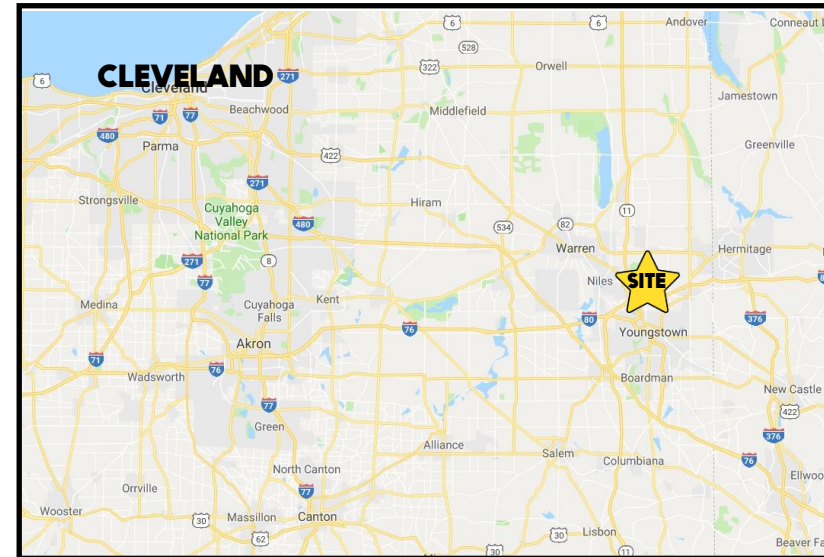


## LOCATION

4501 Belmont Ave, Youngstown, OH 44505



## 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

## TRAFFIC

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

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

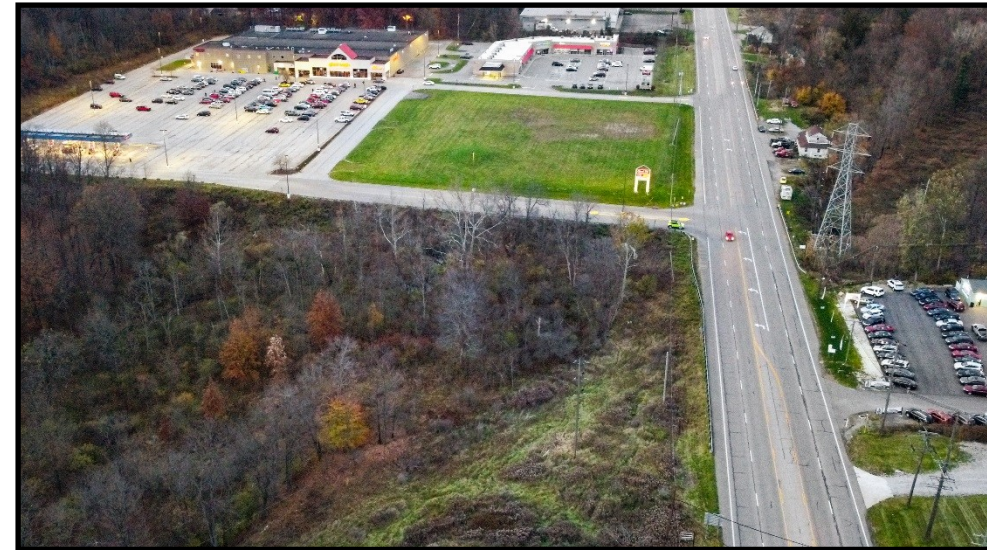
**ADAM DIVELBISS**

501.551.3817

adivelbiss@platzrealtygroup.com

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

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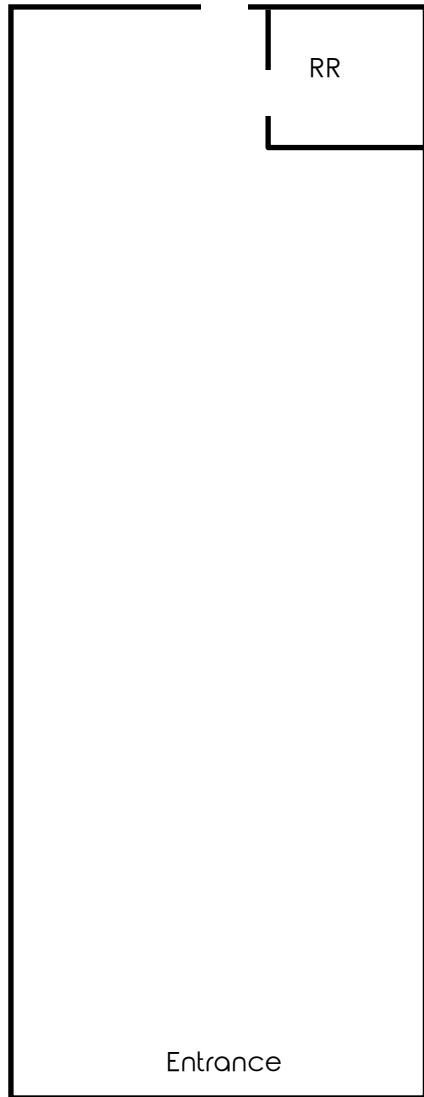
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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

