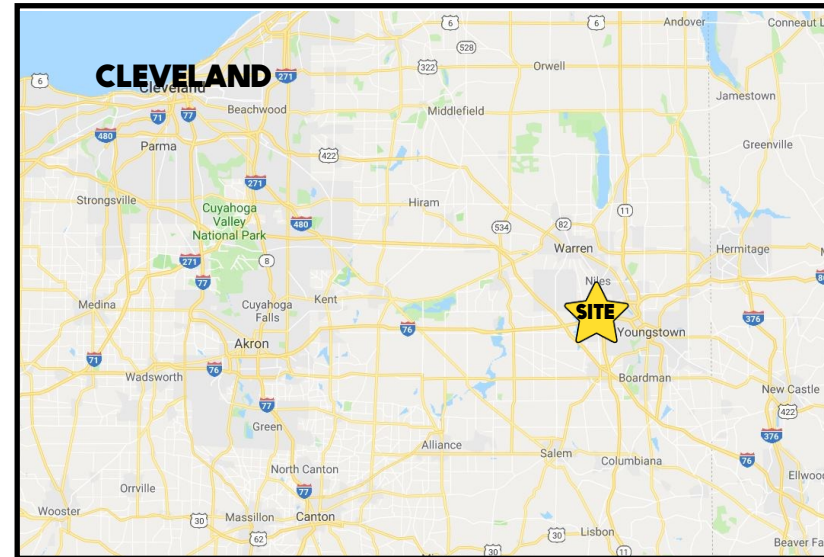


## LOCATION

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
- House to be demoed in 2024
- Corner pet groomer is rented month to month

## TRAFFIC

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

## CONTACT

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[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

