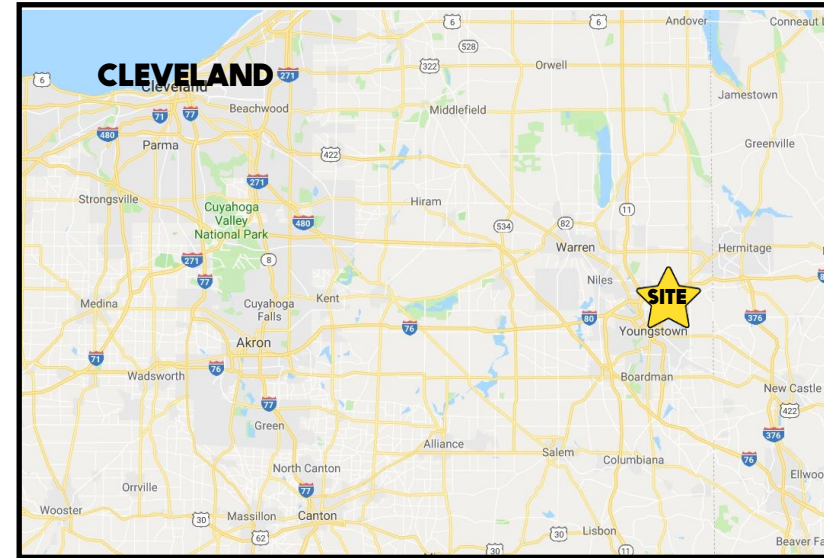


LOCATION

1900 Hubbard Rd, Youngstown, OH 44505



HIGHLIGHTS

- Leased investment property - 10% cap rate
- 1 loading dock + 5) drive-in doors
- 16' x 16' typical column spacing
- 7'-16' average interior ceiling height
- Fully sprinklered

