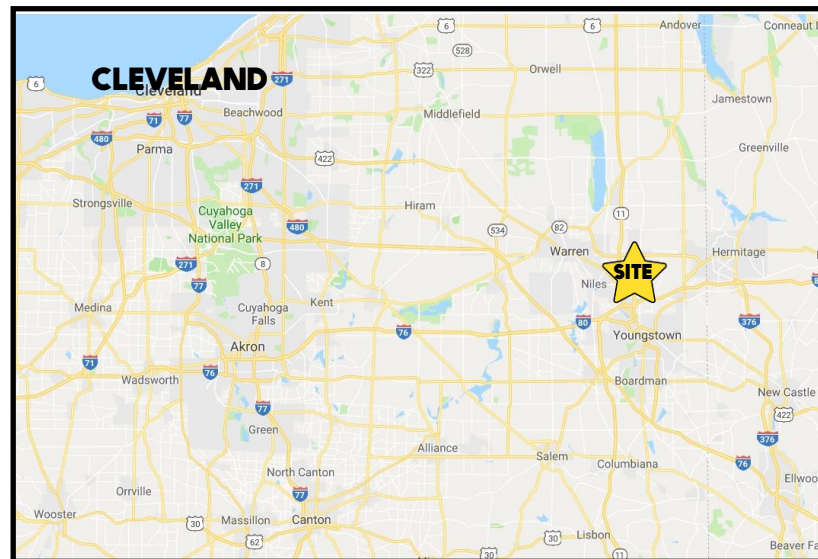


LOCATION

1688 Shannon Rd, Girard, OH 44420



TRAFFIC

Tibbetts Wick Rd = 13,343 VPD

HIGHLIGHTS

- Small, lower level office spaces
- 2) 800 SF units available
- Gross rent includes utilities
- Ample parking
- Located off Tibbetts Wick Rd

CONTACT

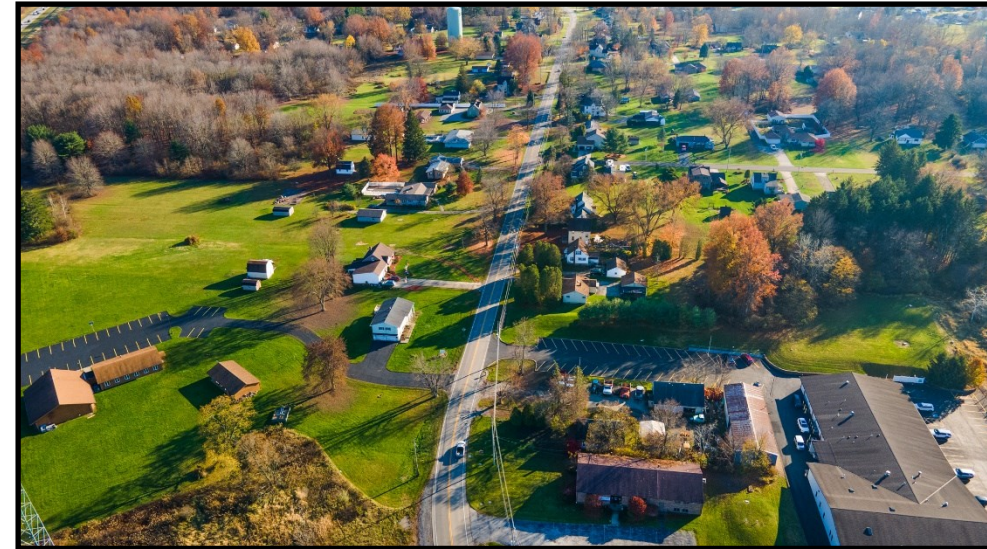
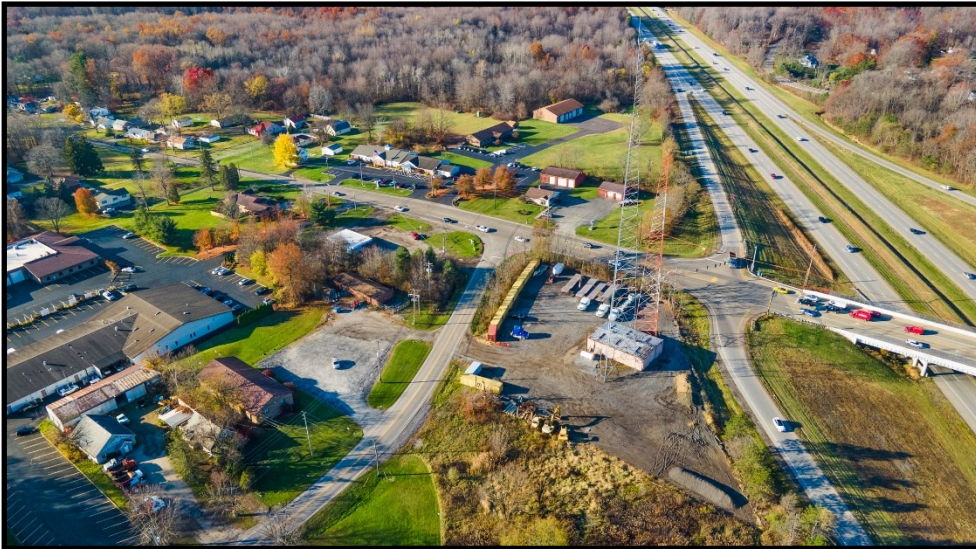
THERESA MORSE

