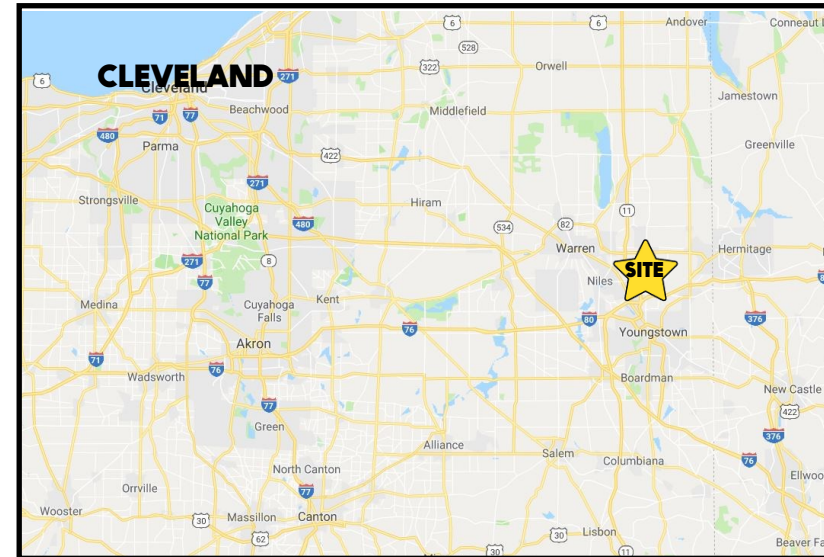


## LOCATION

1340 Belmont Ave, Youngstown, OH 44504



## TRAFFIC

Belmont Ave = 9,255 VPD

## HIGHLIGHTS

- Multi-tenant medical office building in Youngstown, OH
- Just down the street from Mercy Health Main Hospital
- First floor space available
- Lots of on site parking
- Units can be combined, additional space available