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

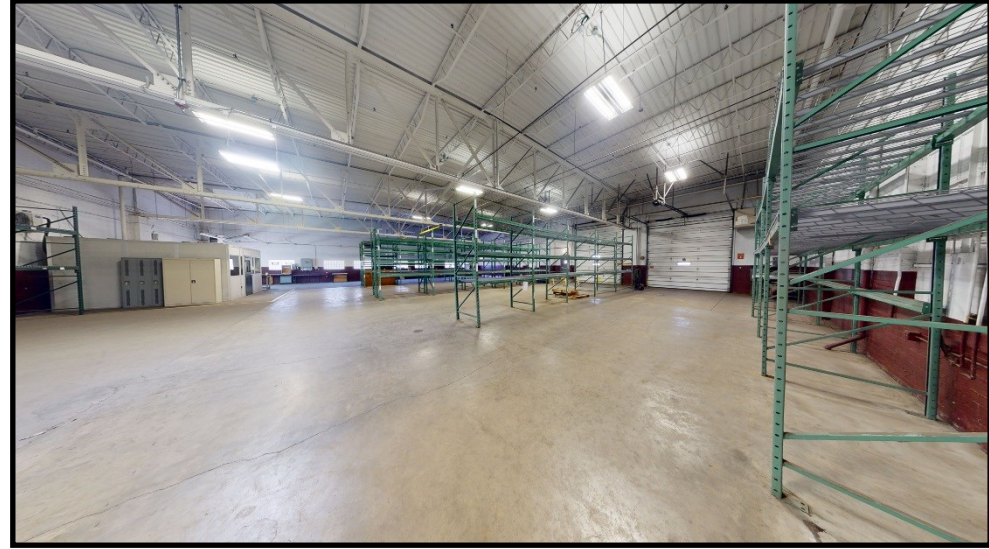
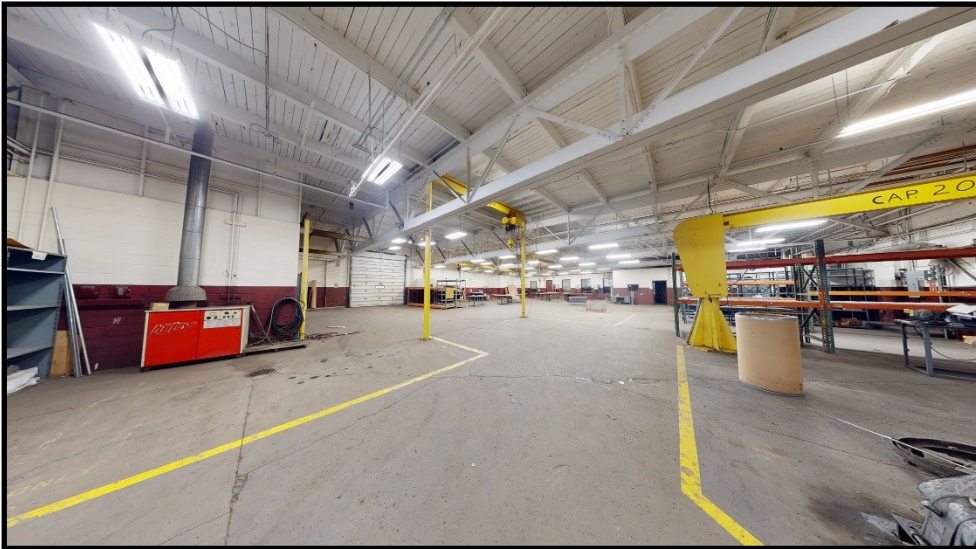
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