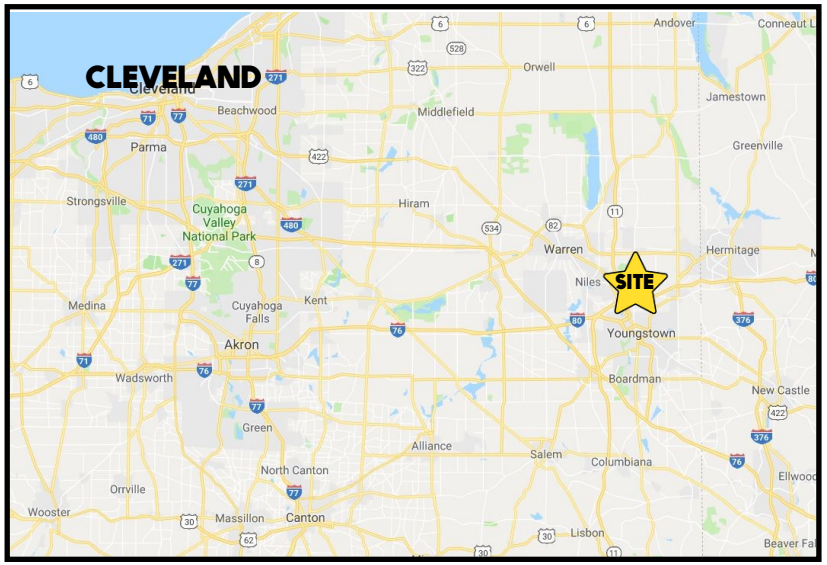
PLATZ REALTY GROUP

FOR LEASE

LOCATION

4501 Belmont Ave, Youngstown, OH 44505



TRAFFIC

Belmont Ave = 8,455 VPD
Churchill Rd = 12,284 VPD

HIGHLIGHTS

- Retail plaza on Belmont Ave
- Located on the corner of Belmont Ave and Churchill Rd
- Liberty Township; Trumbull County
- Just north of I-80
- Building and pylon signage

CONTACT

BILL KUTLICK
330.565.5701 bkutlick@platzrealtygroup.com

ADAM DIVELBISS
501.551.3817 adivelbiss@platzrealtygroup.com

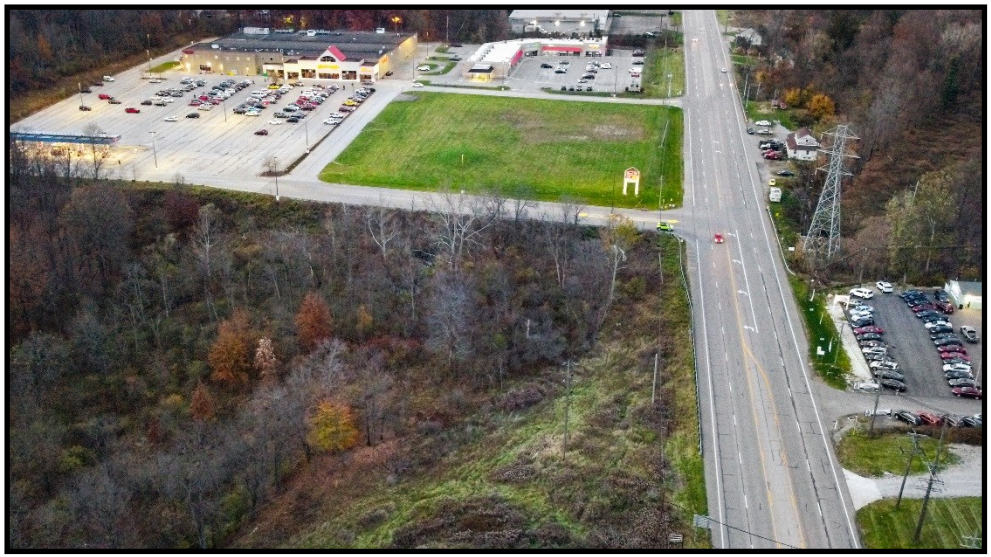
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

