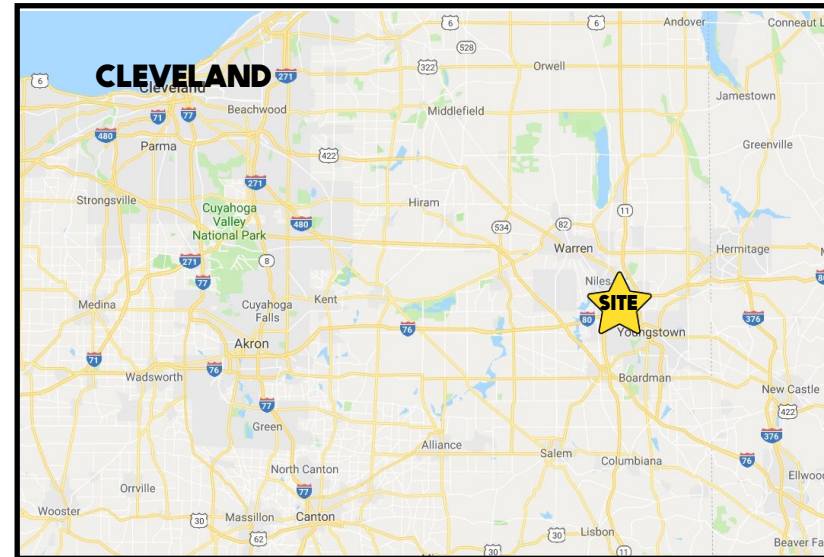


LOCATION

2 S State + 5-7-9 W Liberty St, Girard, OH 44420



HIGHLIGHTS

- Excellent retail / office location at the signalized corner of State St and Liberty St
- Convenient front door / on street parking
- All suites include basement for additional storage
- Landlord will provide space in shell condition

