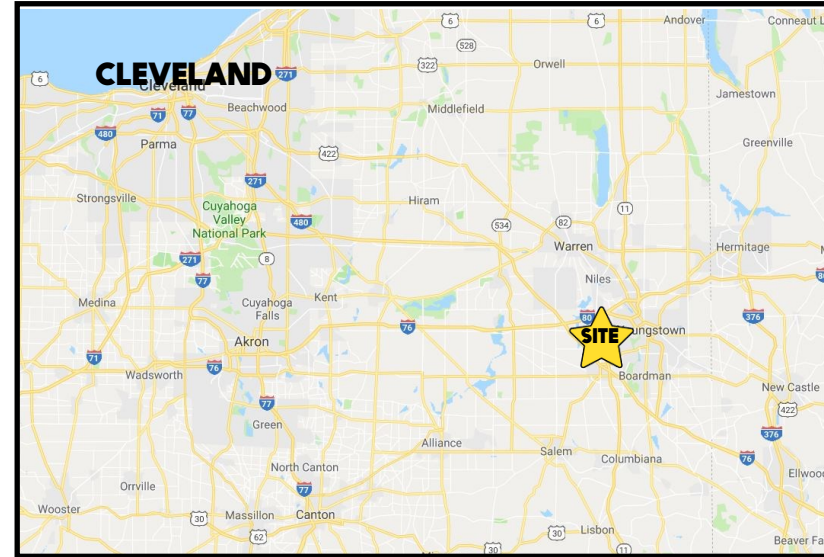


## LOCATION

3749 Tippecanoe Rd, Youngstown, OH 44511



## HIGHLIGHTS

- Redevelopment corner lot in Cornersburg, OH
- Currently SFR with a large detached garage / workshop
- Located near SR 62 and Tippecanoe intersection in Cornersburg by Rite Aid, Walgreens, Dollar General, DQ, Subway, USPS, Dunkin, Farmers, Sparkle, & TrueValue

## TRAFFIC

Tippecanoe Rd = 11,616 VPD  
Canfield Rd = 8,866 VPD

## CONTACT

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mwilson@platzrealtygroup.com

