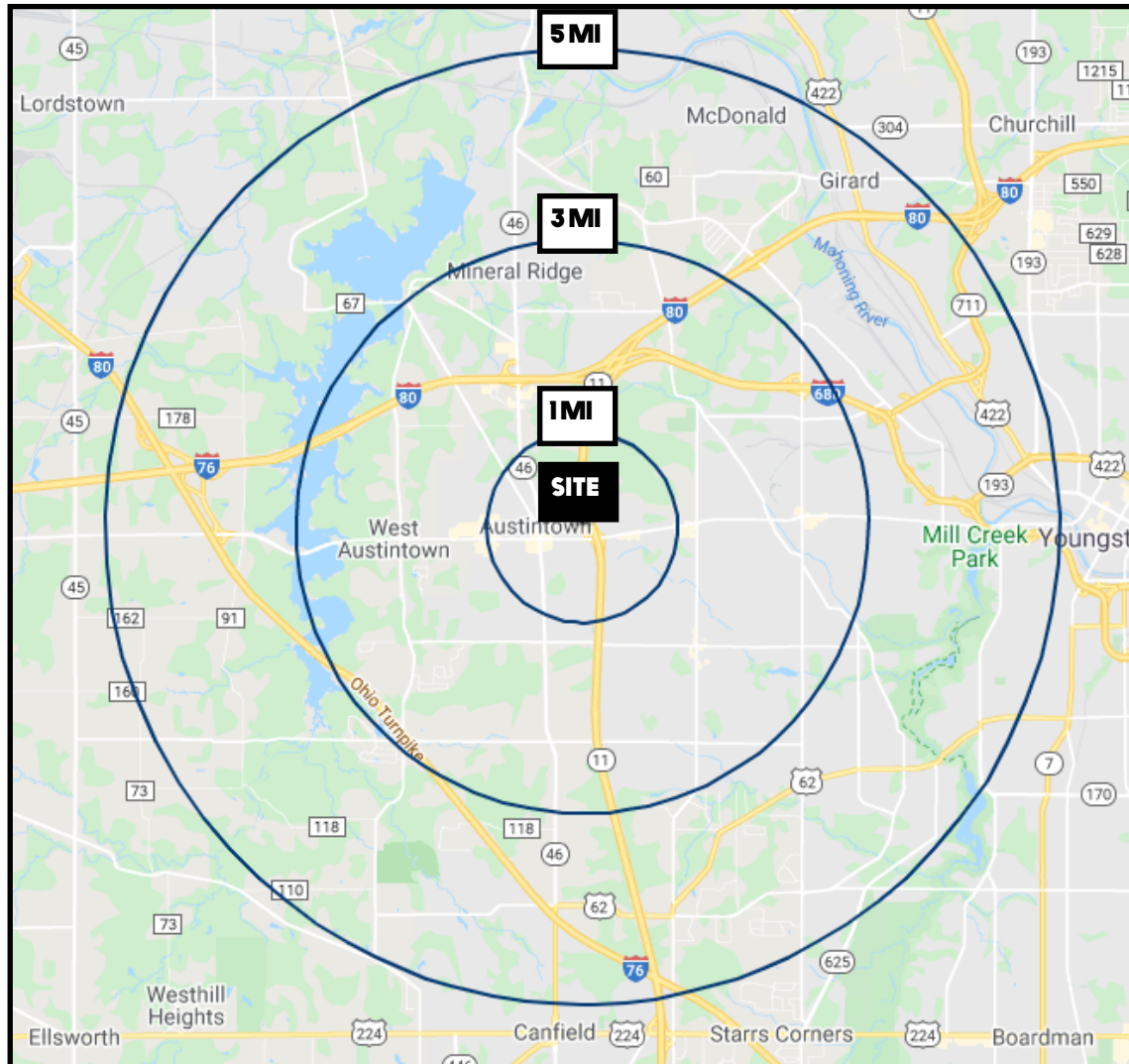
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,938	39,959	84,480
HOUSEHOLDS	2,775	17,141	35,354
MEDIAN AGE	47	44	43
AVERAGE HH INCOME	\$53,933	\$60,469	\$61,743

UNIT	RENT *Includes Utilities	SF
5204 - 101A	LEASED	744
102 (Barber)	LEASED	456
107	LEASED	576
108	LEASED	515
110	LEASED	360
111	\$700/month	360
5208 - 201	LEASED	864
202	LEASED	744
207/208	LEASED	1,700
209 (medical)	LEASED	1,848
220	LEASED	3,700
5212-304	\$750/month	450
307	LEASED	432
311	LEASED	800
313	LEASED	451
315	LEASED	350

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