TRAFFIC

State St = 14,324 VPD

CONTACT

ADAM DIVEBISS

501.551.3817

adivebiss@platzrealtygroup.com

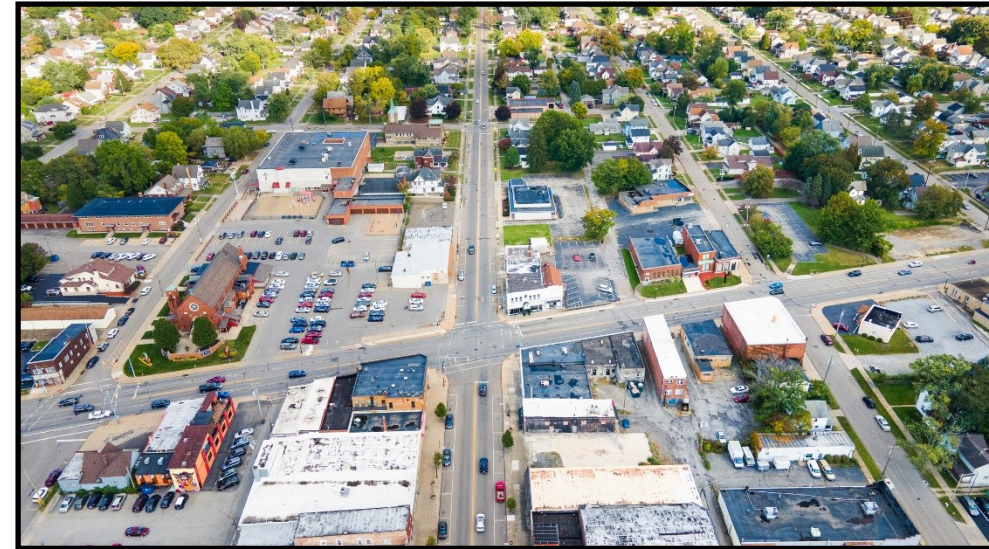
MATT WILSON

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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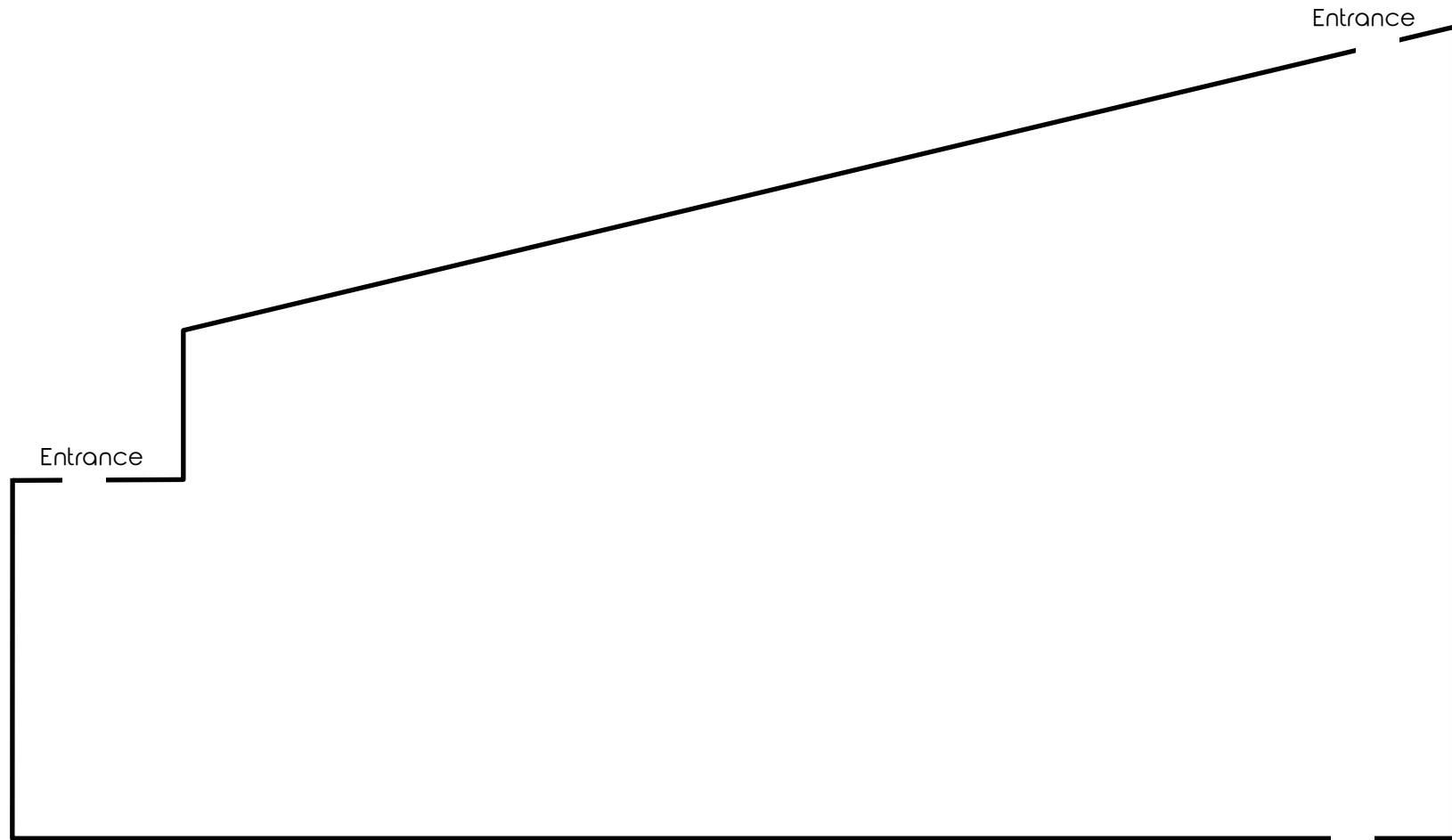


