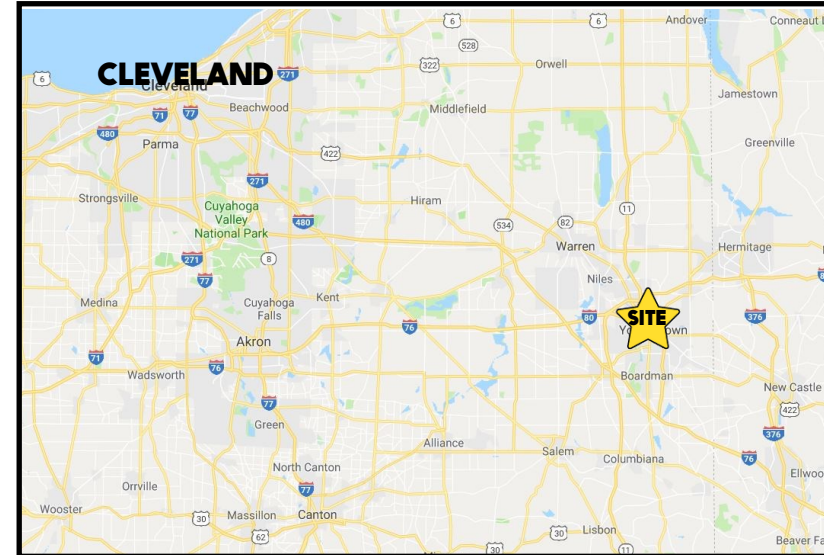


## LOCATION

117 North Ave, Youngstown, OH 44502



## HIGHLIGHTS

- Warehouse and storage space in Downtown Youngstown
- Centrally located a few blocks from the Central Business District
- Within 1 mile of highway access
- 5 floors +basement w/3 freight elevators & dry sprinkler system
- Multi-tenant storage spaces