330.518.6082

tmorse@platzrealtygroup.com

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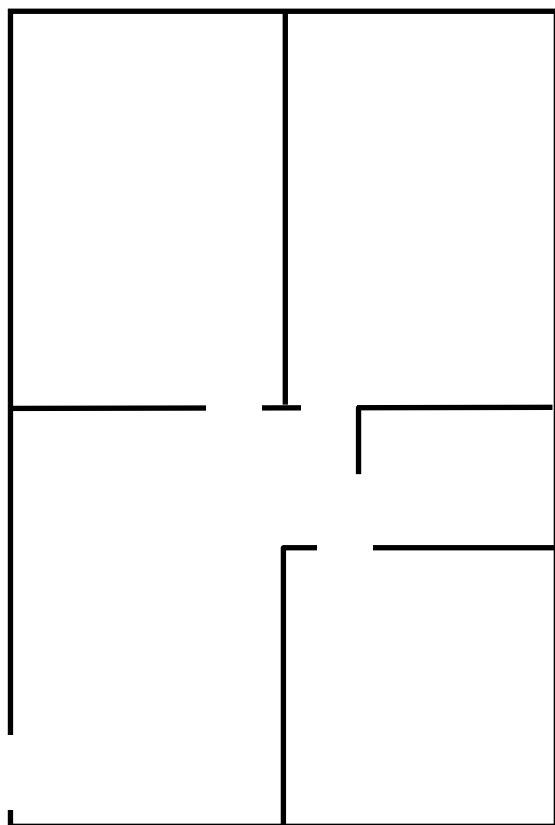


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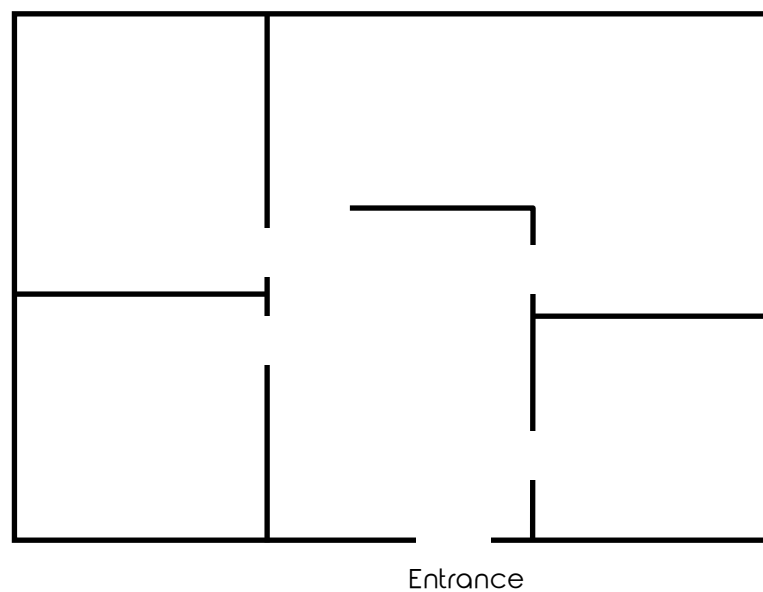
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Suite 2

