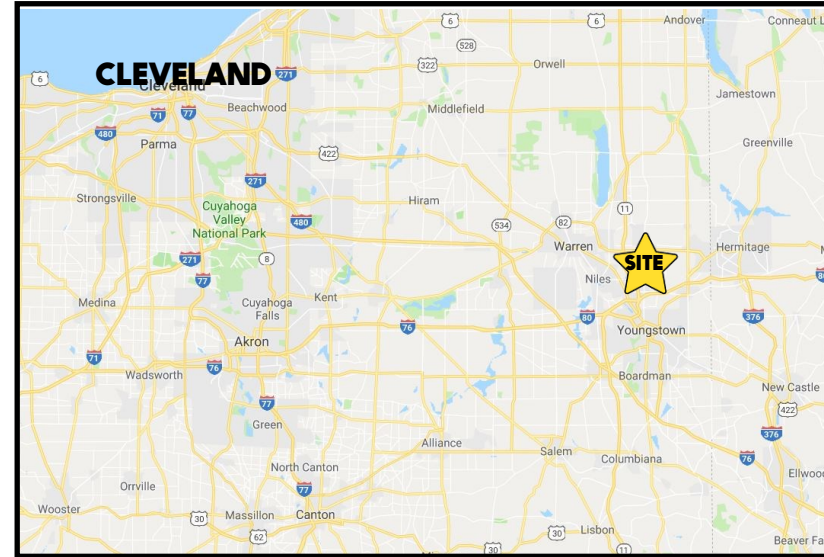


LOCATION

Belmont Ave, Youngstown, OH 44505



HIGHLIGHTS

- 14.9 acres on Belmont Ave with 270' frontage
- Liberty Township
- All city utilities
- Zoned Commercial + Residential
- Ideally located just north of I-80