## TRAFFIC

I-680 = 52,014 VPD

## CONTACT

**ADAM DIVELBISS**

501.551.3817

adivelbiss@platzrealtygroup.com

**MATT WILSON**

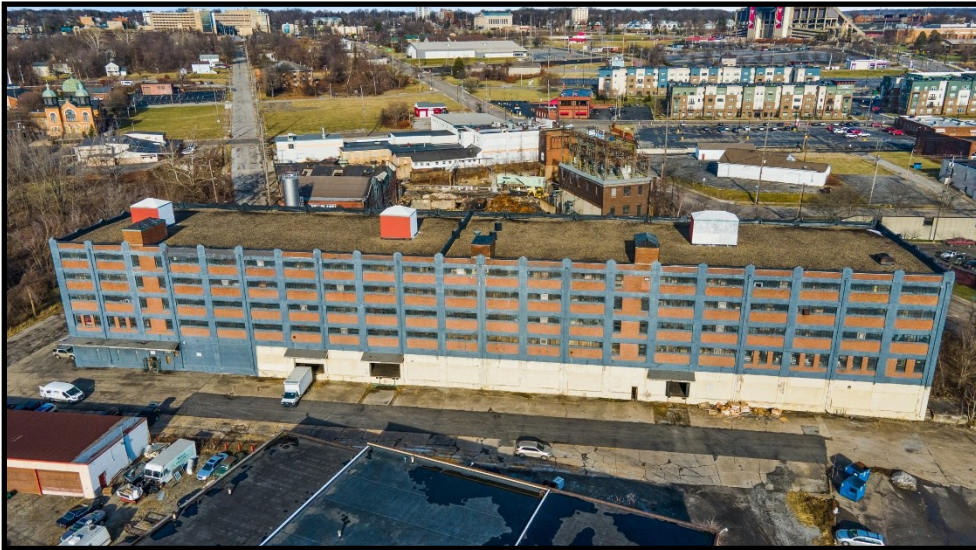
330.347.9677

mwilson@platzrealtygroup.com

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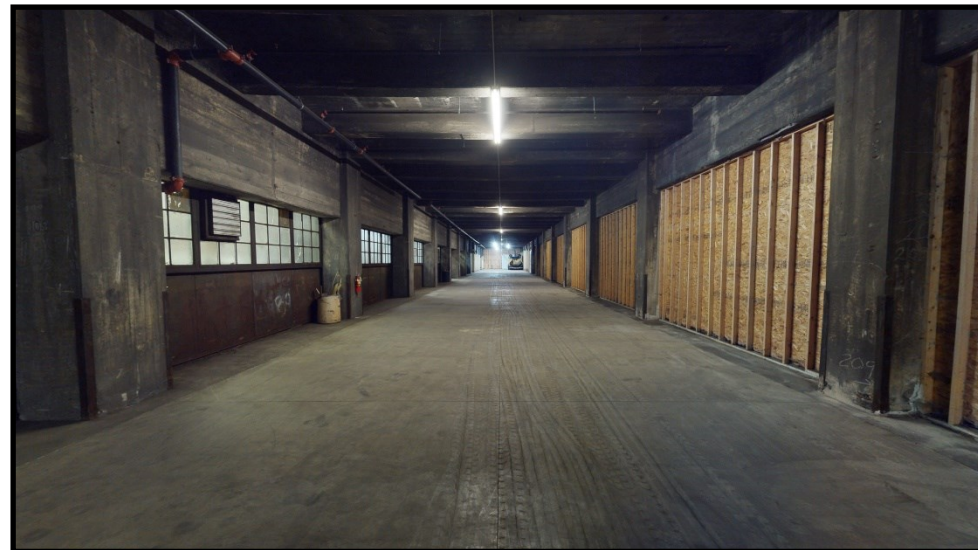
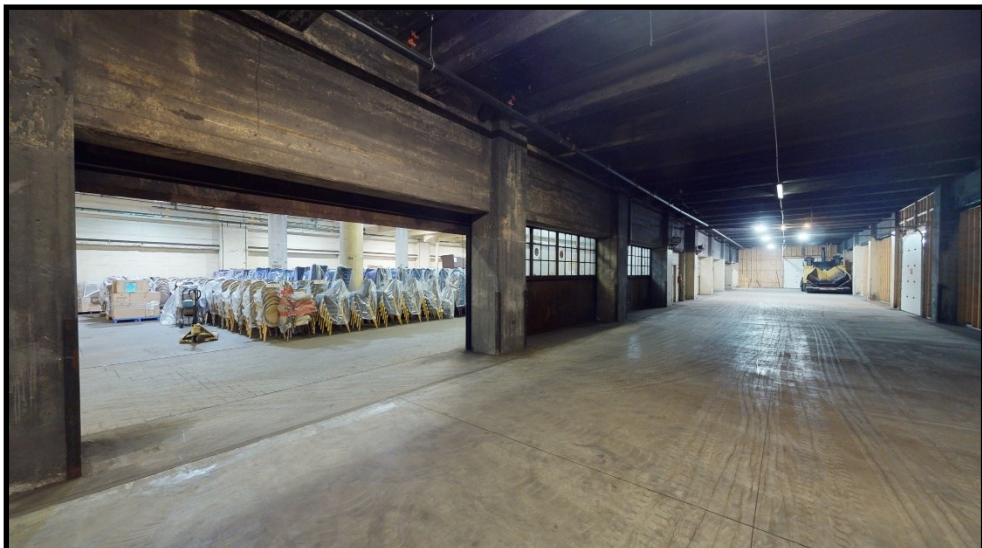




