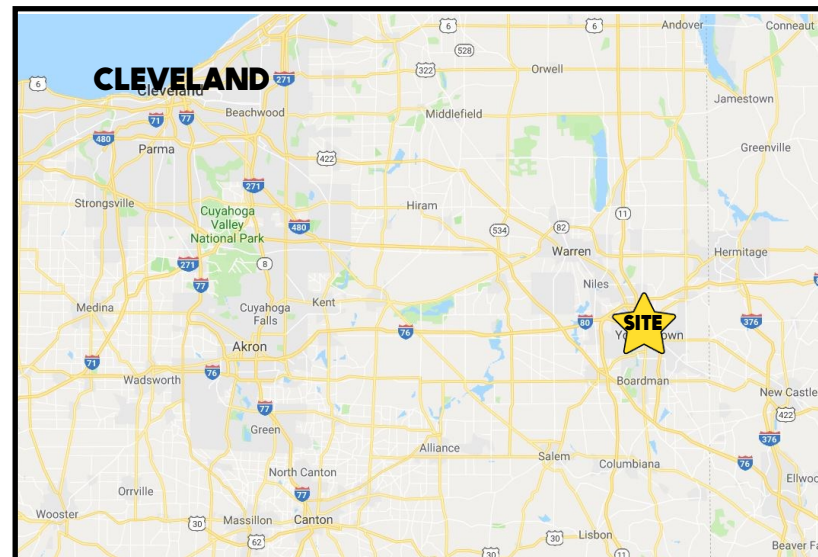


LOCATION

117 North Ave, Youngstown, OH 44502



TRAFFIC

I-680 = 52,014 VPD

HIGHLIGHTS

- Warehouse and storage space in Downtown Youngstown
- Office space available
- Centrally located a few blocks from the Central Business District
- Within 1 mile of highway access
- 5 floors with 2 freight elevators and dry sprinkler system

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

www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com

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.

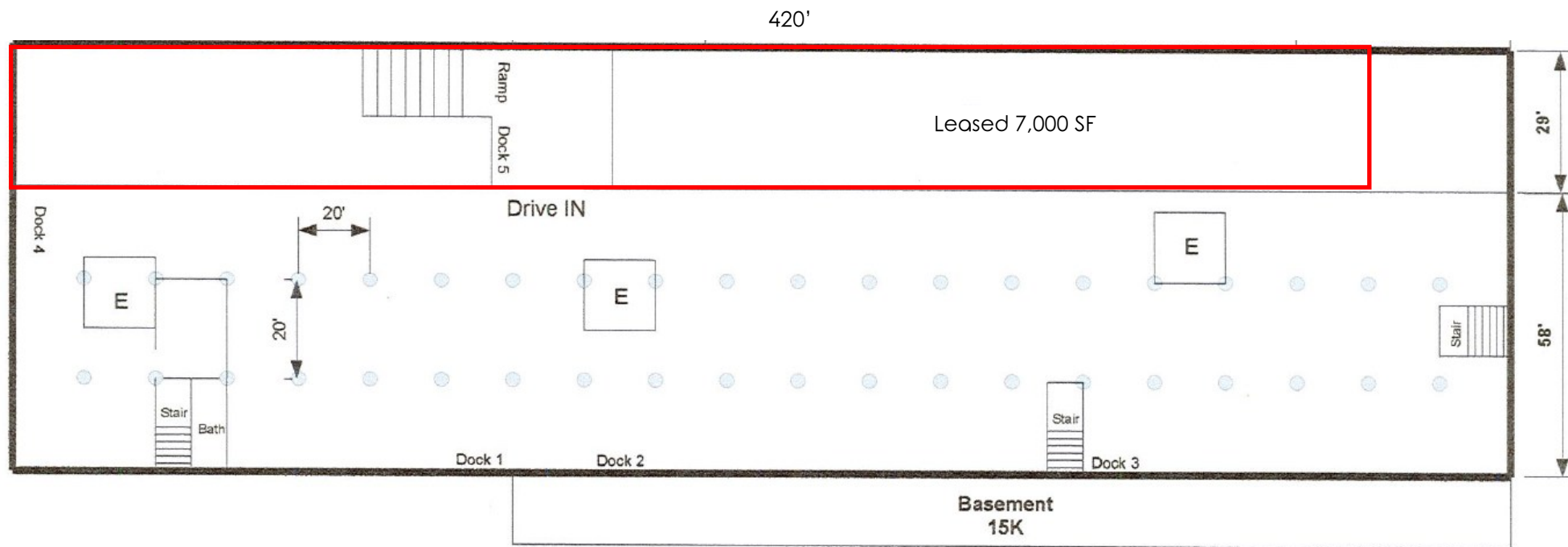


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

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.

