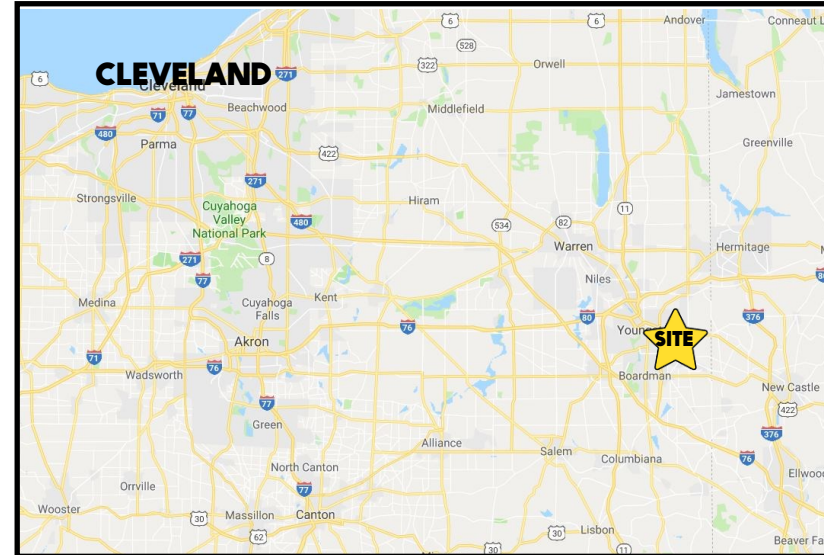


LOCATION

311 Maplewood, Struthers, OH 44471



HIGHLIGHTS

- Corner lot in Struthers, OH
- Long term lease with Circle K
- 4,026 SF
- Lots of front parking
- Adjacent to The Elmton

