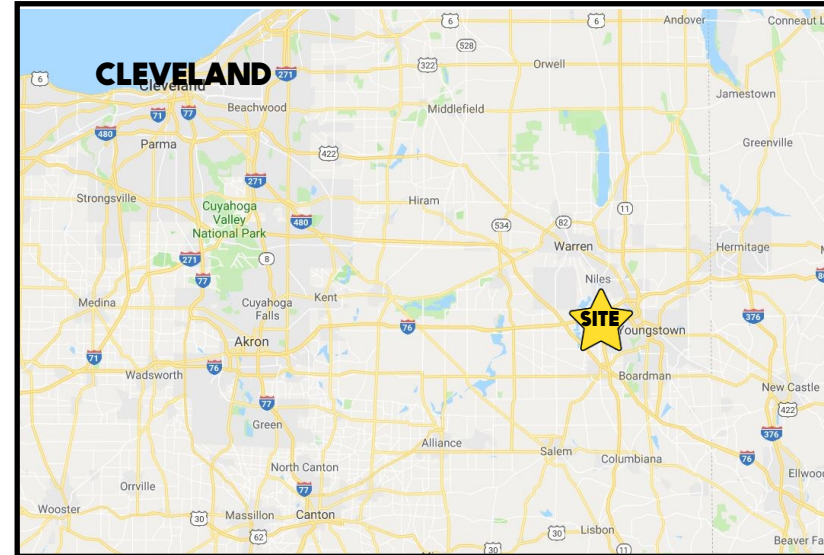


## LOCATION

132 Westchester Dr, Austintown, OH 44515



## HIGHLIGHTS

- 7,500 SF office space, can be subdivided
- Professional setting
- Great signage on Westchester Dr
- Lots of parking
- Just off Mahoning Ave & SR 11 on/off ramp

