

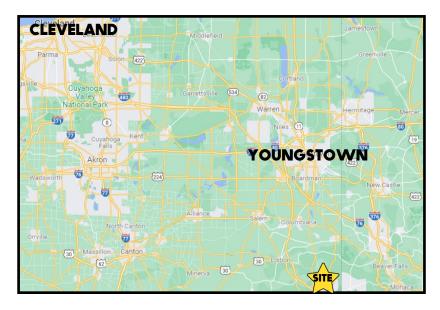
AVAILABLE

LOCATION 15387 SR 170, Calcutta, OH 43920



HIGHLIGHTS

- Professional office building
- Private offices + common / shared office space
- Full, clean basement
- Ample parking + great signage on SR 170
- Just north of Calcutta Smith Ferry Rd



TRAFFIC SR 170 = 7,761 VPD

501.551.3817	adivelbiss@platzrealtygroup.com
MATT WILSON	
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EXTERIOR



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INTERIOR

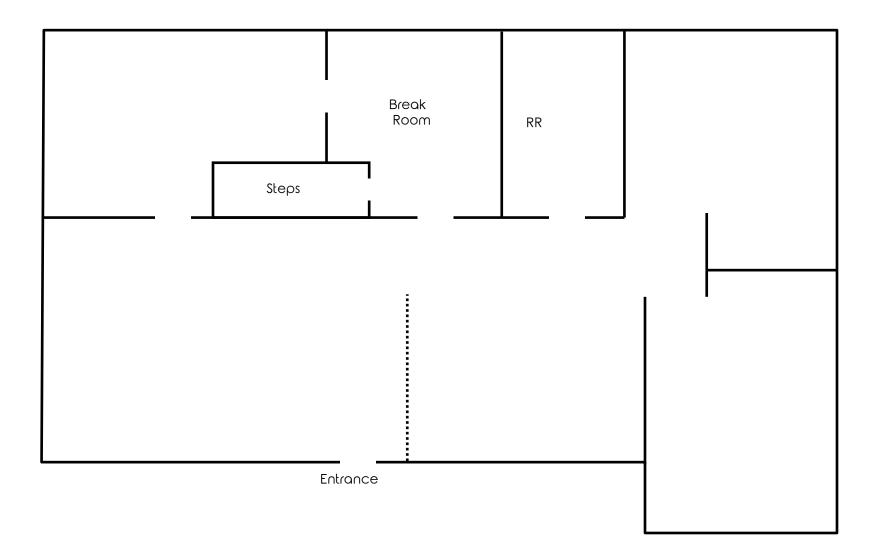


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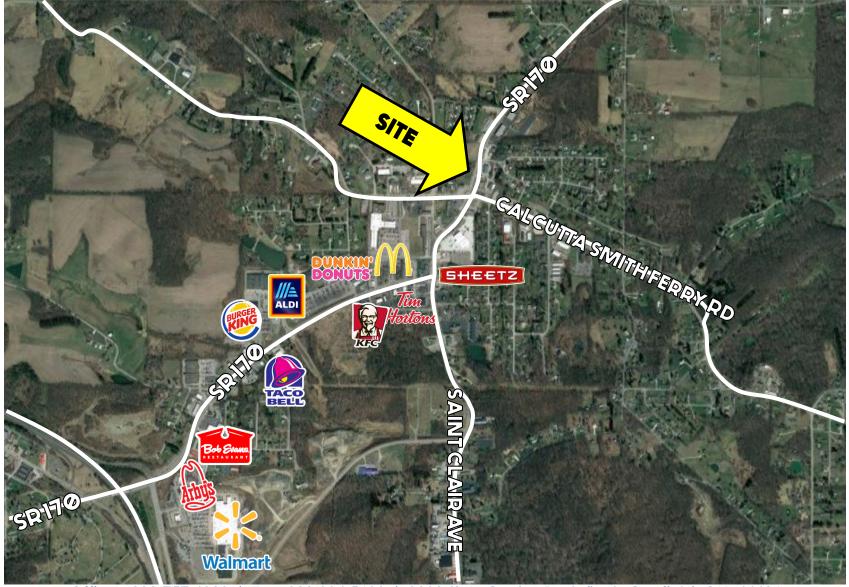


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AERIAL MAP



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SITE INFORMATION

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,261	12,072	30,638
HOUSEHOLDS	959	5,025	12,759
MEDIAN AGE	49	46	44
AVERAGE HH INCOME	\$64,653	\$65,434	\$56,960

SITE INFORMATION			
LOCATION PARCEL	St Clair Township Columbiana County 61-00824		
PROPERTY TYPE	Office		
YEAR BUILT	1958		
SIZE	1,244 SF on .9 acres		
REAL ESTATE TAXES	\$3,692/year		
RENT	\$2,000/month		
PRICE	\$310,000		

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906 5 Mi	
Clarksoff	
7 929 896 1034	
Beaver Creek State Park 3 MI	959
914 895	1038
25 914 913 1131	
30 Hellbender Bluff County Park	PENNSY
1004 SITE	
	Beaver Creek Ohioville State Ga
30 Calcutta	State Forest Land
	1043
1005 9 911 966 (267 928	PRACE
1083 La Croft	Glasgow 39 Georgetown
1076 91 427	36 910
	Carl Barris
WEST VIRGULA Newell East Liverpoor	hester
Wellsville 66/7 1 66/9	30