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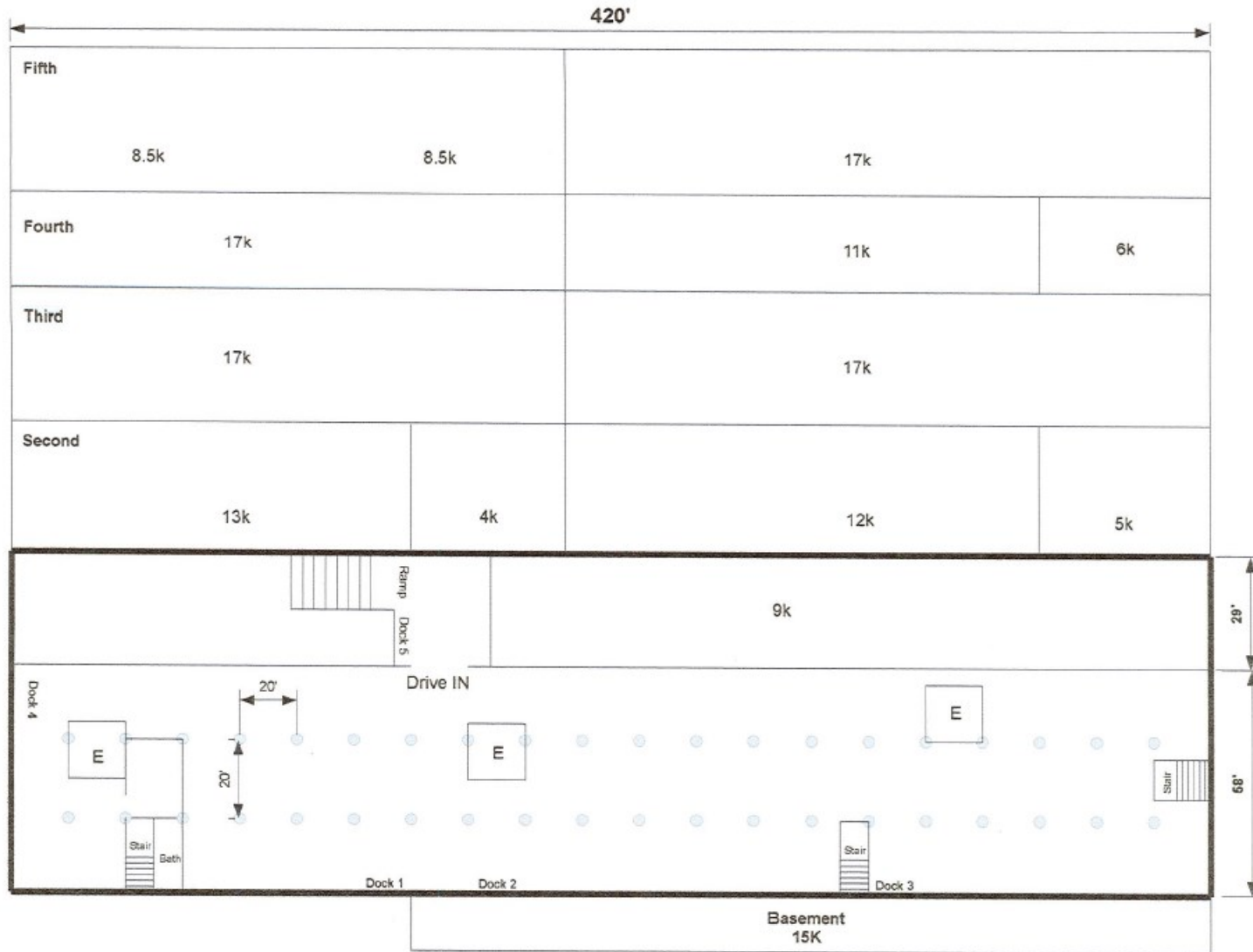