1st Floor



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

www.PLATZREALTYGROUP.com

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.

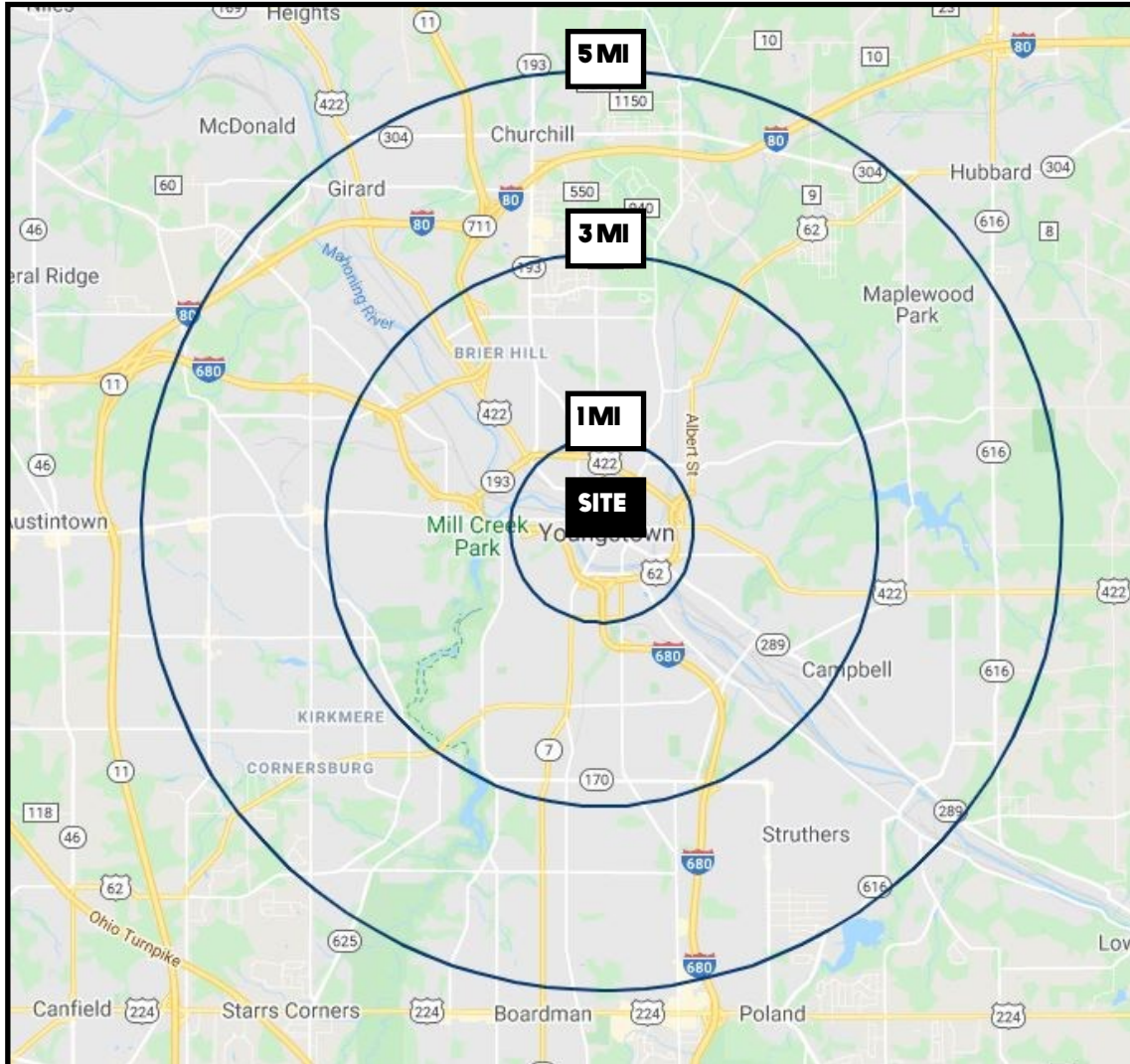


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

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.

SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,162	53,270	140,560
HOUSEHOLDS	1,723	20,462	58,006
MEDIAN AGE	37	39	42
AVERAGE HH INCOME	\$25,135	\$39,029	\$50,945

SITE INFORMATION	
LOCATION	Youngstown City Mahoning County
PROPERTY TYPE	Warehouse, storage, and office
ZONING	MU-C
AVAILABLE	1st Floor: 5,500 SF; \$2,500/month 4th Floor: 2,000 SF; \$750/month 5th Floor: 17,000 SF; \$3,000/month
UTILITIES	No heat; electric included in rent
ELEVATORS	2 freight elevators

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

www.PLATZREALTYGROUP.com