TRAFFIC

Elm St = 3,060 VPD

CONTACT

DON THOMAS

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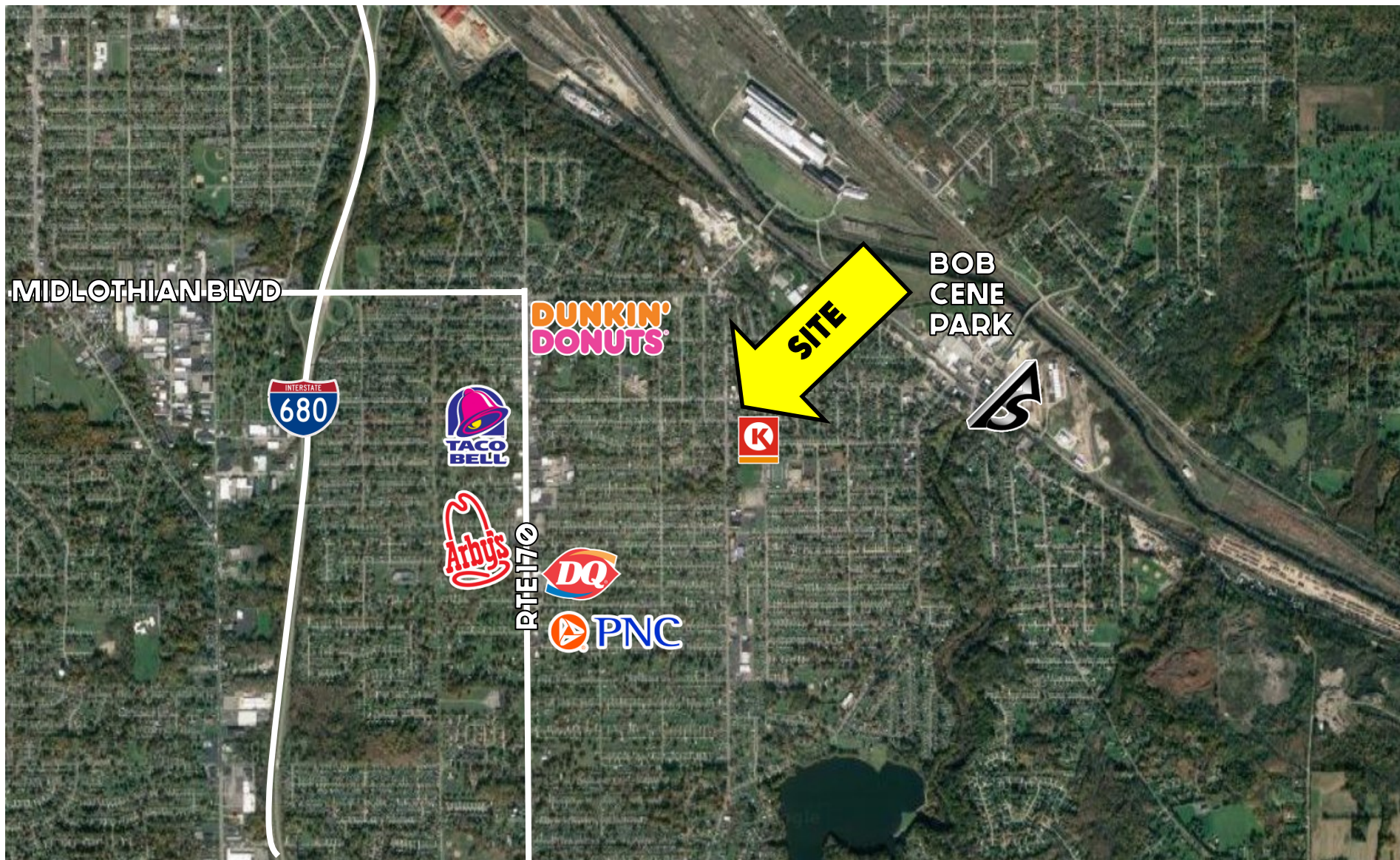
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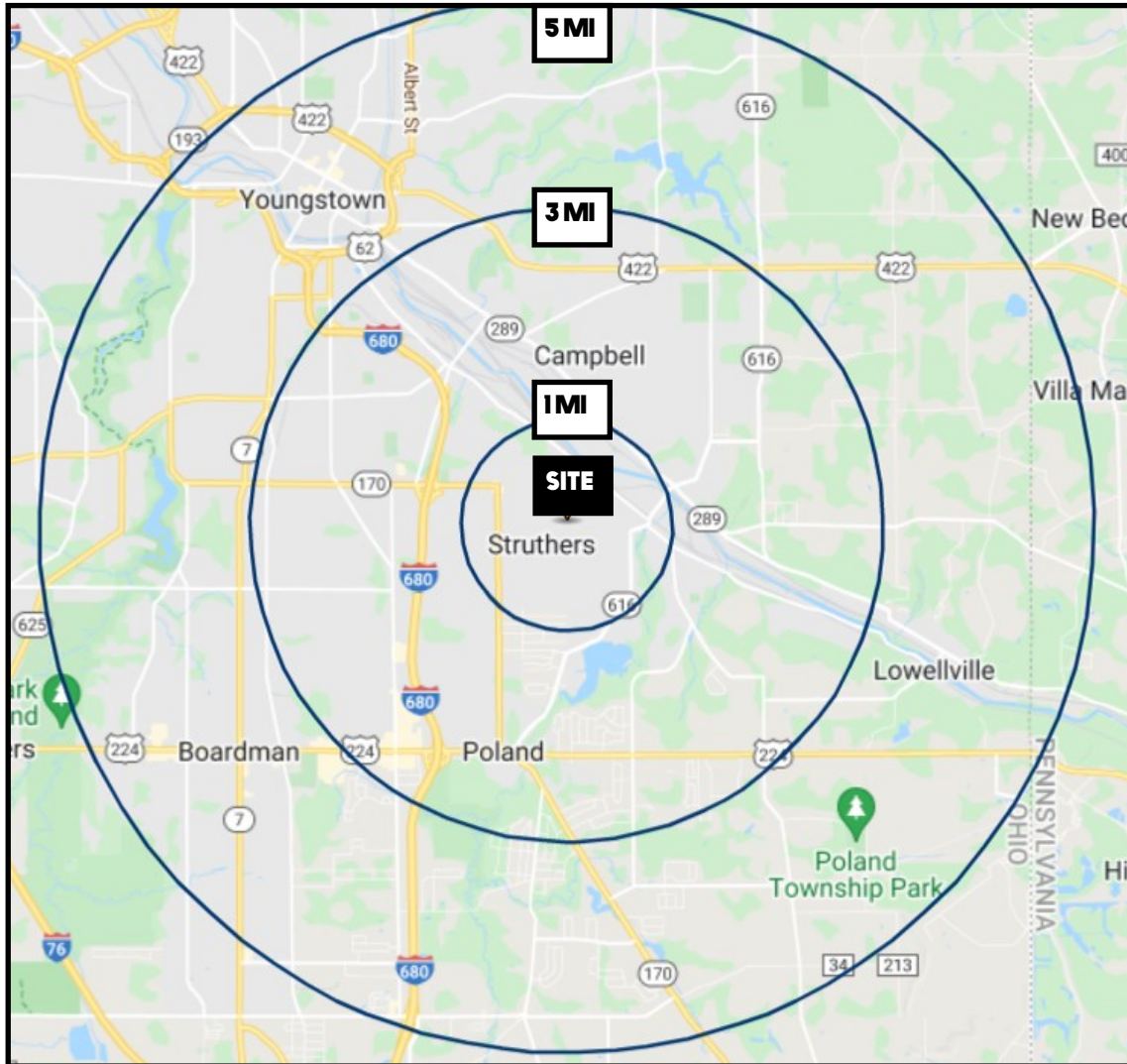
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	9,898	53,969	108,795
HOUSEHOLDS	4,020	22,232	43,853
MEDIAN AGE	42	42	43
AVERAGE HH INCOME	\$52,366	\$56,522	\$58,679

SITE INFORMATION

LOCATION	Struthers City Mahoning County
PARCELS	38-017-0-055 38-017-0-056
PROPERTY TYPE	Leased convenience store
SIZE	4,026 SF
ACRES	.14 acres
REAL ESTATE TAXES	\$4,825/year
PRICE	\$450,000 REDUCED \$300,000

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