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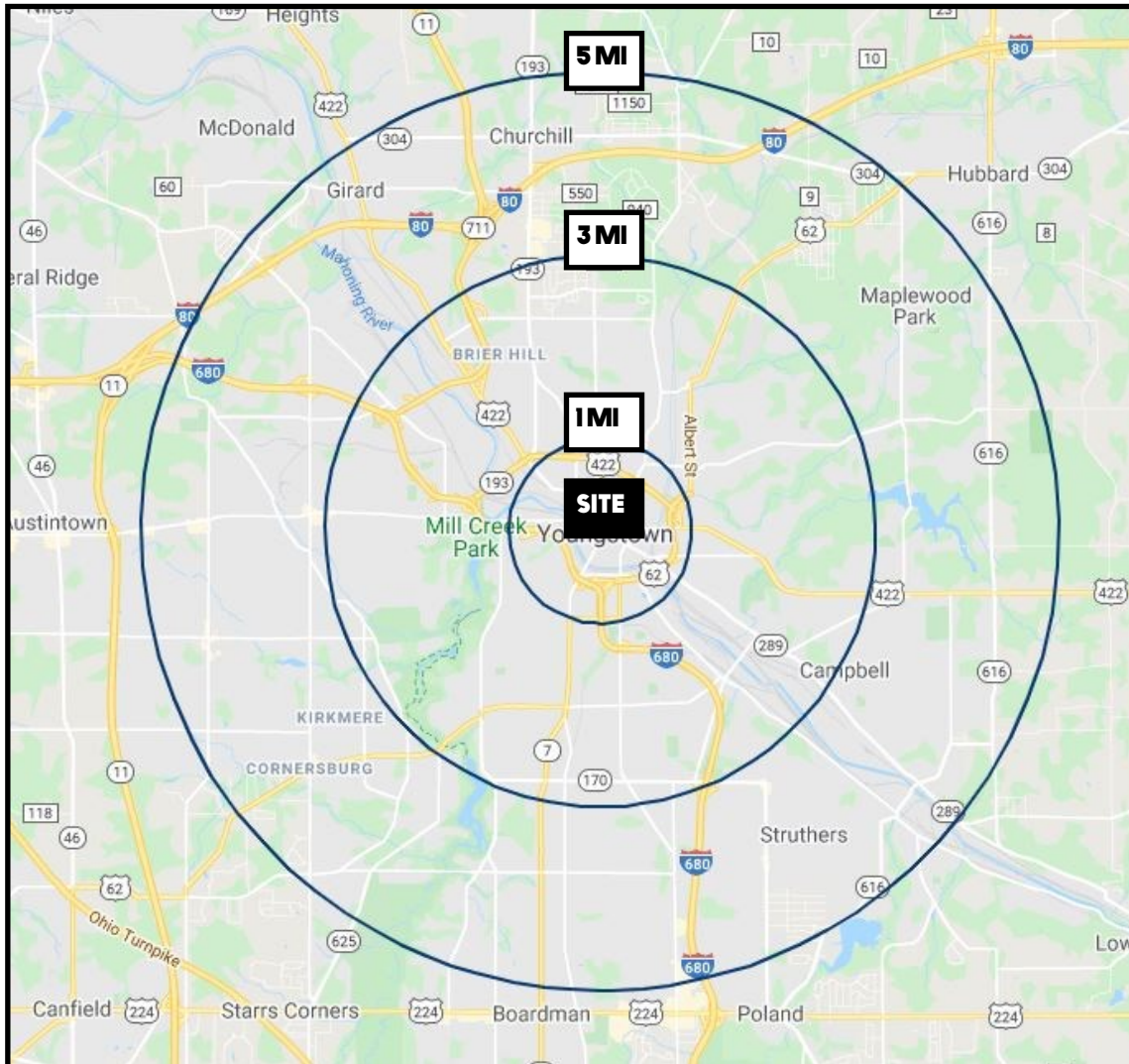




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DEMOGRAPHICS	1MI	3 MI	5 MI
<b>POPULATION</b>	5,162	53,270	140,560
<b>HOUSEHOLDS</b>	1,723	20,462	58,006
<b>MEDIAN AGE</b>	37	39	42
<b>AVERAGE HH INCOME</b>	\$25,135	\$39,029	\$50,945

**SITE INFORMATION**

<b>LOCATION</b>	Youngstown City Mahoning County
<b>PROPERTY TYPE</b>	Warehouse, storage, and office
<b>ZONING</b>	MU-C
<b>SIZE</b>	Approximately 194,000 SF 5 levels + basement
<b>UTILITIES</b>	No heat; electric included in rent
<b>ELEVATORS</b>	3 freight elevators
<b>PRICE</b>	\$2,100,000

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