

## FOR SALE

### LOCATION

3501 Mahoning Ave, Youngstown, OH 44509



#### HIGHLIGHTS

- Former Advance Auto
- Located on Mahoning Ave, just east of Meridian Rd access from both roads
- Retail / flex space with 1 drive-in door
- High traffic location



### TRAFFIC

Meridian Rd = 15,268 VPD Mahoning Ave = 13,317 VPD

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## EXTERIOR

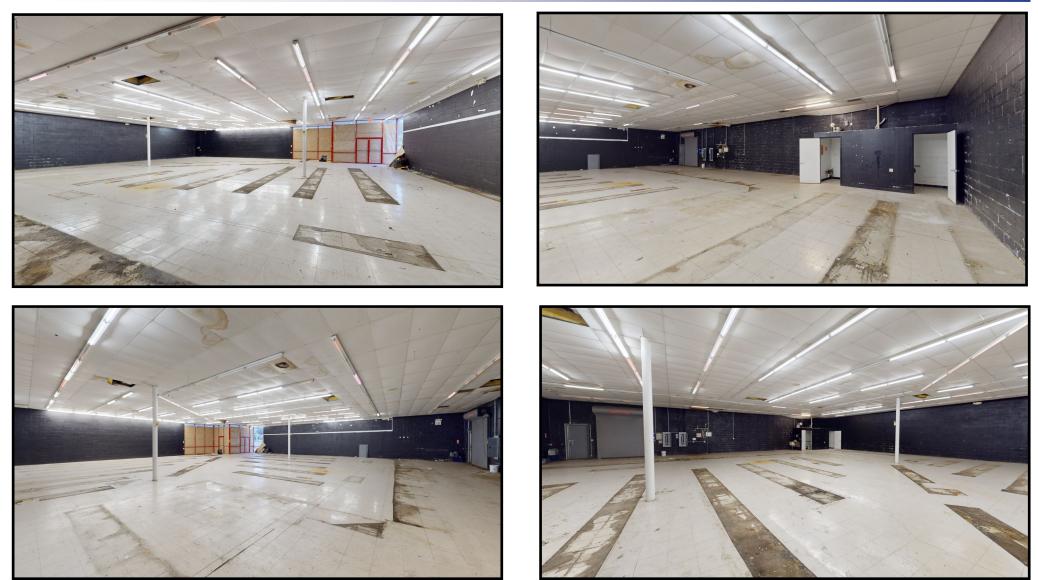


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# INTERIOR

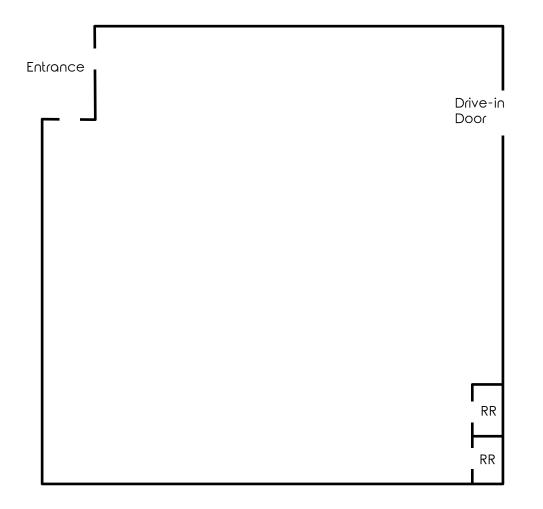


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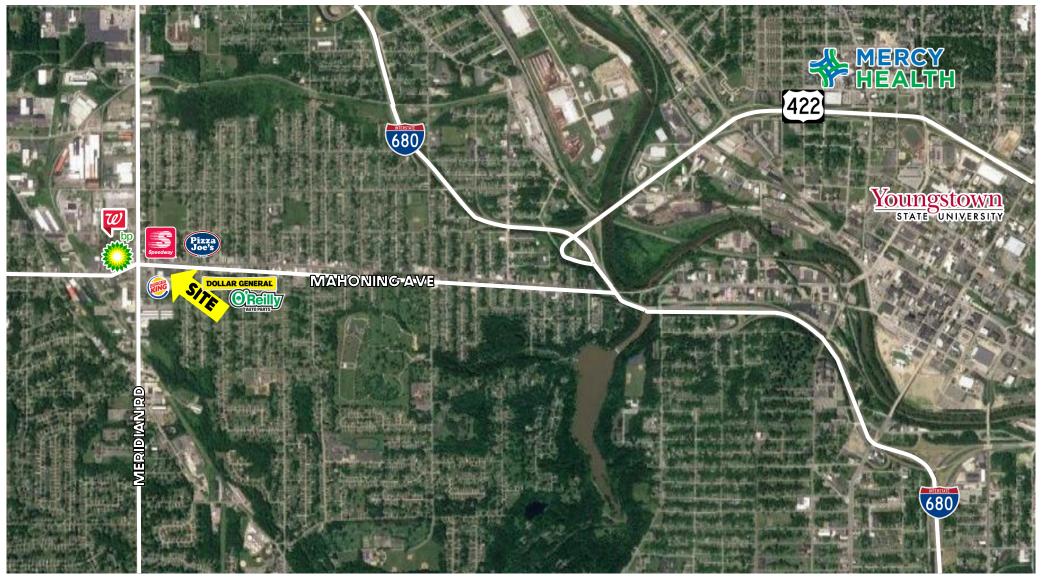


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## **AERIAL MAP**



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# **PROPERTY DETAILS**

910	Niles	169 <b>5 MI</b>	1	28	
2200			(193)		10
	4/0	McDonald 422		1215 1150	
	10 M	M TAA	(304) Church		80
	60			550 940	9
	(46) ineral Ridge	Mayo	80 711	629 628	62
67 - M		Maconing first			
		IMI			
1			422		
	40	SITE	193	(422)	AR.
West	Austintown		Mill Creek Yo	oupastown	17
Austintown			Park	62	
				<u> H</u>	
			18-1		(289) Cam
		62	0	170 /	
118	118 (46)				Struthers
110	-62				<u> </u>
	Contraction of the	Mill Creek Park		680	$\gamma$
	Succession of the second	625		1	
224	Canfield (224)		224 Boardr	nan 224	Poland

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,839	50,808	128,577
HOUSEHOLDS	3,785	22,074	52,634
AVERAGE AGE	40	42	41
MEDIAN HH INCOME	\$39,113	\$39,230	\$41,303

SITE INFORMATION				
	Youngstown City Mahoning County 53-069-0-226			
SIZE	5,675 SF			
YEAR BUILT	1998			
ACRES	.47 acres			
ZONING	MU-C			
REAL ESTATE TAXES	\$8,256/year			
PRICE	\$400,000			

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