## CONTACT

### ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

### MATT WILSON

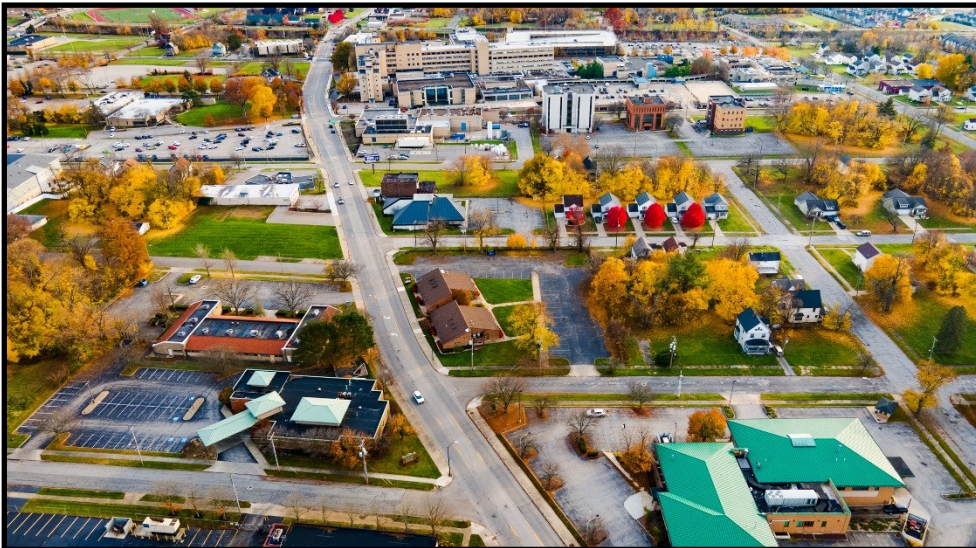
330.347.9677

mwilson@platzrealtygroup.com

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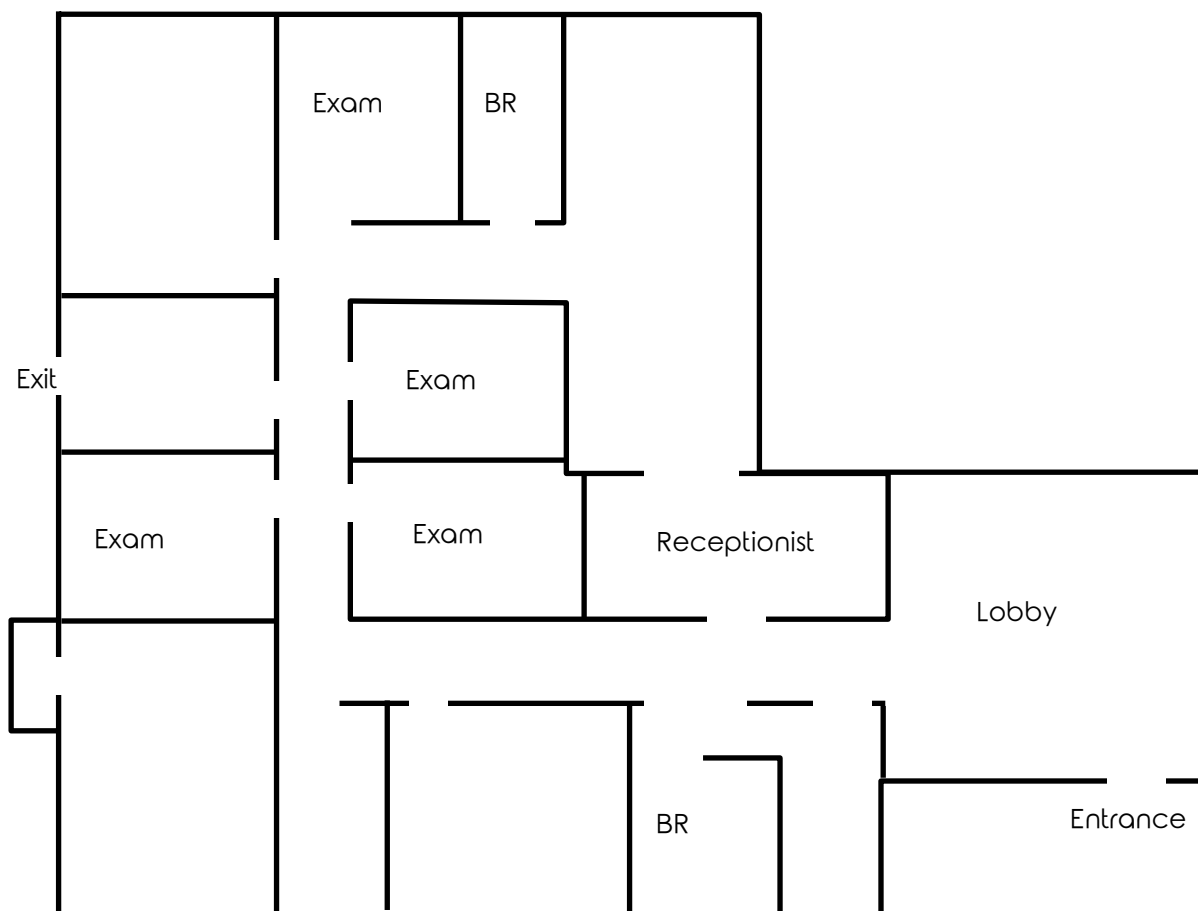


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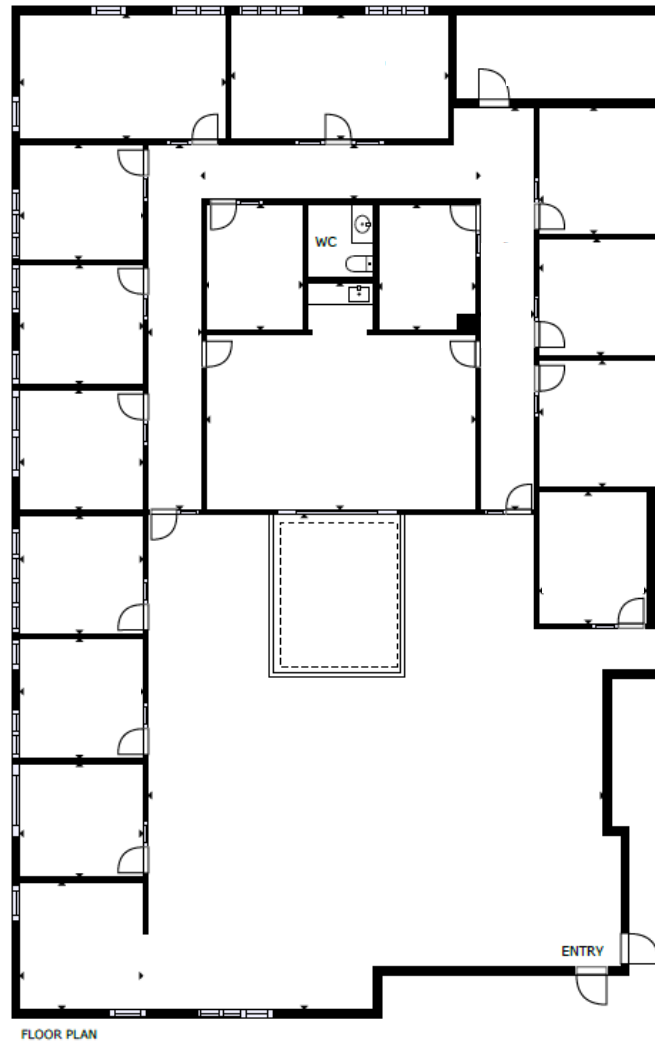
Suite 2200: 2,505 SF