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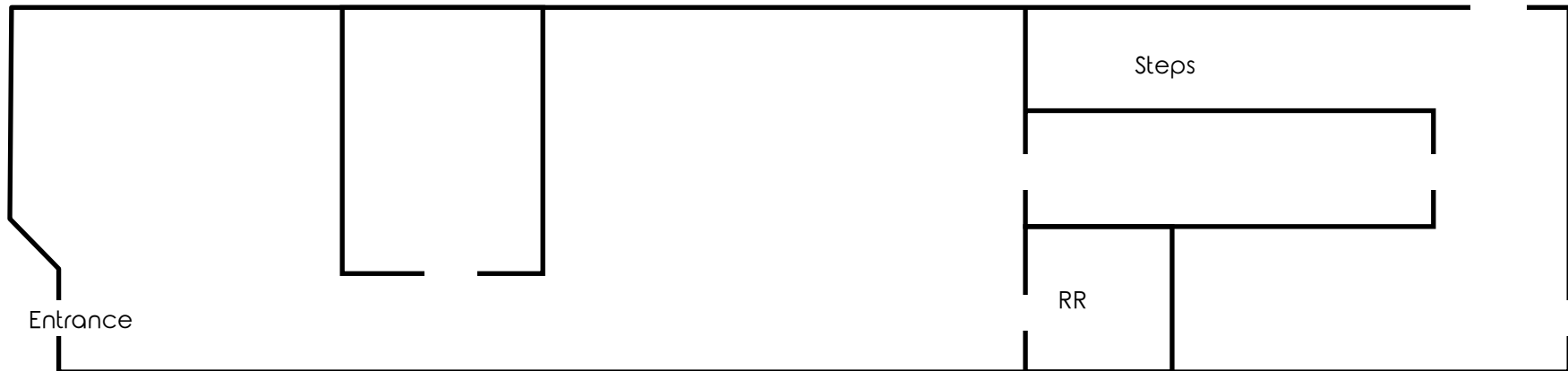
2 S State



