

LOCATION

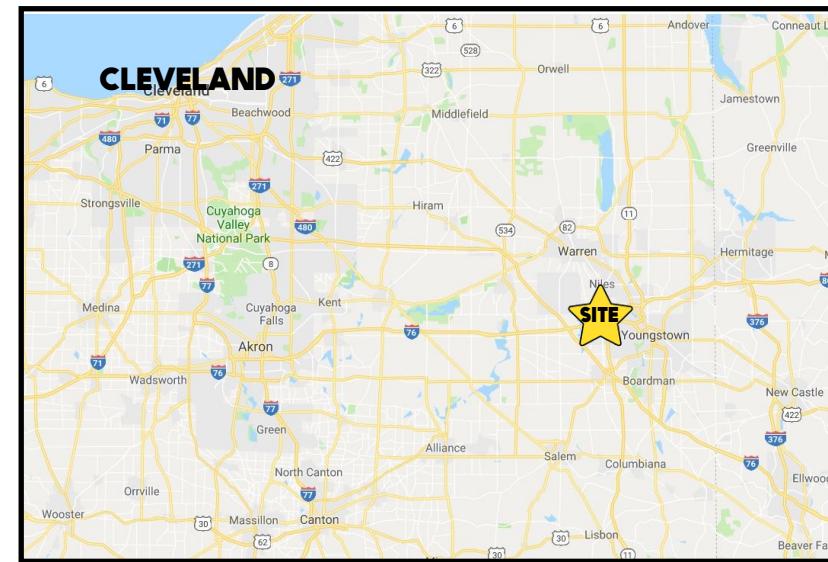
5498 W Webb Rd, Austintown, OH 44515



HIGHLIGHTS

- Redevelopment site by I-80 on/off ramp
- Just north of Hollywood Gaming
- Corner lot with frontage on SR 46 and W Webb Rd
- Corner pet groomer is rented month to month
- House recently demoed