TRAFFIC

Belmont Ave = 8,455 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

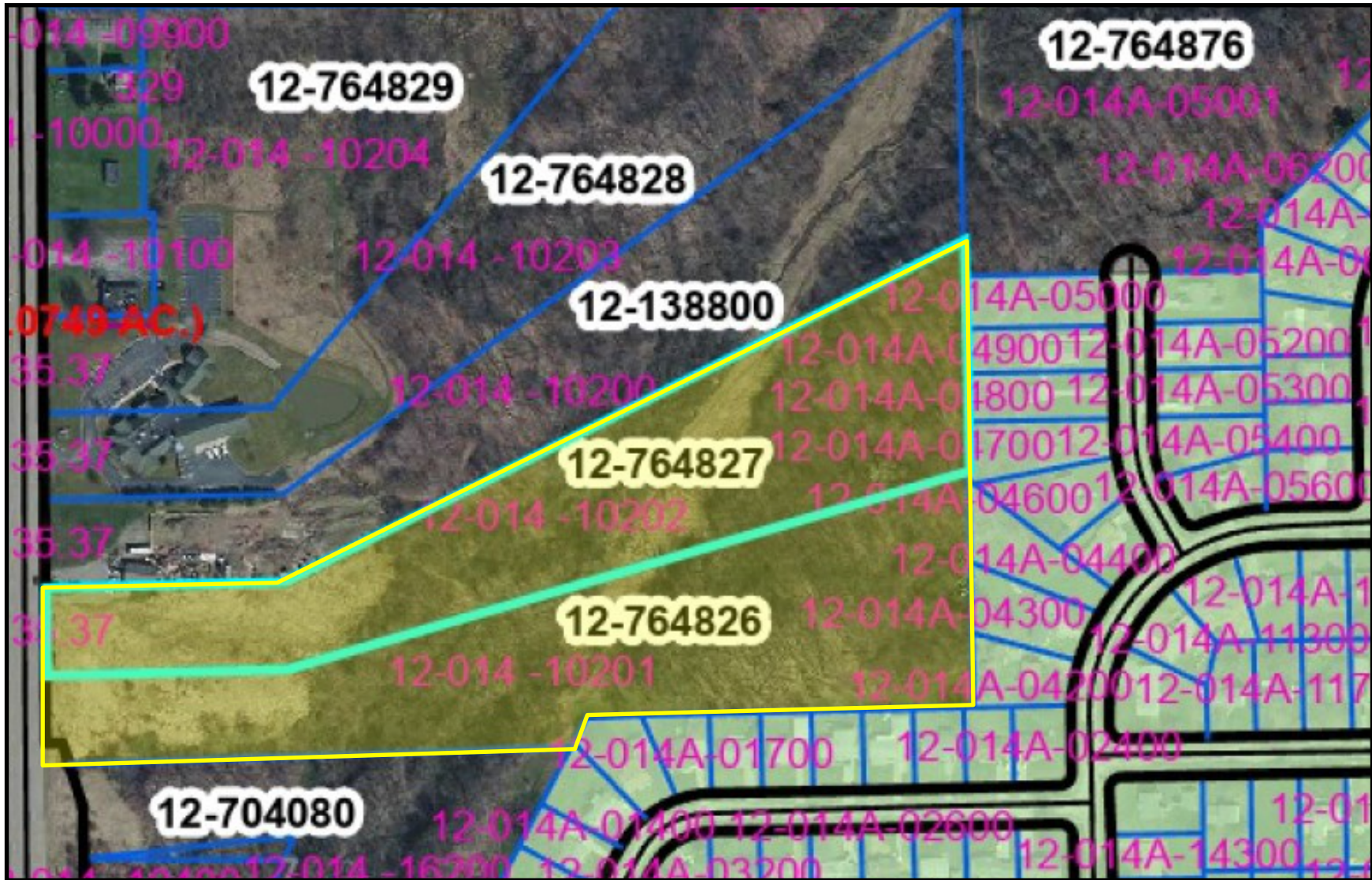
ADAM DIVEBBISS

501.551.3817

adivebiss@platzrealtygroup.com

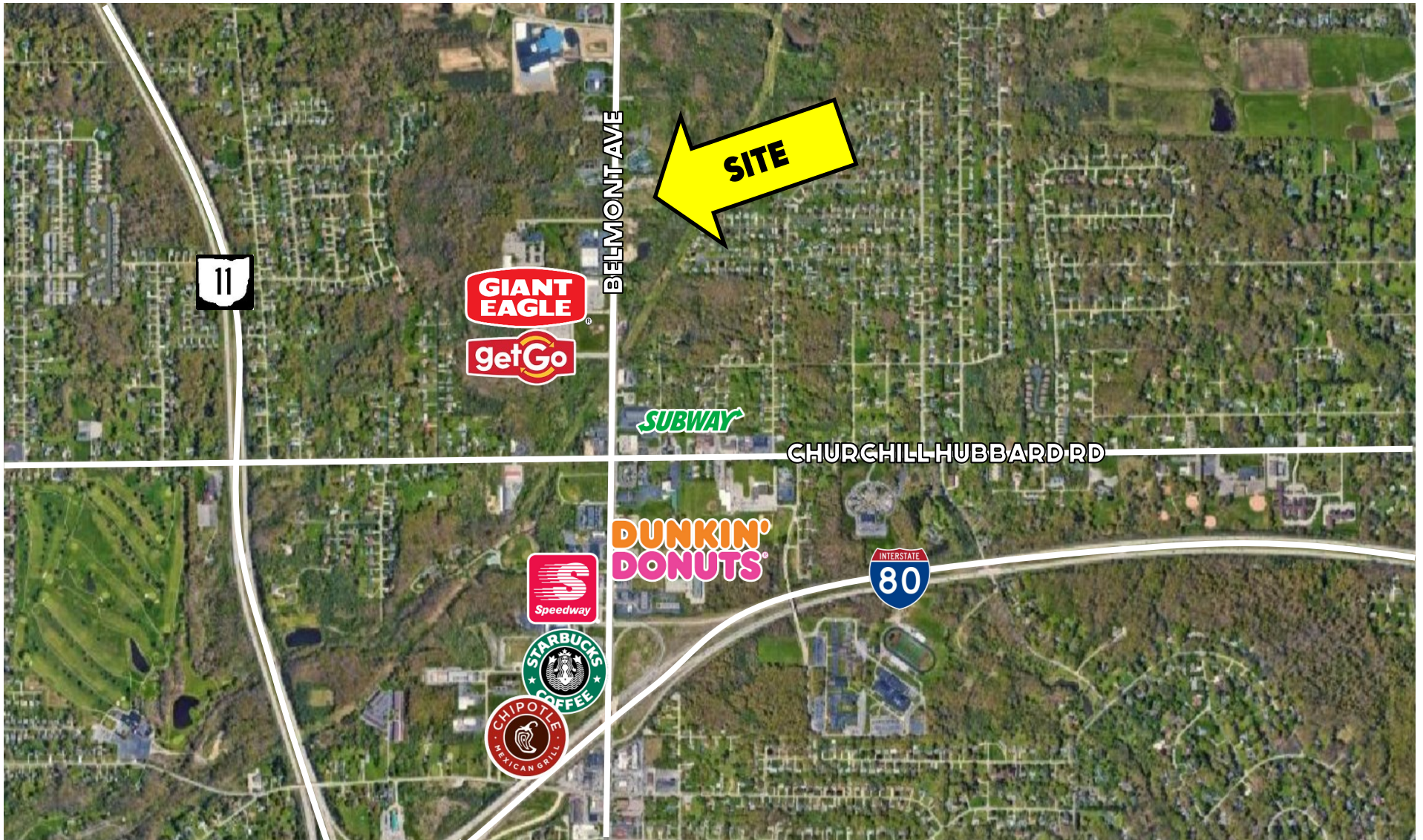
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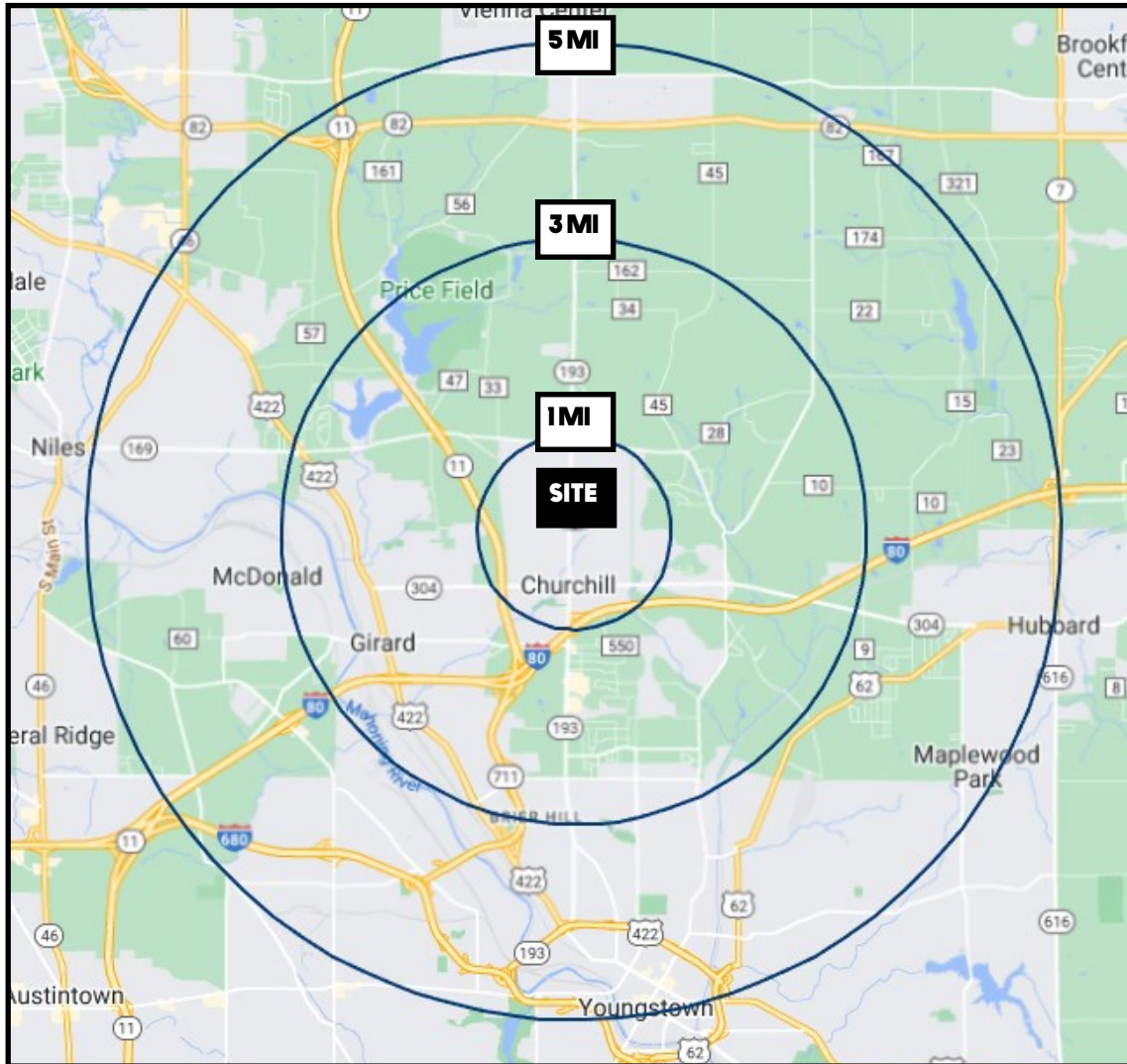
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,040	25,571	74,181
HOUSEHOLDS	1,251	10,765	29,840
MEDIAN AGE	48	45	43
AVERAGE HH INCOME	\$66,787	\$63,046	\$55,414

SITE INFORMATION	
LOCATION	Liberty Township Trumbull County
PARCELS	12-764826 / 827
SIZE	14.9 acres
ZONING	Commercial + Residential (rear)
FRONTAGE	270'
UTILITIES	All utilities available
REAL ESTATE TAXES	\$4,393/year
PRICE	\$225,000 REDUCED! \$125,000

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