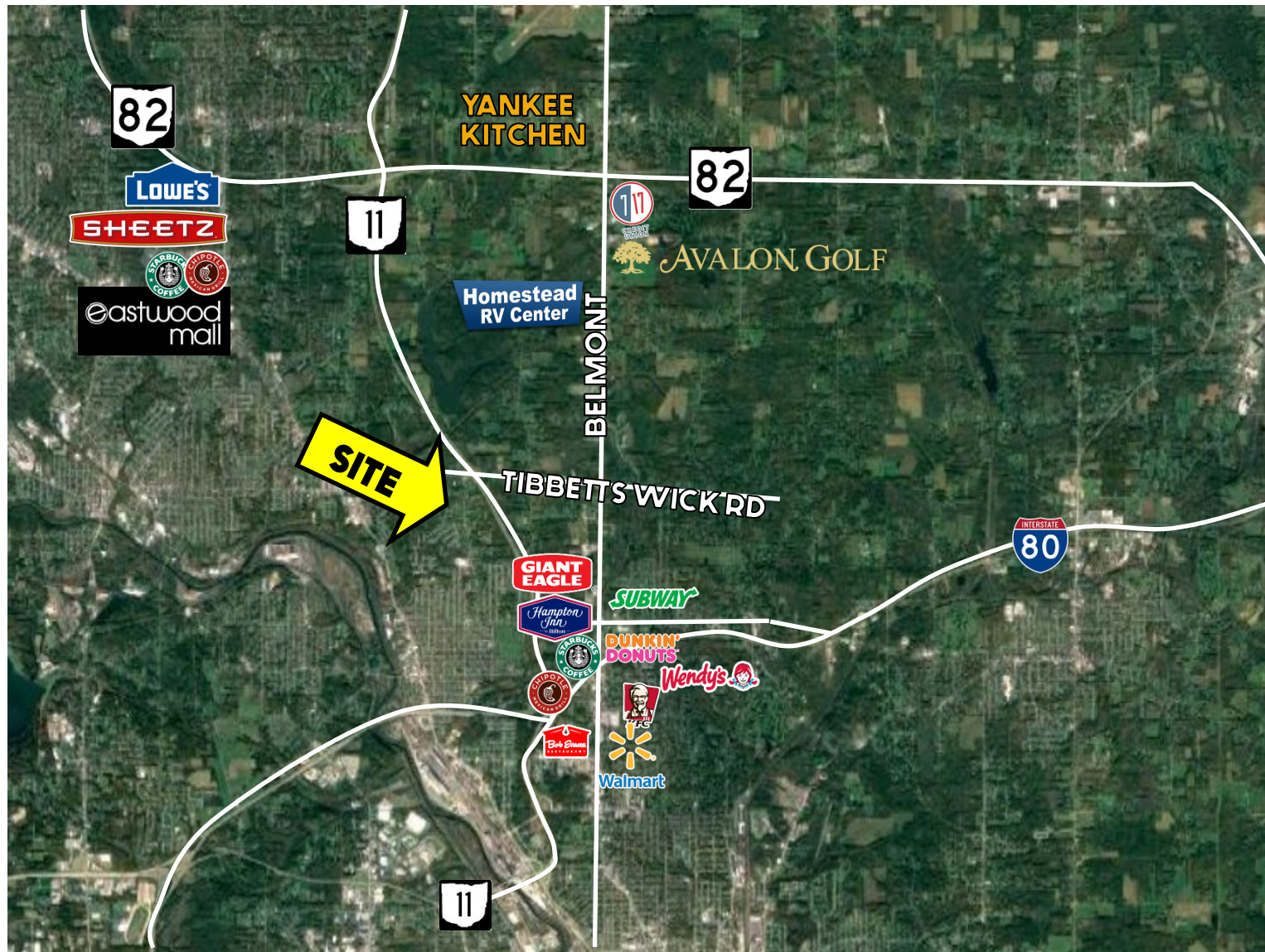


Suite 5



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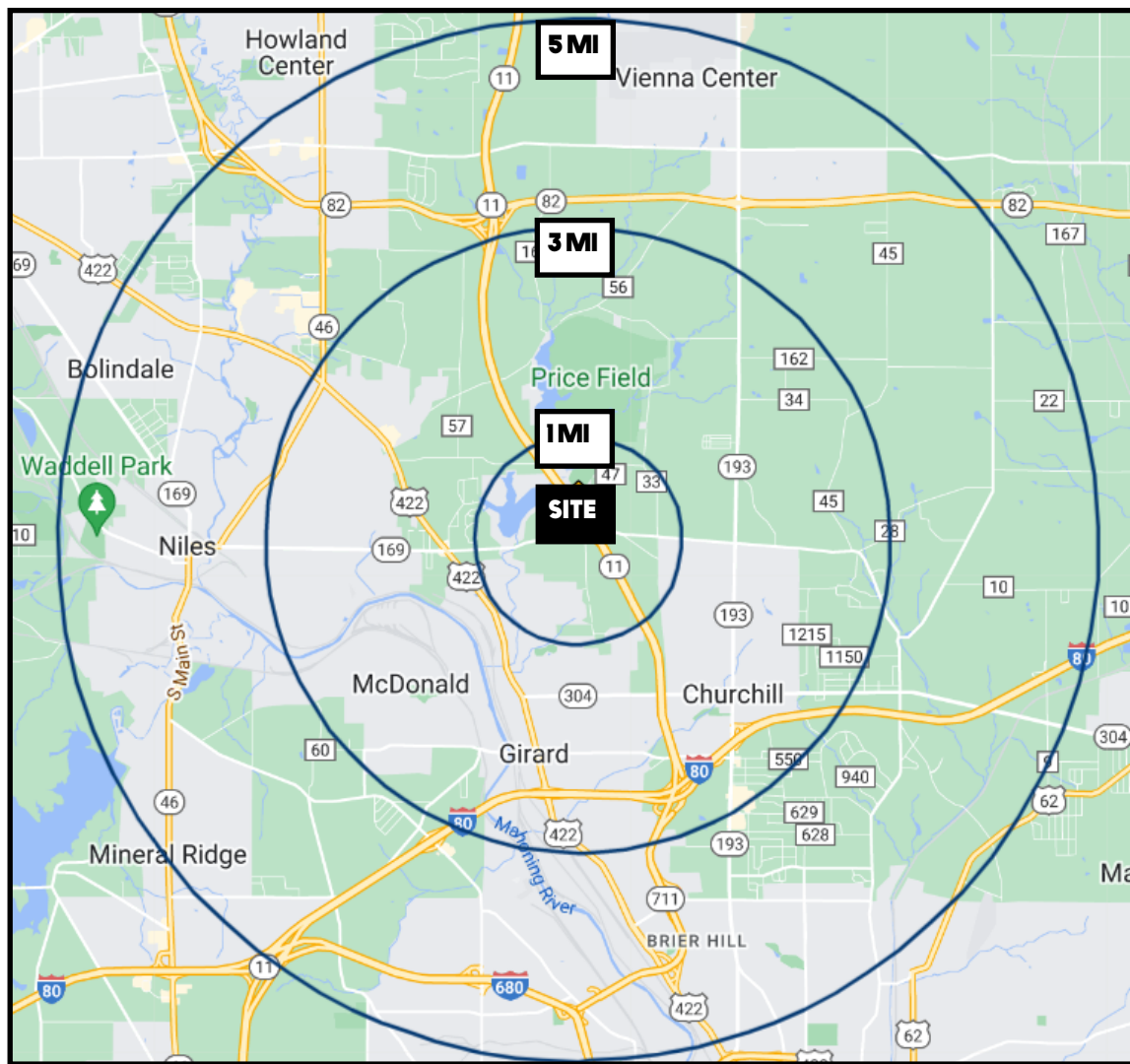
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SITE INFORMATION



DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	1,853	29,356	71,613
HOUSEHOLDS	775	12,429	30,128
MEDIAN AGE	49	46	44
AVERAGE HH INCOME	\$85,927	\$63,764	\$61,094

SITE INFORMATION	
LOCATION	Liberty Township Trumbull County
PROPERTY TYPE	Lower level office (no elevator)
AVAILABLE	Suite 2: 800 SF; \$875/month Suite 5: 800 SF; \$875/month *Plus electric
UTILITIES	Landlord pays all utilities except electric, phone & Internet
RESTROOMS	Common area

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