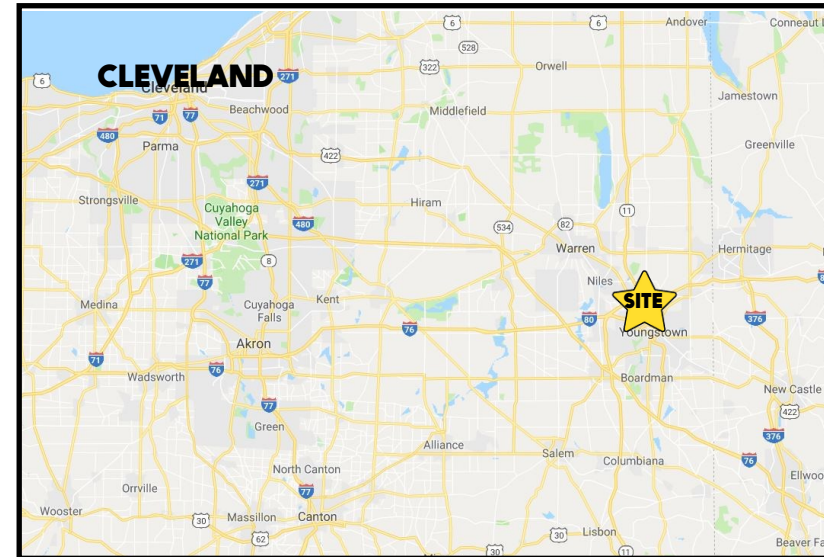


LOCATION

3485 - 3497 Belmont Ave, Youngstown, OH 44505



HIGHLIGHTS

- Belmont Plaza by Walmart: Corner of Belmont Ave/ Goldie Rd
- Just minutes from I-80 at a signalized intersection
- National tenants: Aldi, Dollar Tree, O'Reilly Auto Parts, Harbor Freight (coming soon)
- Ample parking and pylon signage

TRAFFIC

Belmont Ave = 20,569 VPD

CONTACT

BILL KUTLICK

330.565.5701

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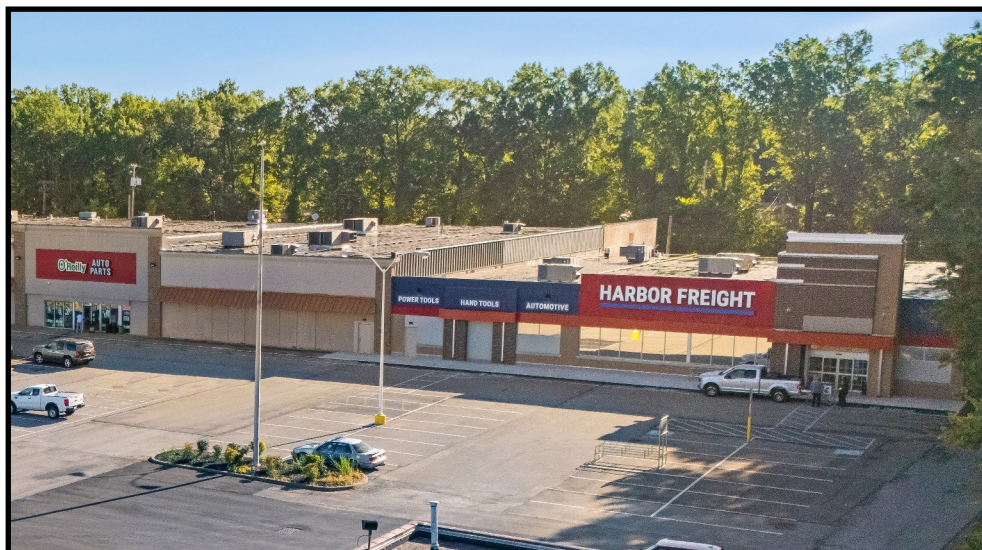
THERESA MORSE