## TRAFFIC

Mahoning Ave = 16,044 VPD

## CONTACT

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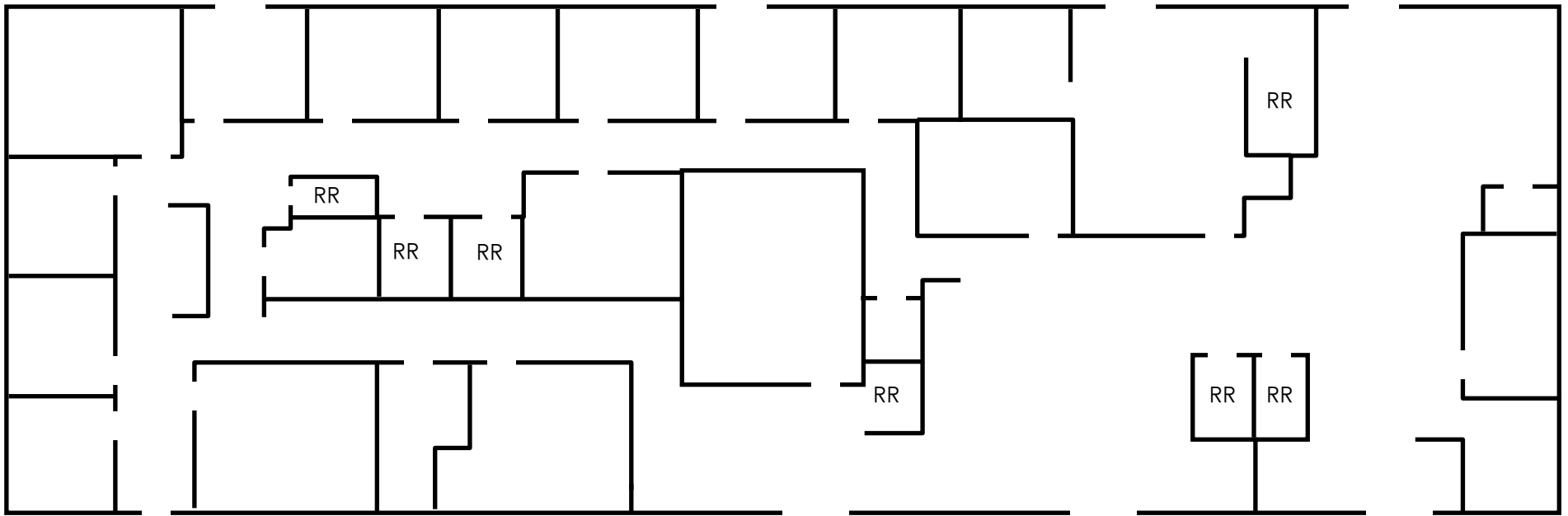
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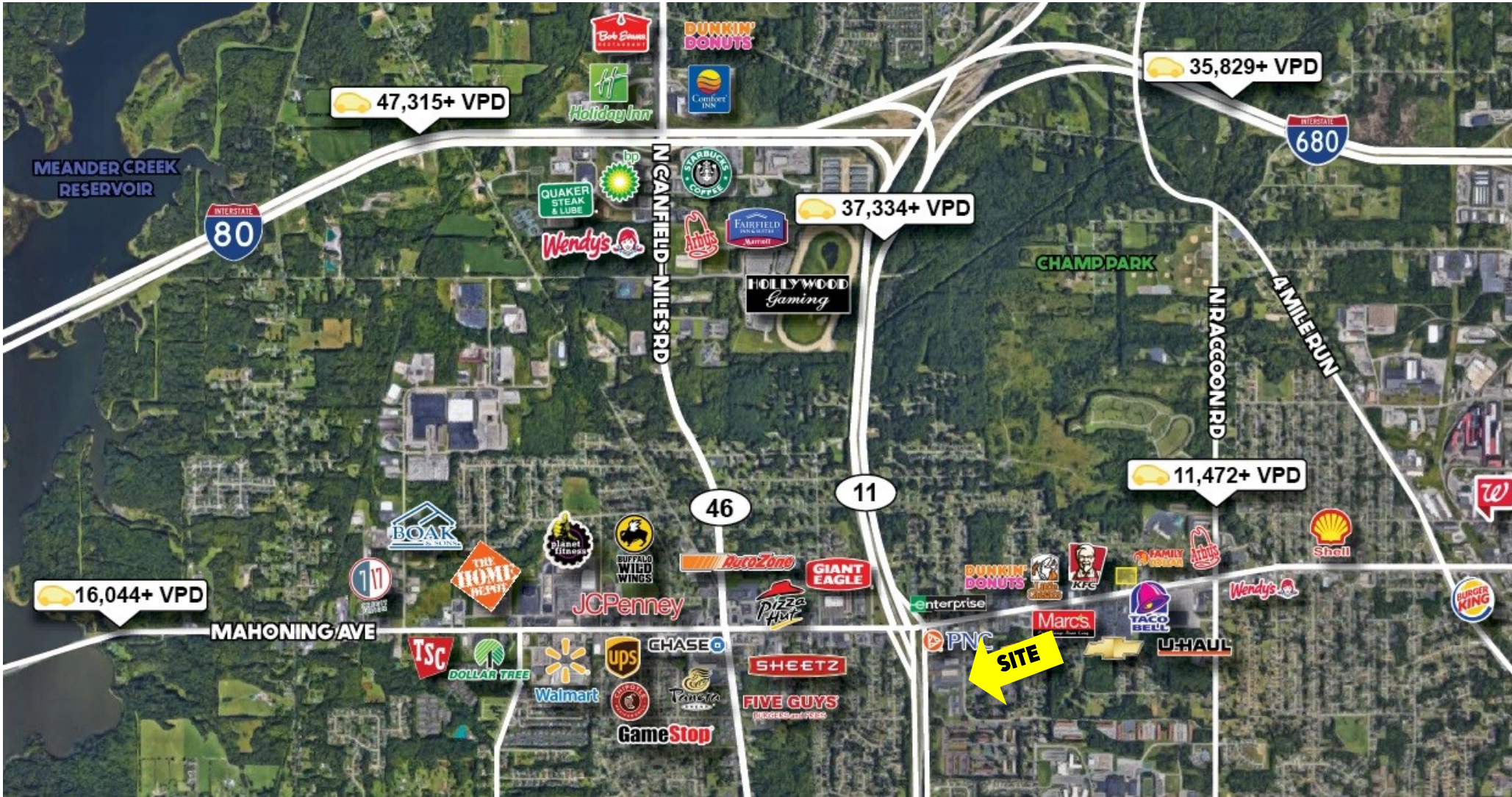
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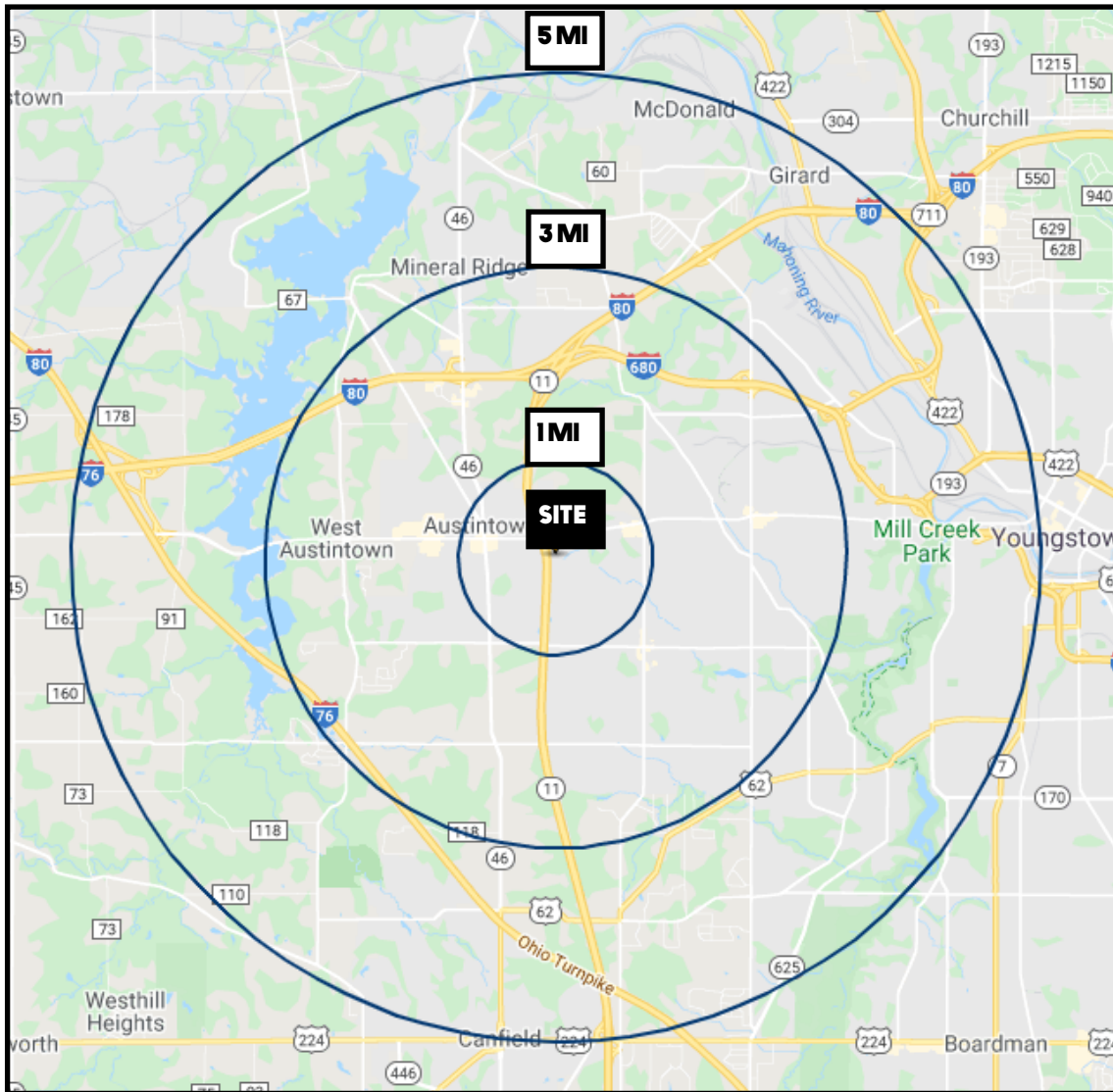
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,914	43,569	91,176
<b>HOUSEHOLDS</b>	3,902	18,783	38,176
<b>MEDIAN AGE</b>	44	44	43
<b>AVERAGE HH INCOME</b>	\$50,889	\$60,941	\$63,049

**SITE INFORMATION**

<b>LOCATION</b>	Austintown Township Mahoning County
<b>PROPERTY TYPE</b>	Office
<b>SIGNAGE</b>	Building and street
<b>SIZE</b>	132: 7,500 SF (Can be divided to 1,500 SF)
<b>PARKING</b>	Ample on site parking
<b>UTILITIES</b>	All utilities are Tenant's responsibility
<b>RENT</b>	\$10.00/SF Gross

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