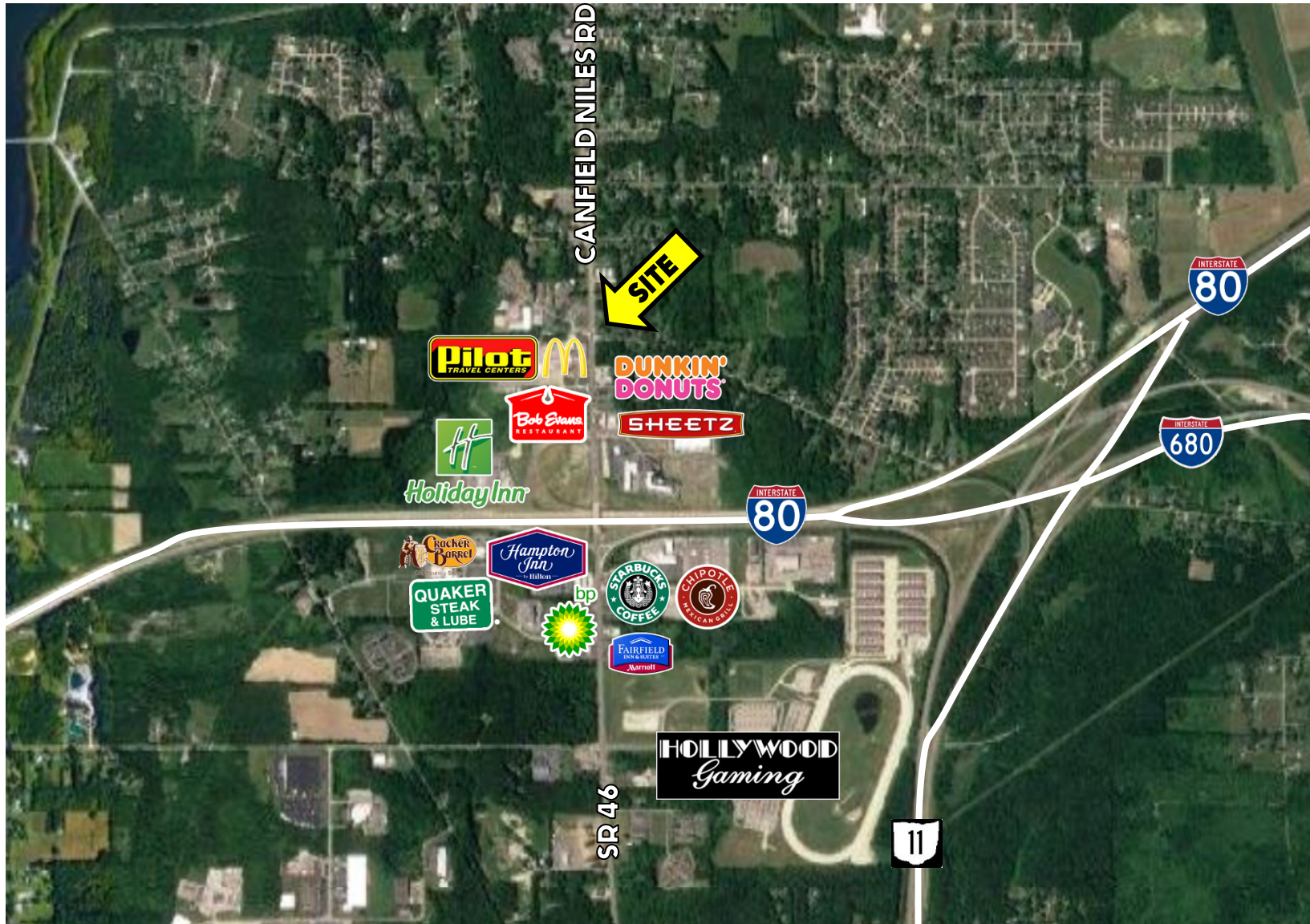




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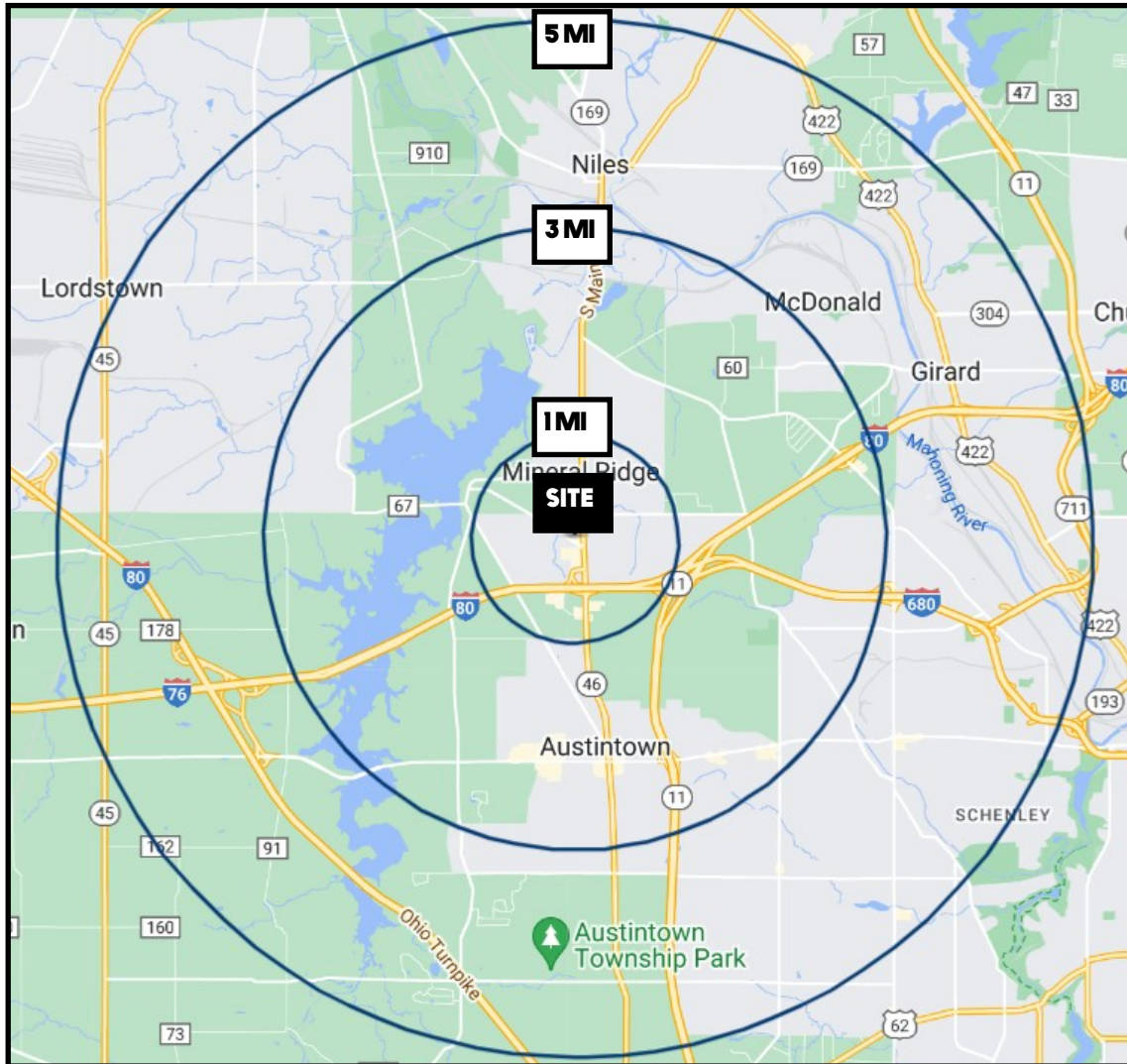
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,176	19,728	80,365
<b>HOUSEHOLDS</b>	1,205	8,232	34,149
<b>MEDIAN AGE</b>	\$56,629	\$50,302	\$44,806
<b>AVERAGE HH INCOME</b>	\$67,819	\$60,216	\$58,176

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

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