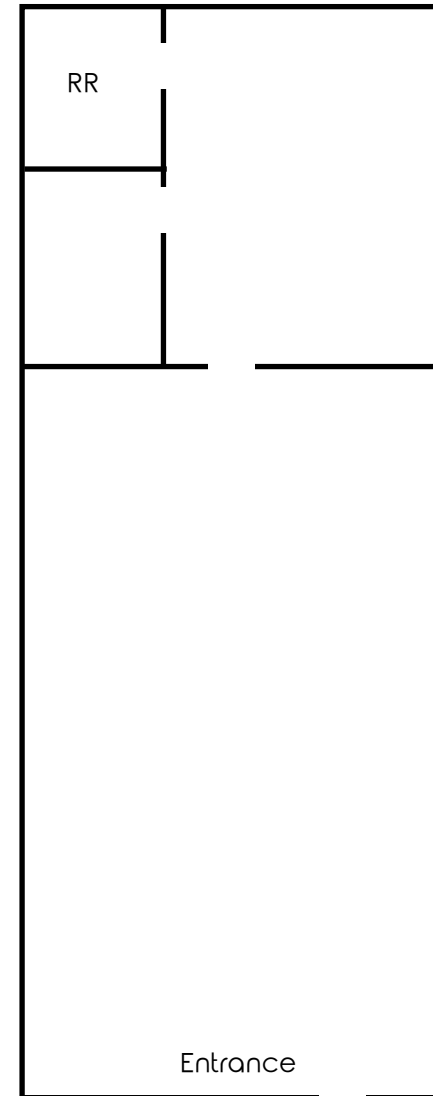


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