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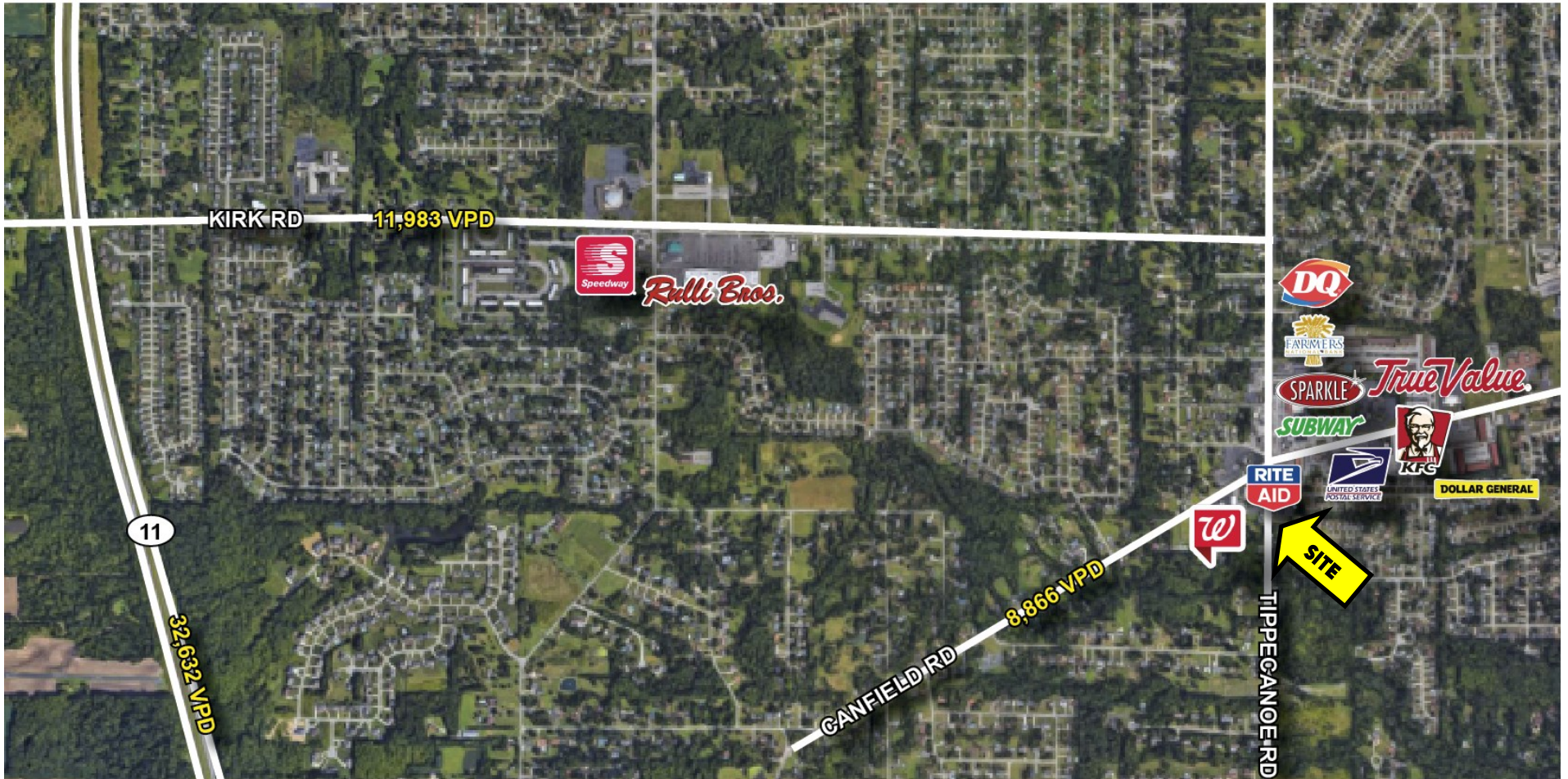
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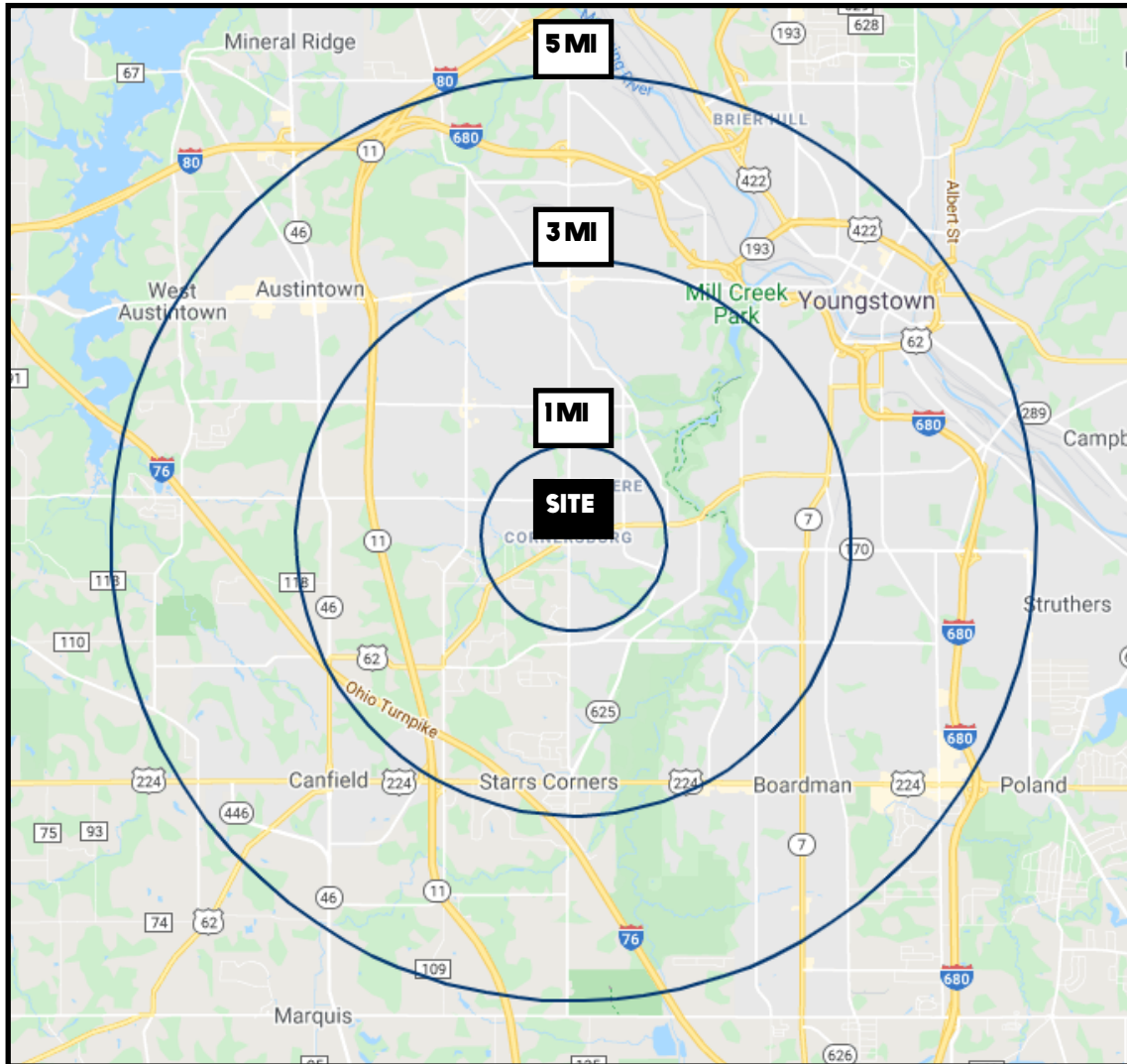
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| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 7,601    | 61,544   | 130,362  |
| <b>HOUSEHOLDS</b>        | 3,413    | 26,860   | 55,221   |
| <b>MEDIAN AGE</b>        | 48       | 43       | 42       |
| <b>AVERAGE HH INCOME</b> | \$67,314 | \$63,303 | \$63,222 |

**SITE INFORMATION**

|                          |                                    |
|--------------------------|------------------------------------|
| <b>LOCATION</b>          | Youngstown City<br>Mahoning County |
| <b>PROPERTY TYPE</b>     | Redevelopment Site                 |
| <b>PARCEL</b>            | 53-151-0-129                       |
| <b>LOT SIZE</b>          | .447 acres                         |
| <b>ZONING</b>            | MU-C                               |
| <b>REAL ESTATE TAXES</b> | \$2,257/year                       |
| <b>PRICE</b>             | \$395,000                          |

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