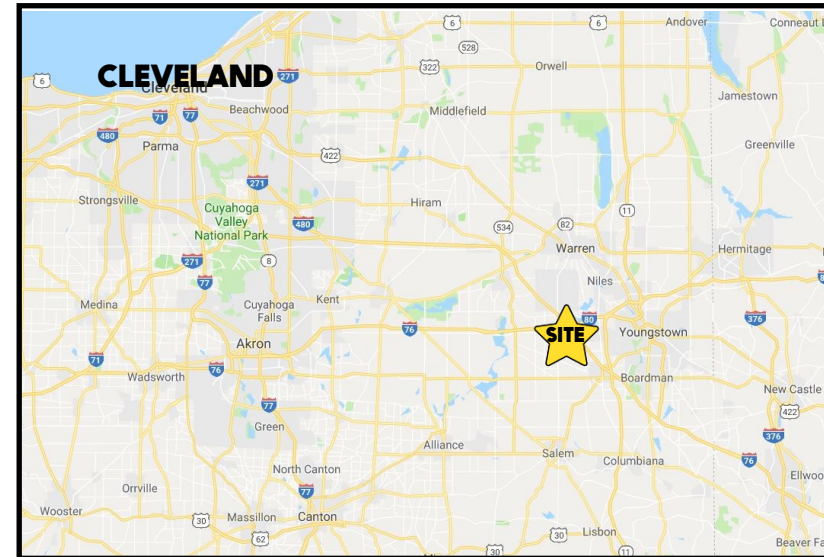


## LOCATION

Bears Den Dr, Youngstown, OH 44511



## HIGHLIGHTS

- Development land for lease
- Located just north of Canfield Rd
- Zoned MU-C (Commercial)
- 1.88 acres
- 194' frontage

## TRAFFIC

Bears Den Rd = 7,049 VPD  
Canfield Rd = 9,110 VPD

## CONTACT

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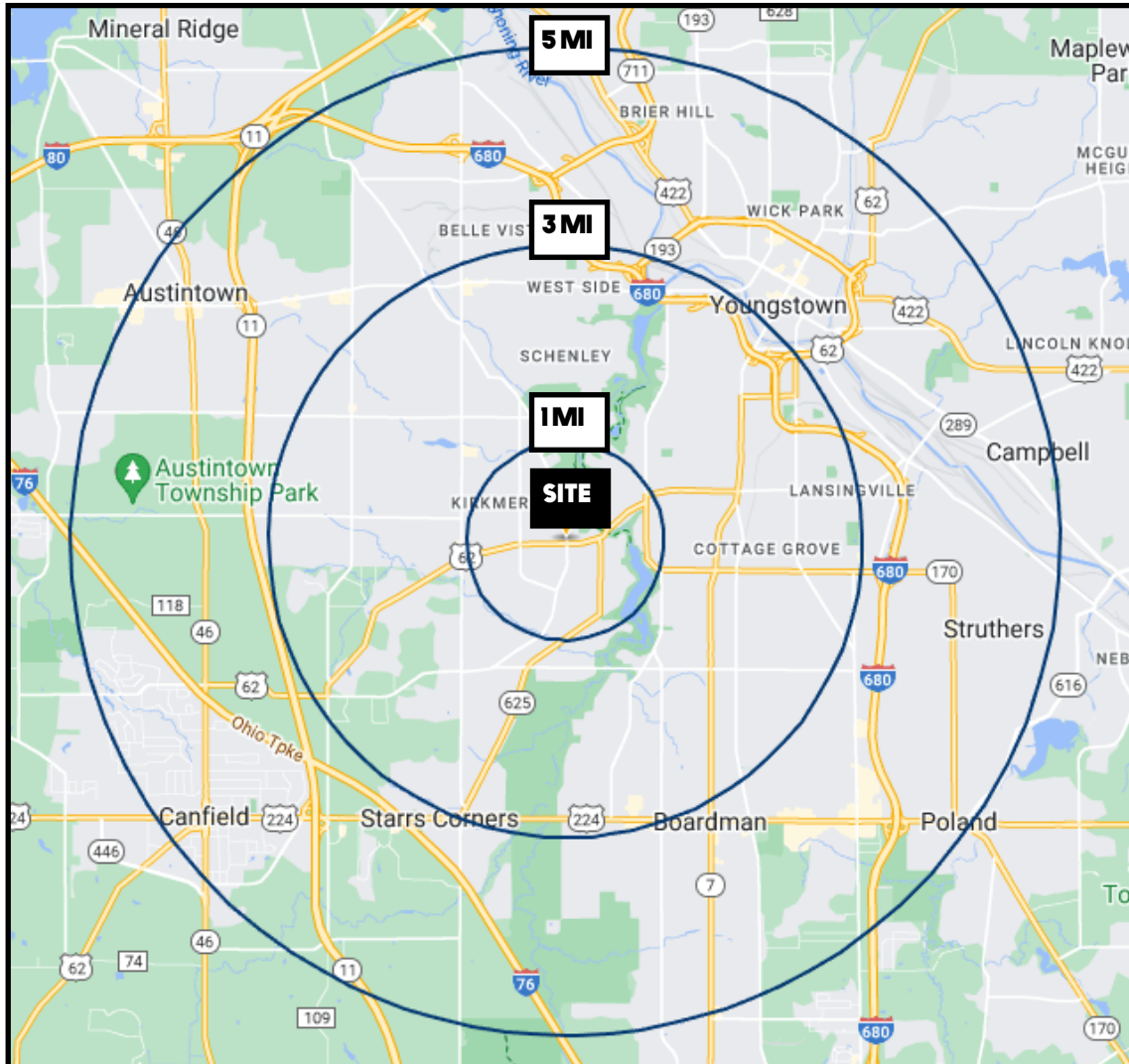


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,238	69,141	143,715
<b>HOUSEHOLDS</b>	3,277	29,544	60,114
<b>MEDIAN AGE</b>	46	42	42
<b>AVERAGE HH INCOME</b>	\$56,104	\$59,584	\$61,335

SITE INFORMATION	
<b>LOCATION</b>	Youngstown City Mahoning County
<b>PARCEL</b>	53-146-0-009
<b>PROPERTY TYPE</b>	Land
<b>ZONING</b>	MU-C
<b>FRONTAGE</b>	194'
<b>SIZE</b>	1.8 acres
<b>REAL ESTATE TAXES</b>	\$534/year (vacant land)
<b>RENT</b>	Call for pricing

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