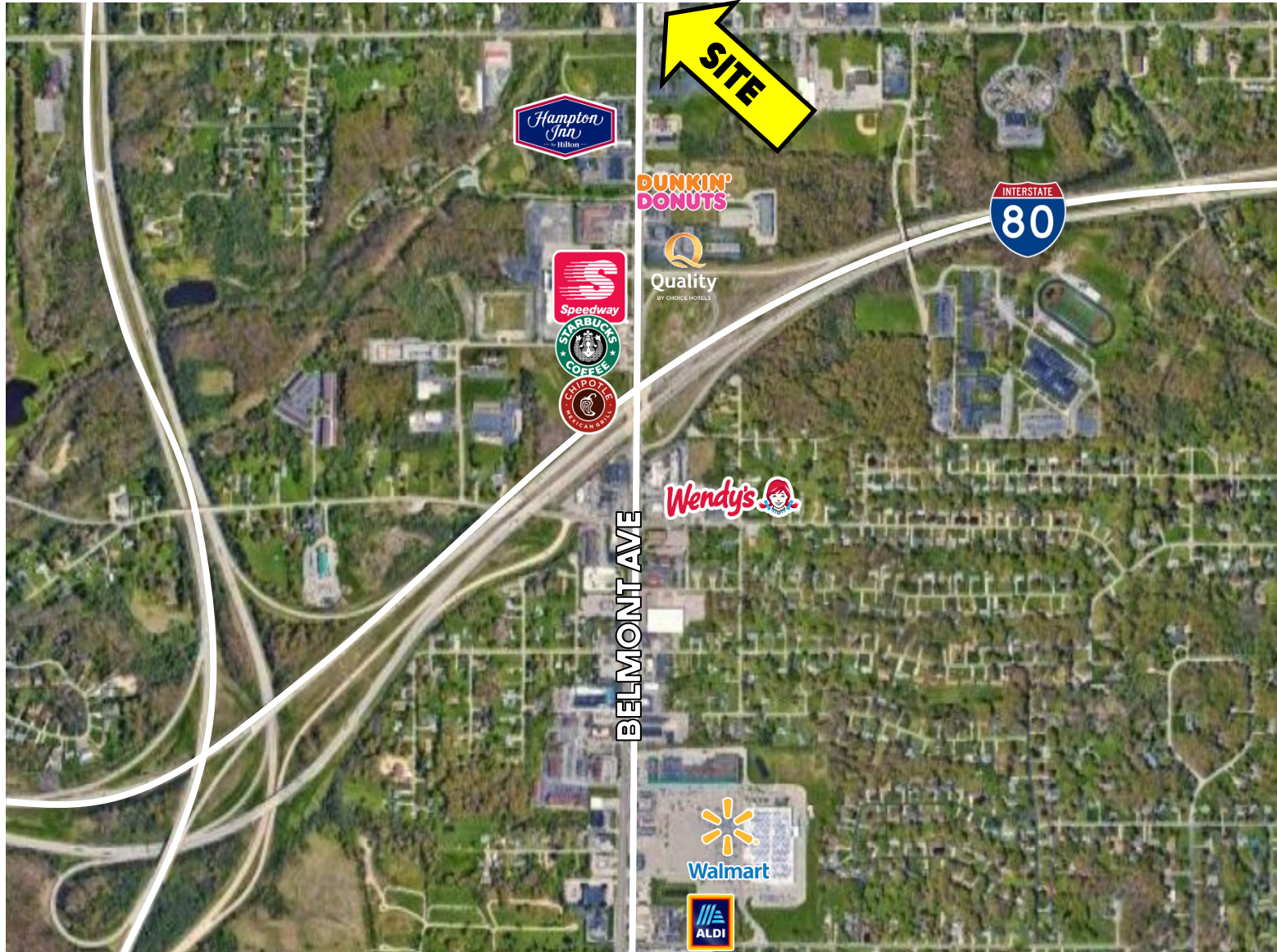
[Suite 4](#)



Endcap  
[Suite 1](#)