PLATZ REALTY GROUP

AERIAL



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

PLATZ REALTY GROUP

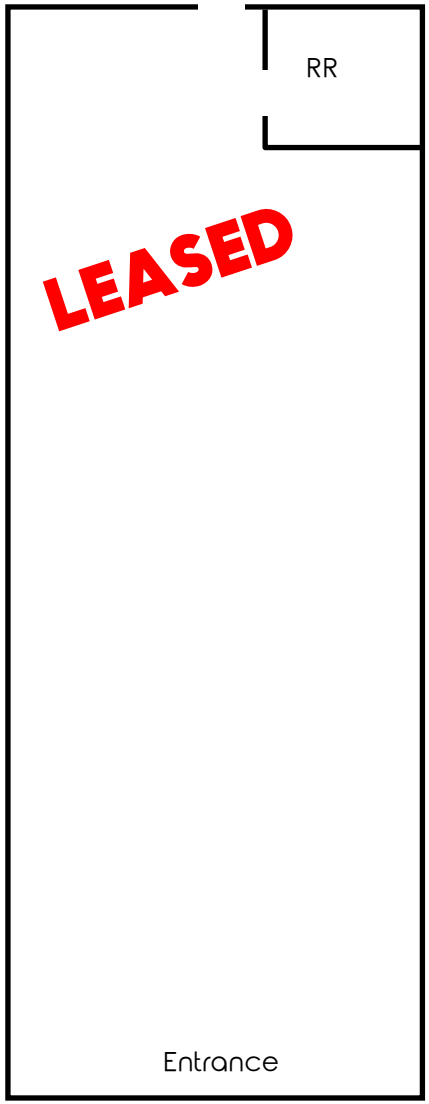
INTERIOR

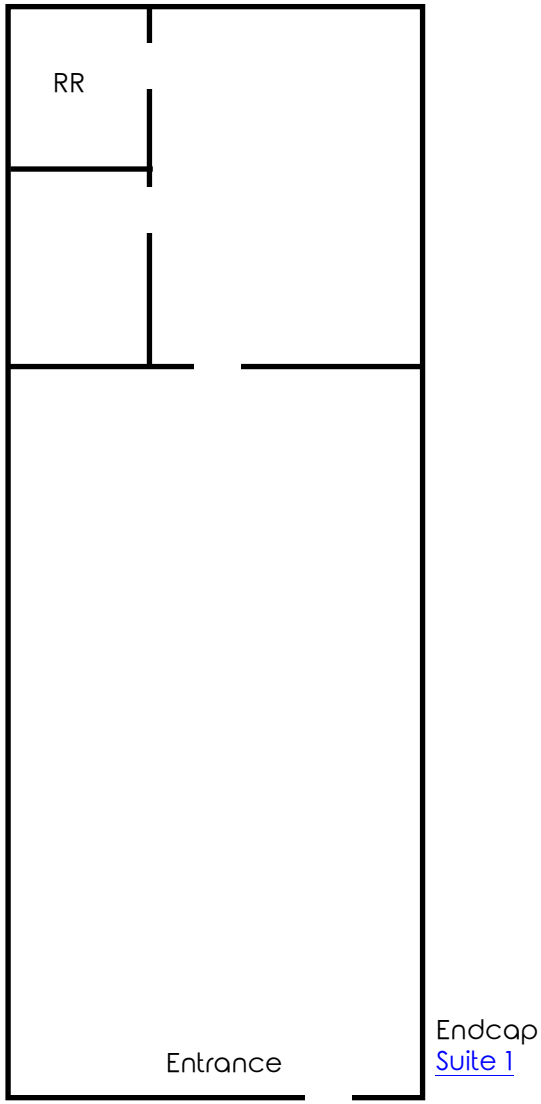
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