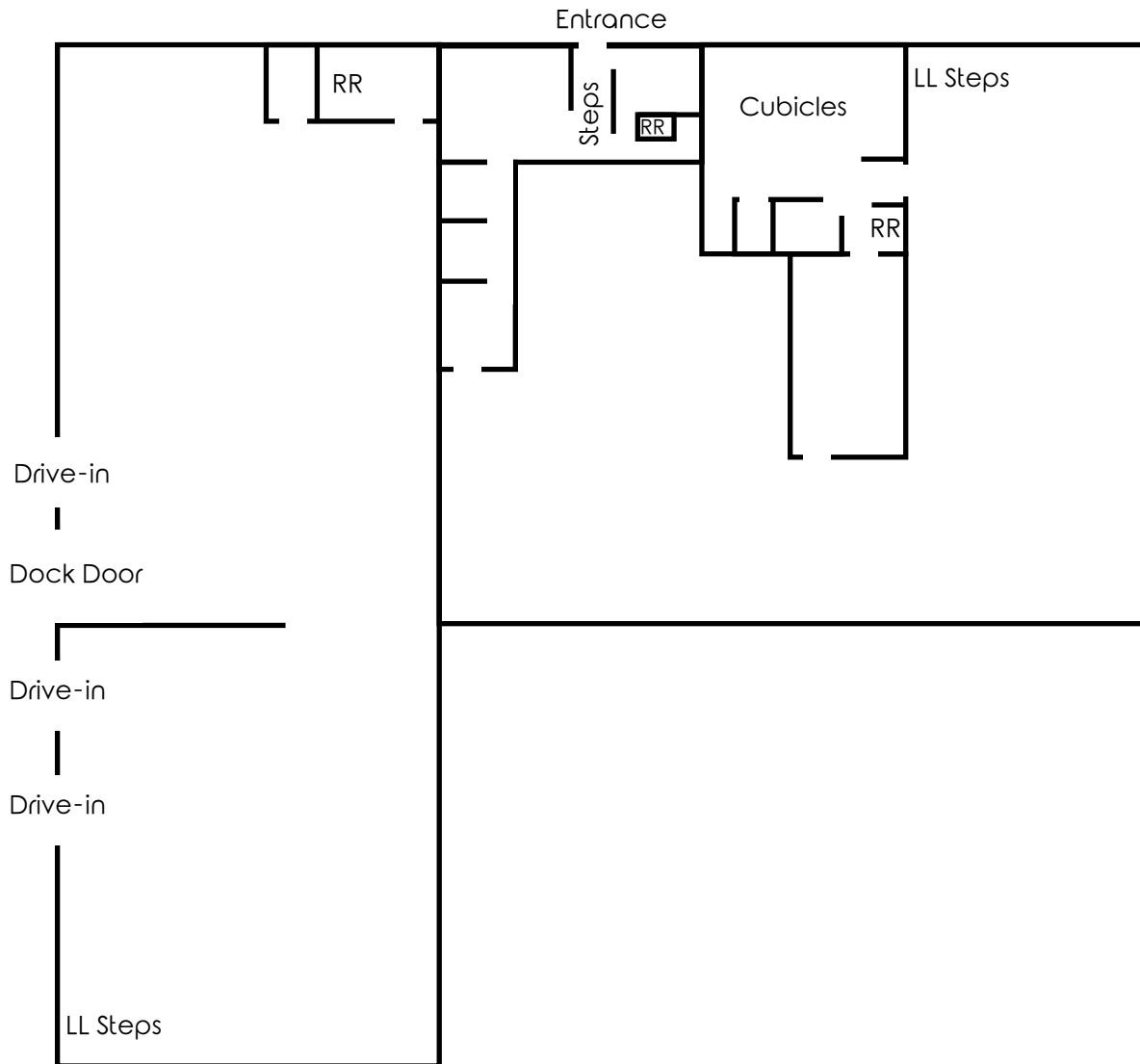
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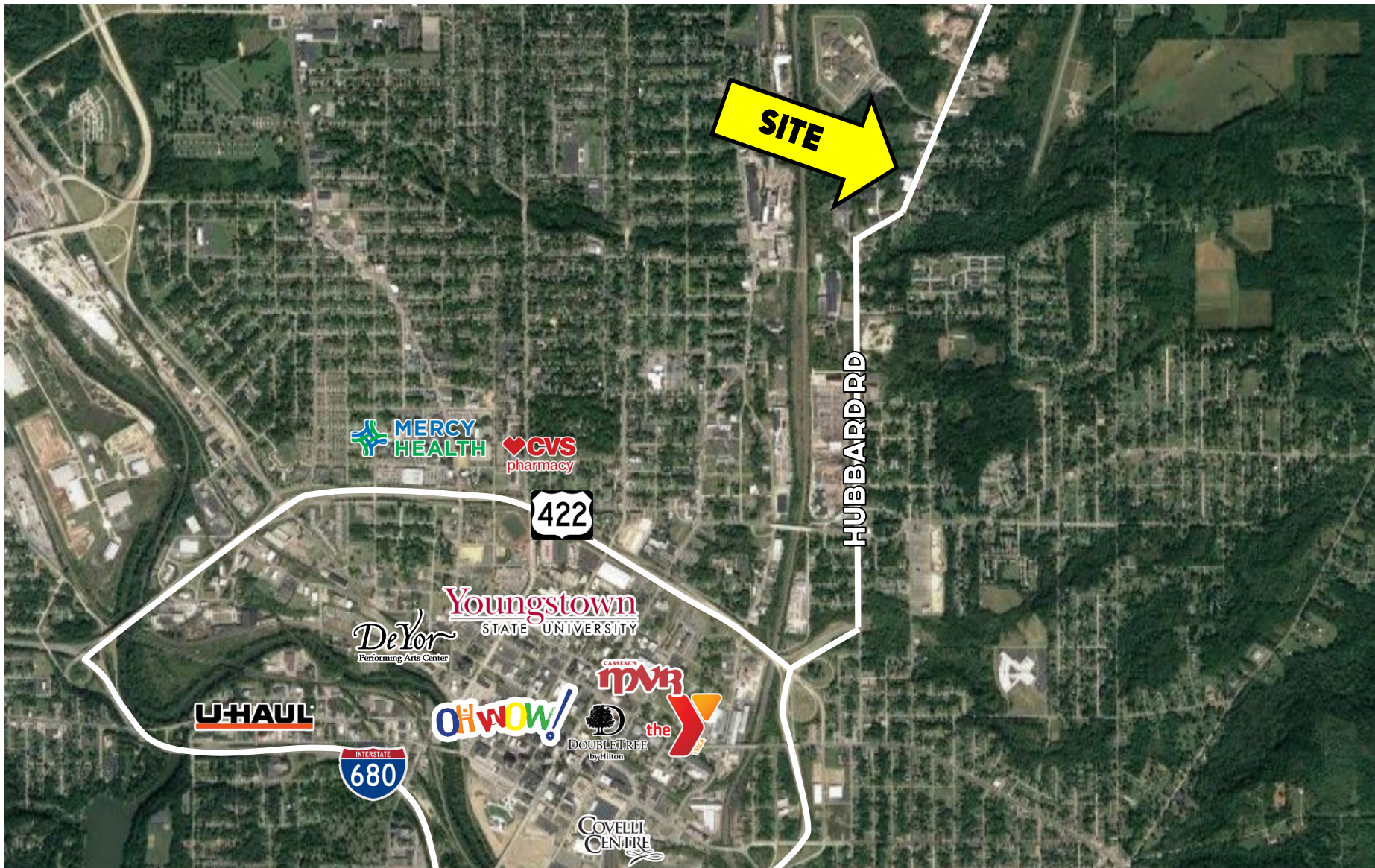
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First Floor