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Unit 2400: 5,140 SF

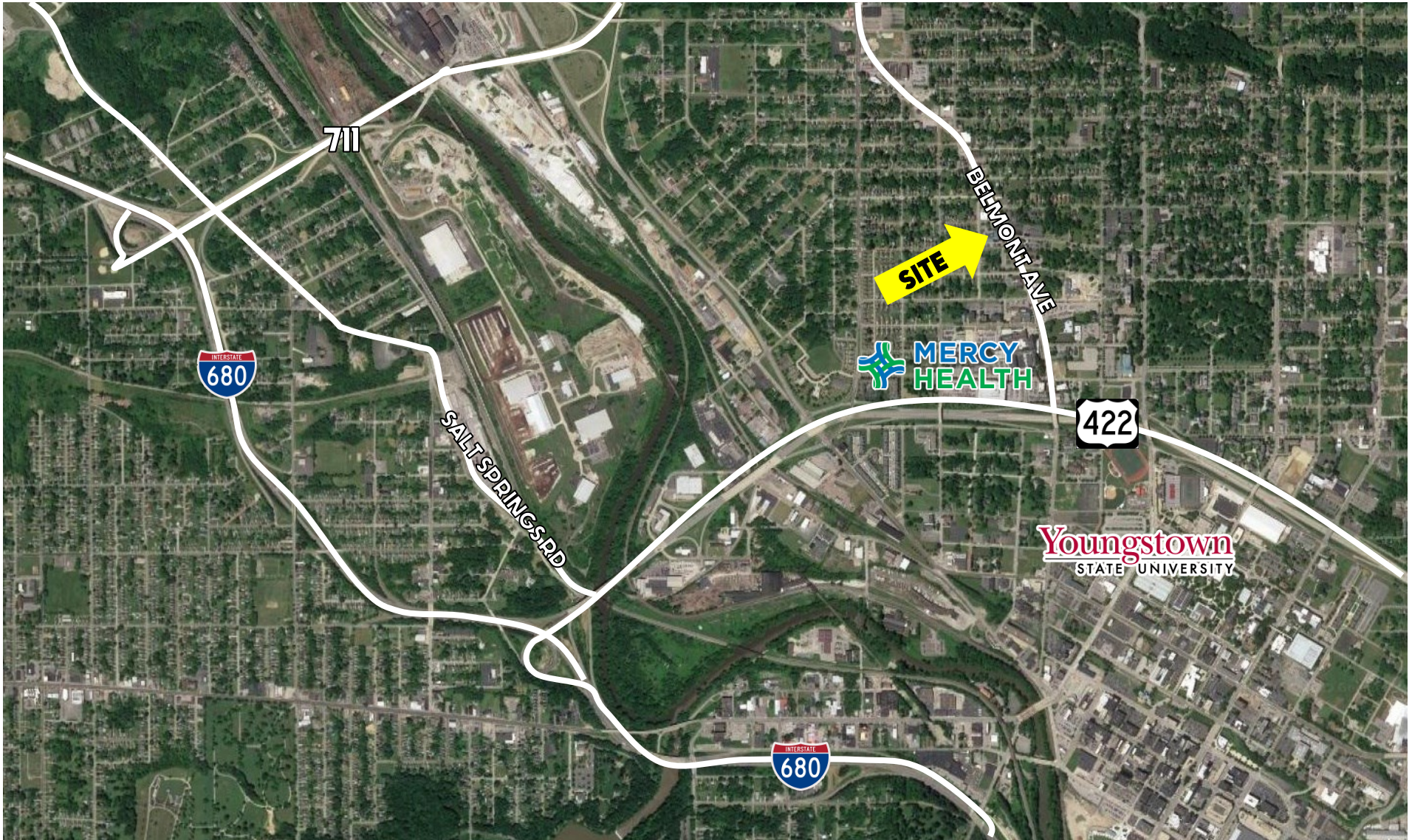


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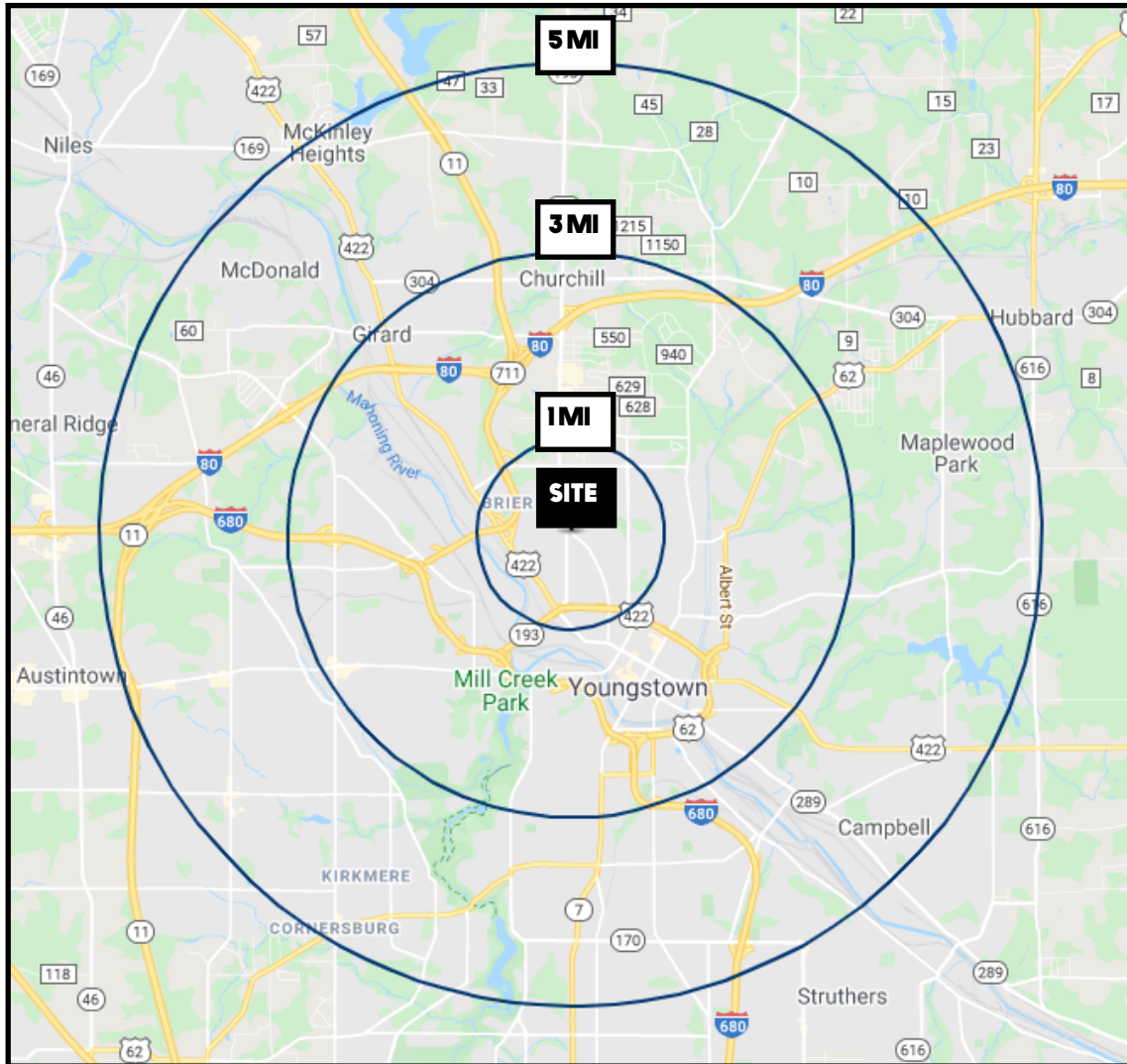


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,289	45,393	127,006
<b>HOUSEHOLDS</b>	2,542	17,465	52,130
<b>MEDIAN AGE</b>	35	40	42
<b>AVERAGE HH INCOME</b>	\$37,580	\$40,763	\$49,519

**SITE INFORMATION**

<b>LOCATION</b>	Youngstown City Mahoning County
<b>PROPERTY TYPE</b>	Medical Office
<b>ZONING</b>	MU-C
<b>AVAILABLE</b>	Unit 2200: 2,505 SF; \$15.00/SF NNN Unit 2400: 5,140 SF; \$10.00/SF NNN Units can be combined
<b>UTILITIES</b>	Separately metered
<b>NNN CHARGES</b>	Estimated at \$3.50/SF

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