FLOOR PLANS





Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

PLATZ REALTY GROUP

AERIAL MAP

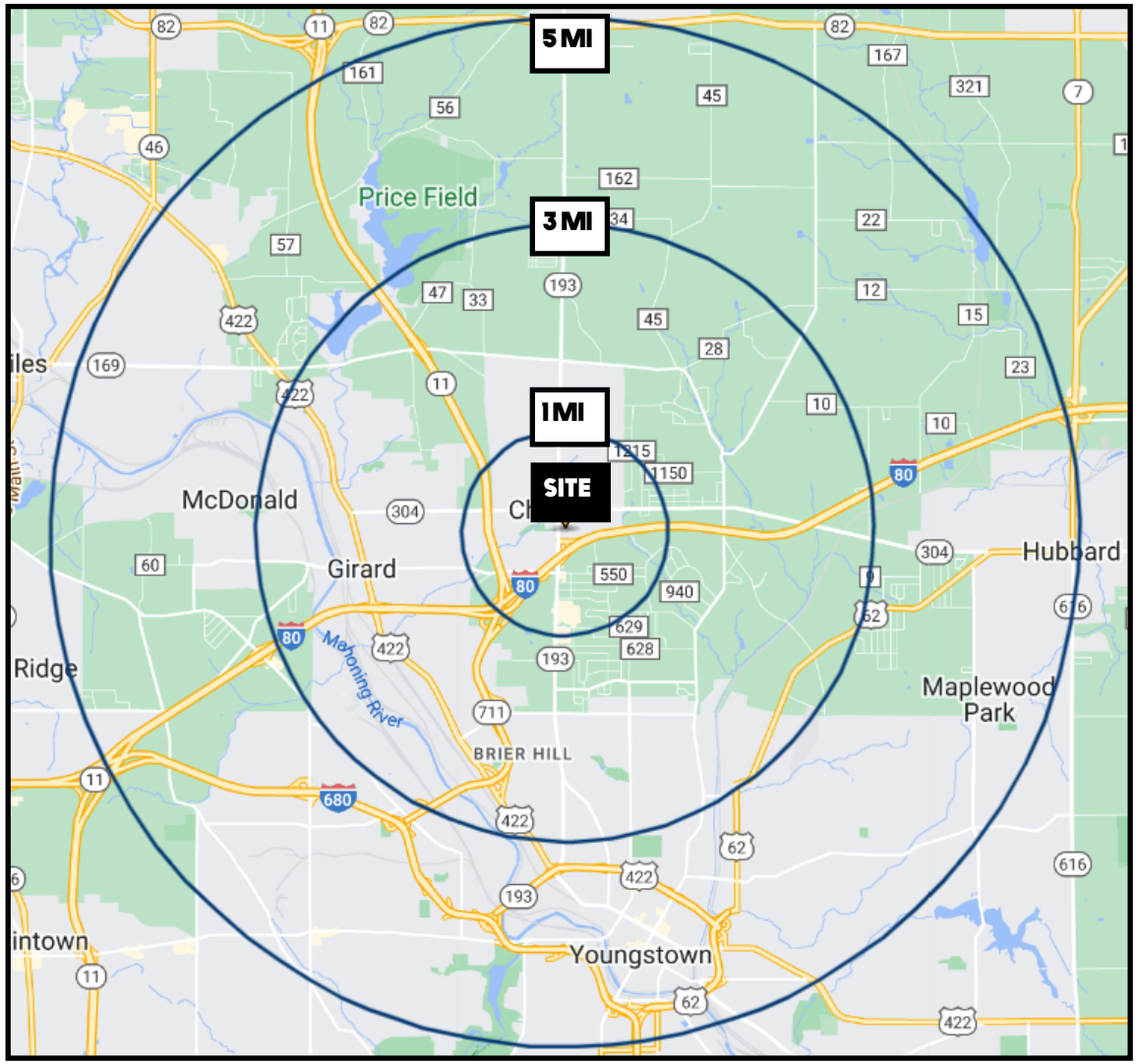
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

PLATZ REALTY GROUP

SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,471	29,269	80,335
HOUSEHOLDS	1,440	12,190	32,281
MEDIAN AGE	47	43	43
AVERAGE HH INCOME	$60,450	$59,008	$53,491

SITE INFORMATION

LOCATION	Liberty Township Trumbull County
ZONING	Commercial
YEAR BUILT	2006
AVAILABLE	Unit 1: 1,433 SF (Endcap) Approx 60' deep
RENT	1: $17.81/SF NNN
EXTRA CHARGES	$3.12/SF (Estimated)
UTILITIES	Separately Metered

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.