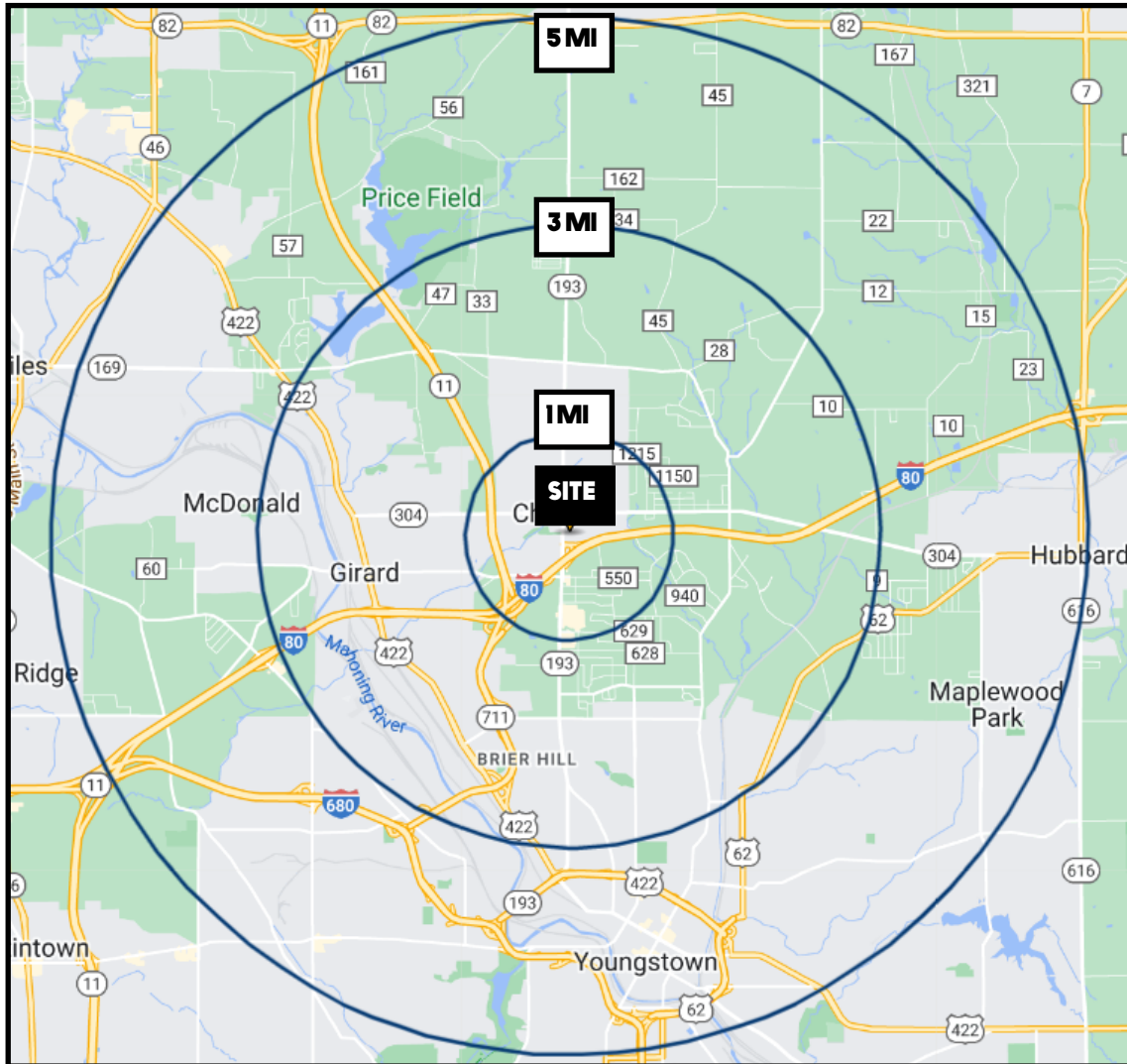
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,471	29,269	80,335
<b>HOUSEHOLDS</b>	1,440	12,190	32,281
<b>MEDIAN AGE</b>	47	43	43
<b>AVERAGE HH INCOME</b>	\$60,450	\$59,008	\$53,491

**SITE INFORMATION**

<b>LOCATION</b>	Liberty Township Trumbull County
<b>ZONING</b>	Commercial
<b>YEAR BUILT</b>	2006
<b>AVAILABLE</b>	Unit 1: 1,433 SF (Endcap) Unit 4: 1,433 SF Approx 60' deep
<b>RENT</b>	1: \$17.81/SF NNN 4: \$12.00/SF NNN
<b>EXTRA CHARGES</b>	\$3.12/SF (Estimated)
<b>UTILITIES</b>	Separately Metered

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