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TRAFFIC

SR 46 = 19,663 VPD
Webb Rd = 2,259 VPD

CONTACT

ALICIA "LISH" ANGELO

740.627.0431 aangelo@platzrealtygroup.com

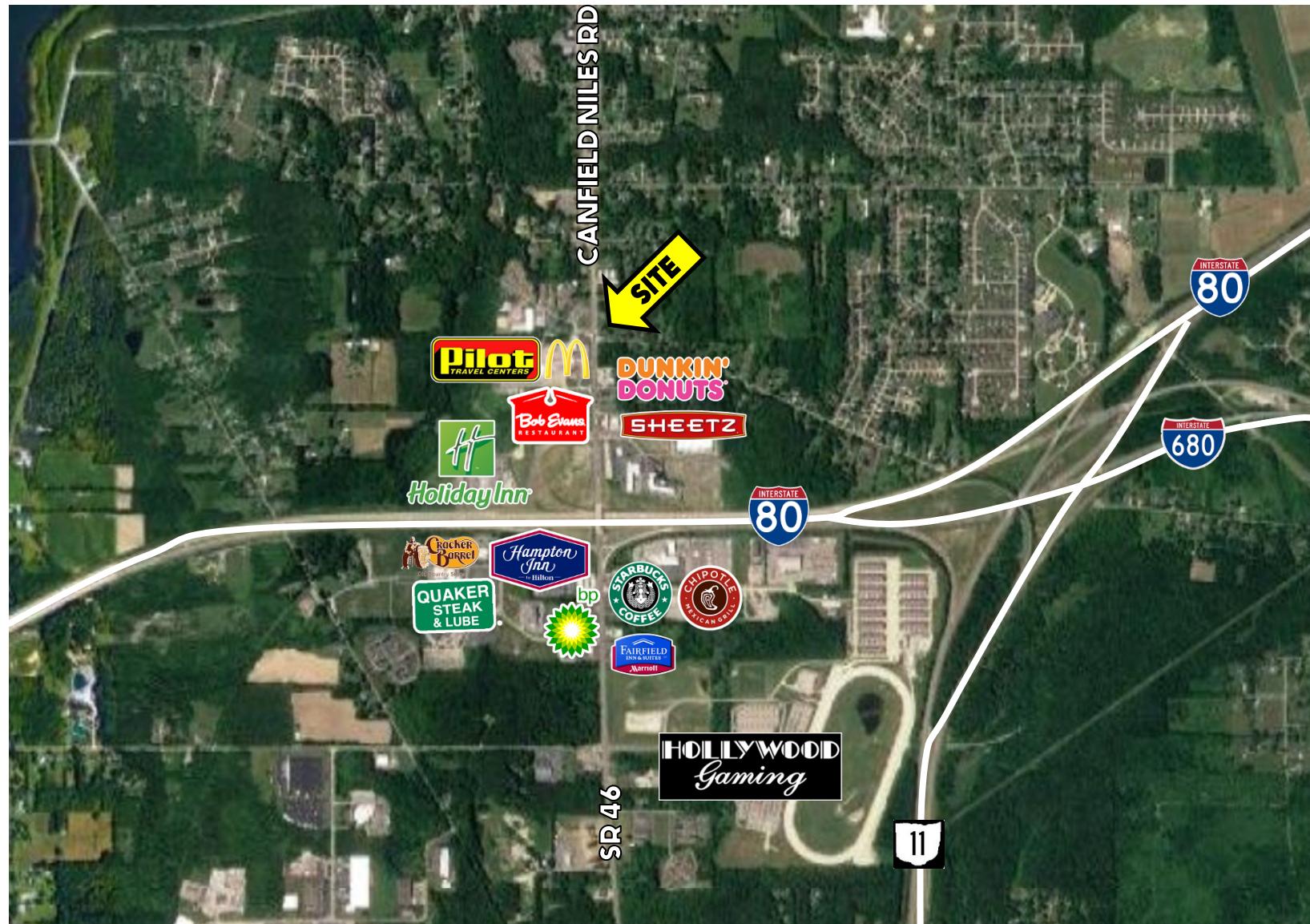
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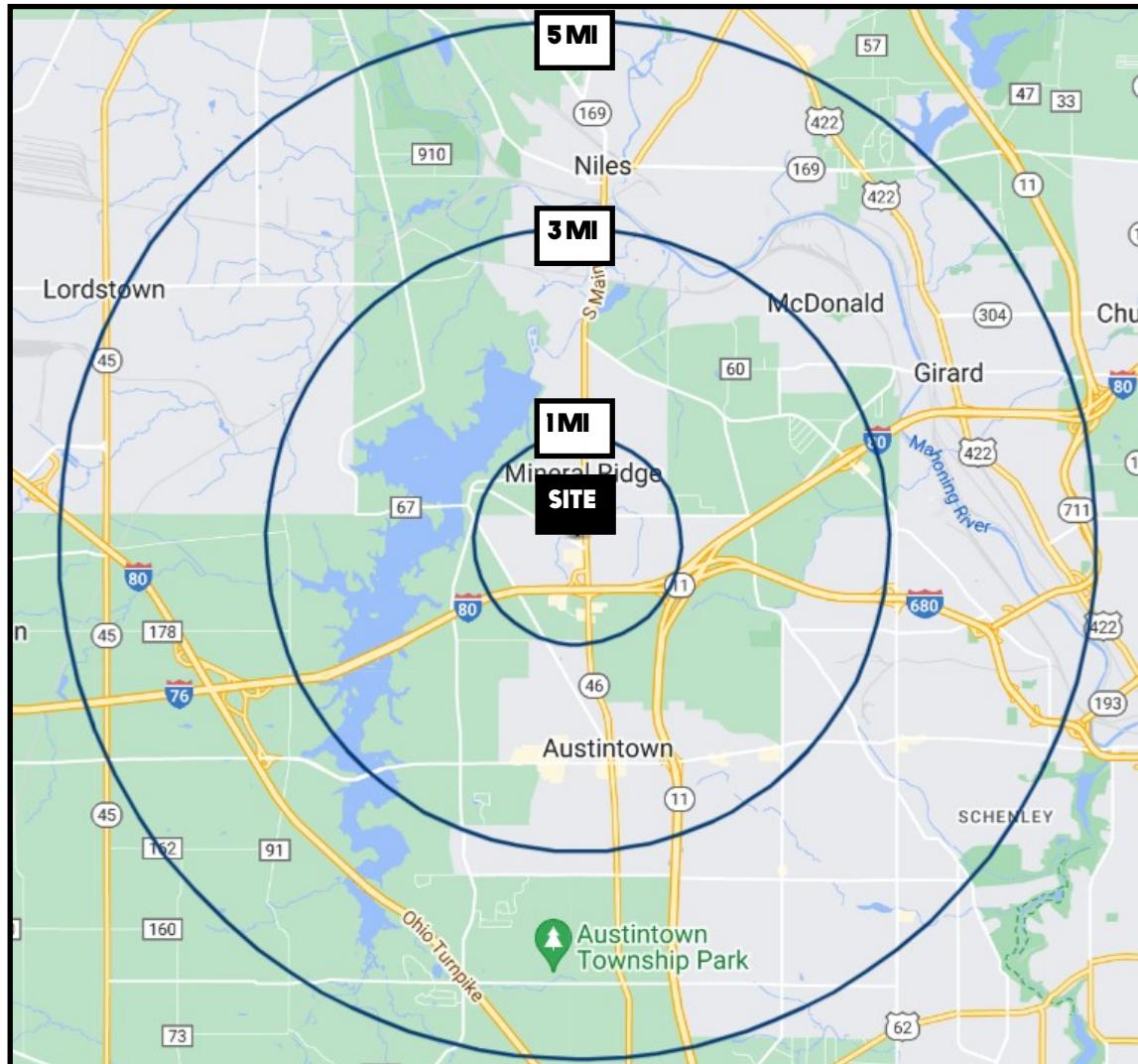
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Demographics	1 MI	3 MI	5 MI
Population	3,176	19,728	80,365
Households	1,205	8,232	34,149
Median Age	\$56,629	\$50,302	\$44,806
Average HH Income	\$67,819	\$60,216	\$58,176

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
PARCEL	49-043-0-078
PROPERTY TYPE	Land / Redevelopment
ZONING	B2 Business
UTILITIES	All utilities
SIZE	2.058 acres
REAL ESTATE TAXES	\$4,391/year
PRICE	\$190,000 REDUCED! \$179,000

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