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5 W Liberty

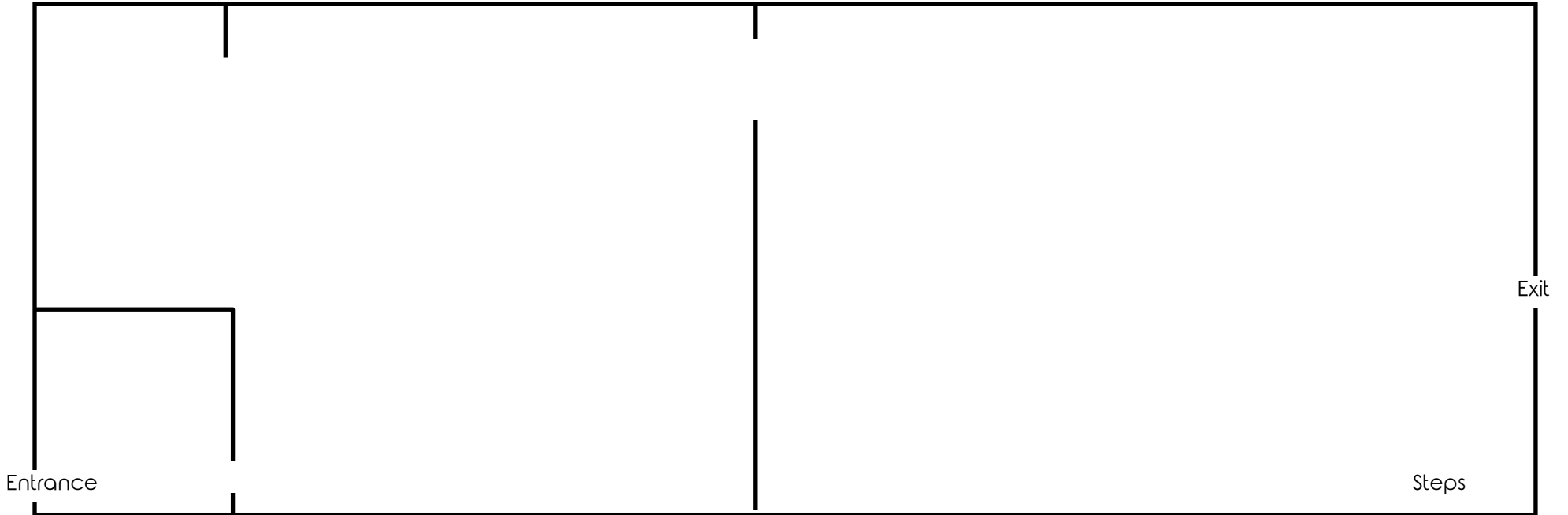


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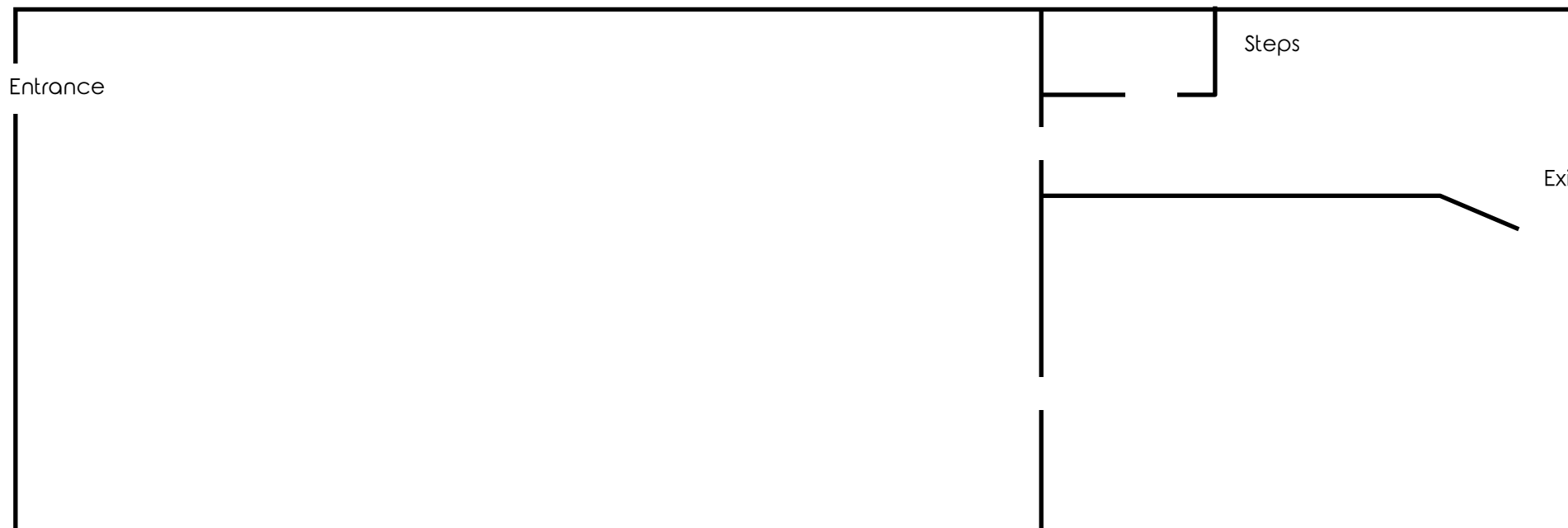
7 W Liberty