330.518.6082

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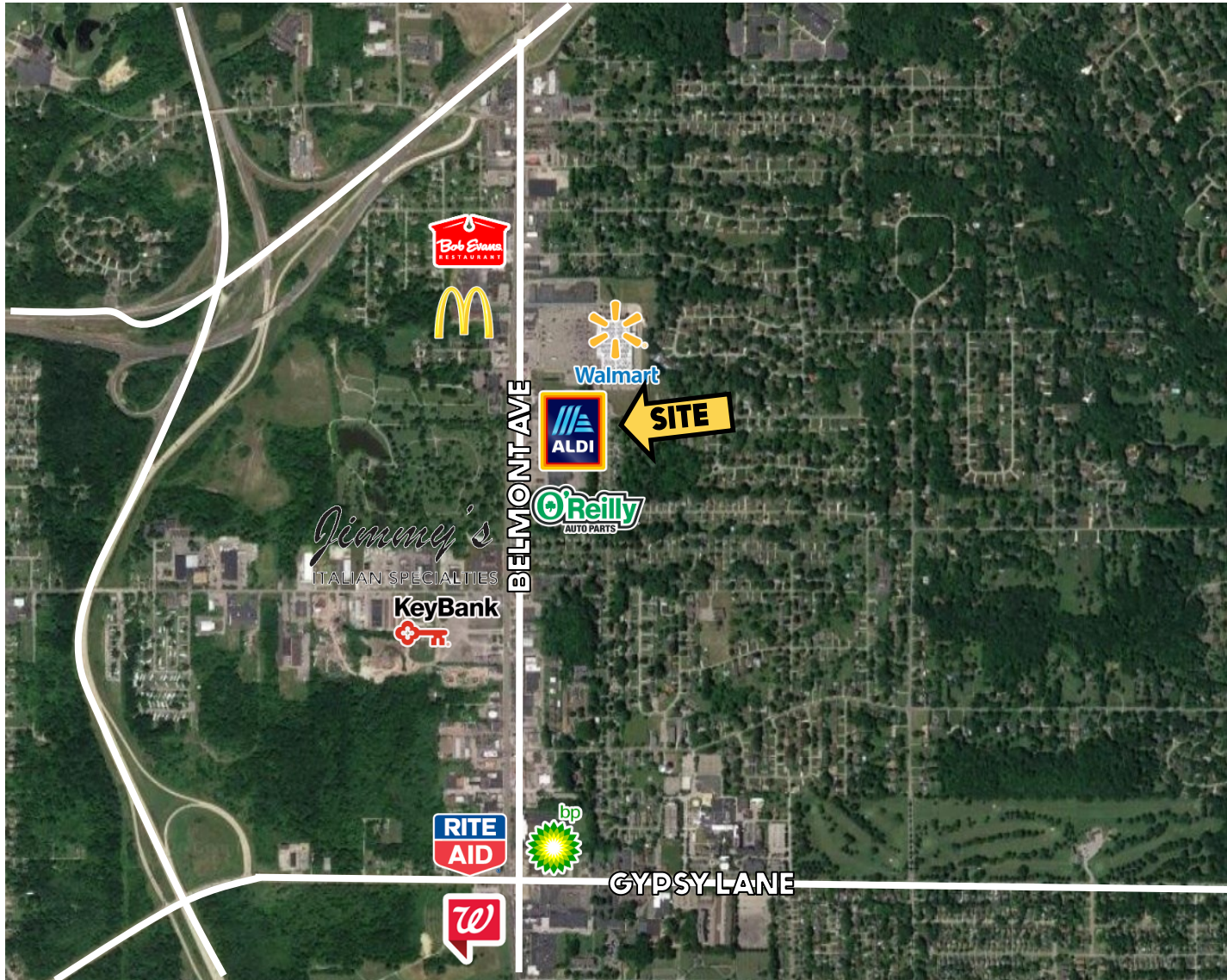
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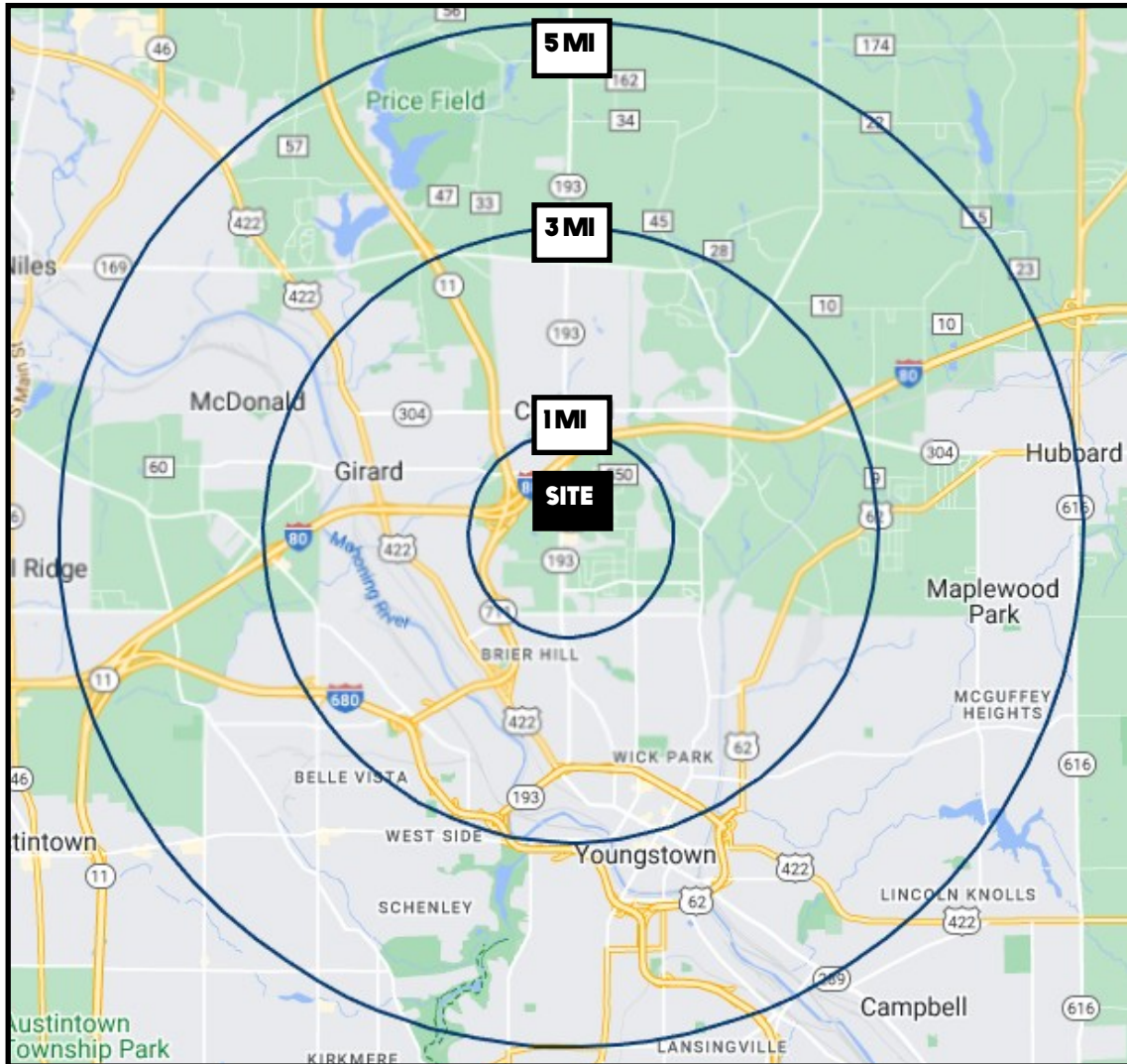
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,848	36,213	91,738
HOUSEHOLDS	2,078	14,155	36,952
MEDIAN AGE	44	40	42
AVERAGE HH INCOME	\$60,326	\$55,926	\$53,862

SITE INFORMATION

LOCATION	Liberty Township Trumbull County
PROPERTY TYPE	Retail plaza
AVAILABLE	14,500 SF: 48' frontage-Next to \$Tree
SIGNAGE	Building and pylon
UTILITIES	Separately metered
RENT:	\$7.00 /SF NNN
NNN CHARGES	Estimated at \$1.85/SF

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