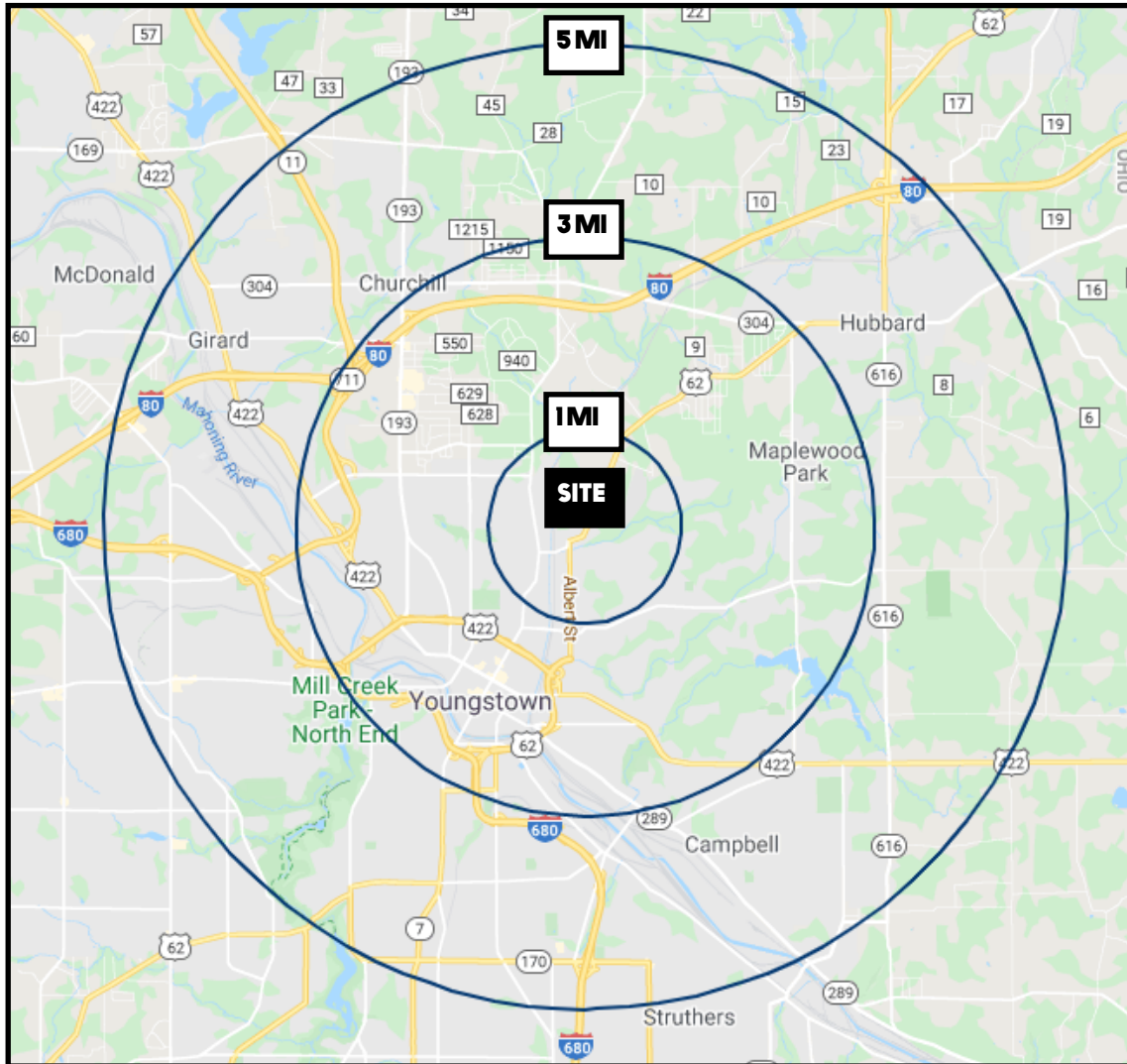
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,677	34,750	99,593
HOUSEHOLDS	1,515	12,829	39,820
MEDIAN AGE	41	41	41
AVERAGE HH INCOME	\$32,675	\$44,761	\$47,030

SITE INFORMATION

LOCATION	Youngstown City Mahoning County
PARCEL	53-085-0-007
SIZE	Approximately 46,000 SF on 4.9 acres
YEAR BUILT	1928 + 1948, renovated 1998
POWER	3 Phase 4 wire
REAL ESTATE TAXES	\$13,766/year
CAP RATE	10%
PRICE	\$1,000,000

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