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9 W Liberty



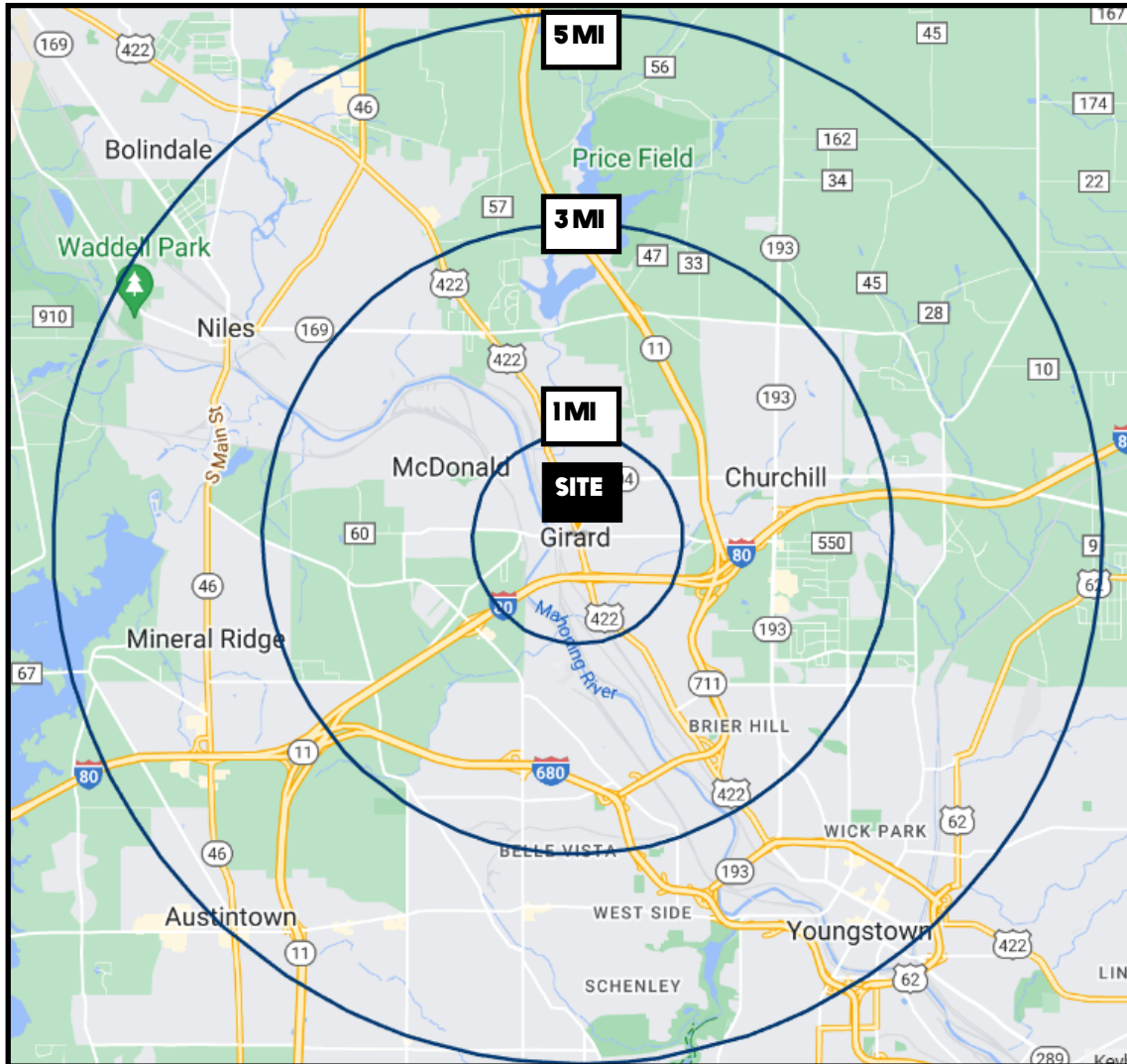
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 6,616 | 33,284 | 95,955 |
| HOUSEHOLDS | 2,824 | 14,148 | 39,639 |
| MEDIAN AGE | 42 | 44 | 42 |
| AVERAGE HH INCOME | \$59,578 | \$61,075 | \$57,131 |

| SITE INFORMATION | |
|-----------------------|---|
| LOCATION | Girard City Trumbull County |
| PROPERTY TYPE | Retail / office |
| YEAR REMODELED | 2023 |
| AVAILABLE | 2: 1,270 SF; \$1,500/month 5: 770 SF; \$900/month 7: 1,130 SF; \$1,200/month 9: 1,110 SF; \$1,200/month Gross Rent + utilities All units also include a basement for storage |
| UTILITIES | Separately metered |

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