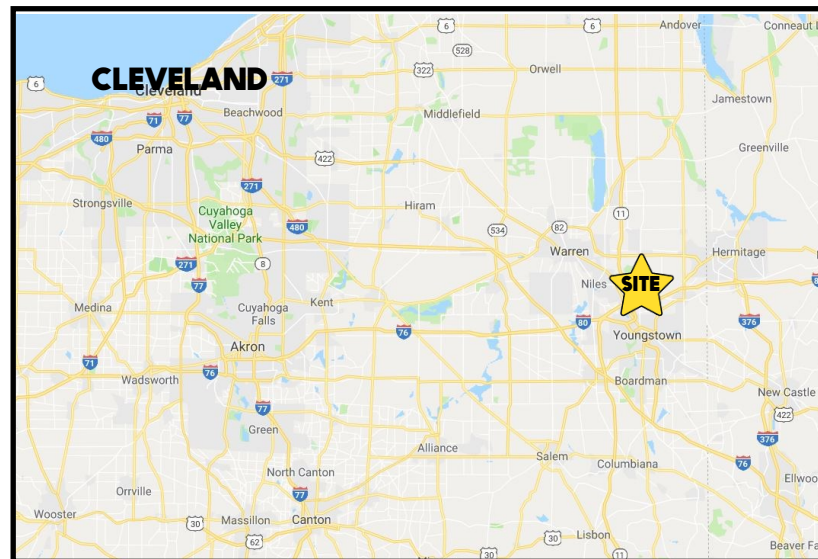


LOCATION

4531 Belmont Ave, Youngstown, OH 44505



TRAFFIC

Belmont Ave = 8,455 VPD

Churchill Rd = 12,284 VPD

HIGHLIGHTS

- Office / Retail plaza on Belmont Ave
- Located by the corner of Belmont Ave & Churchill Rd
- Liberty Township; Trumbull County
- Just north of I-80
- Building and pylon signage

CONTACT

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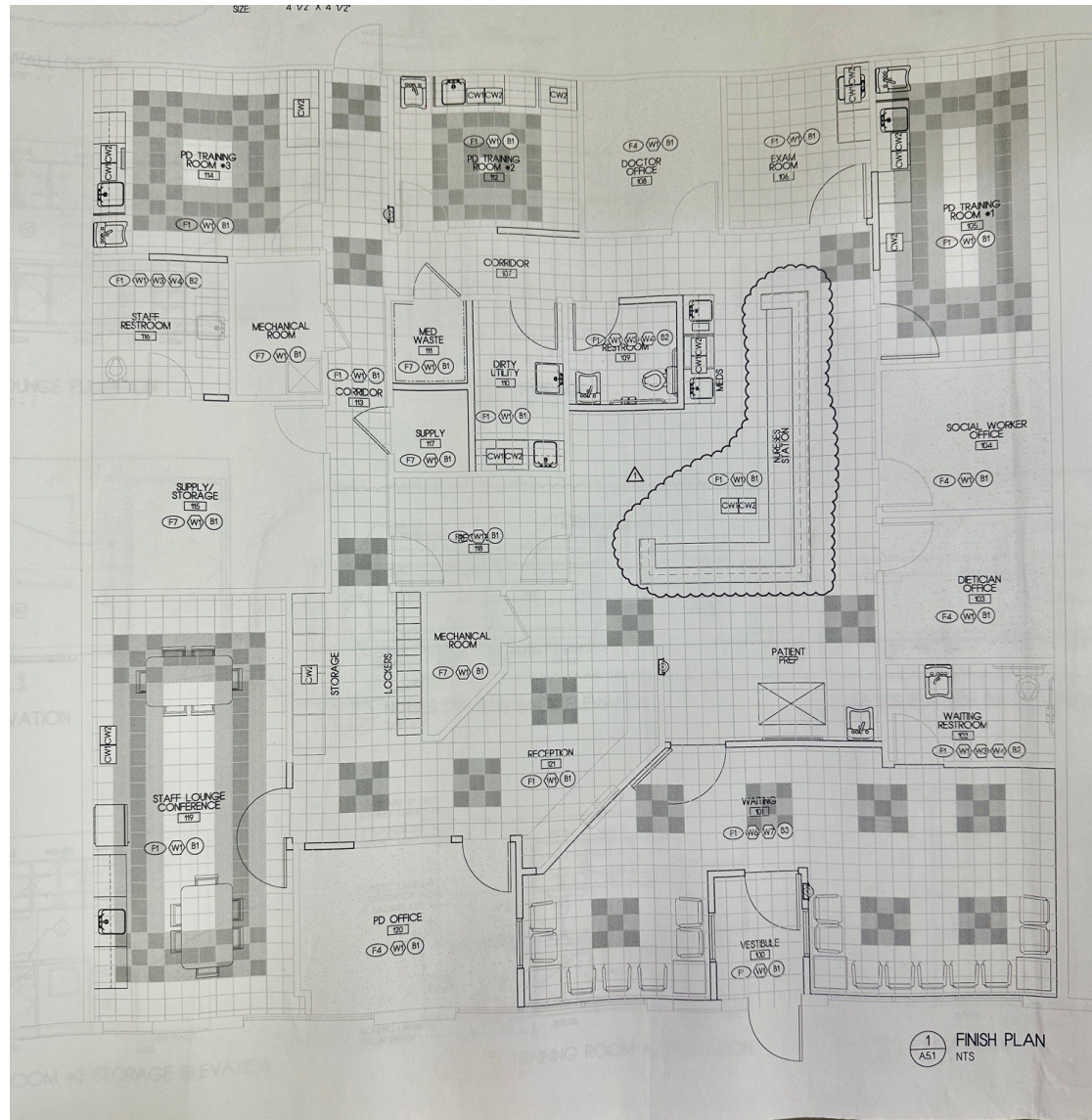


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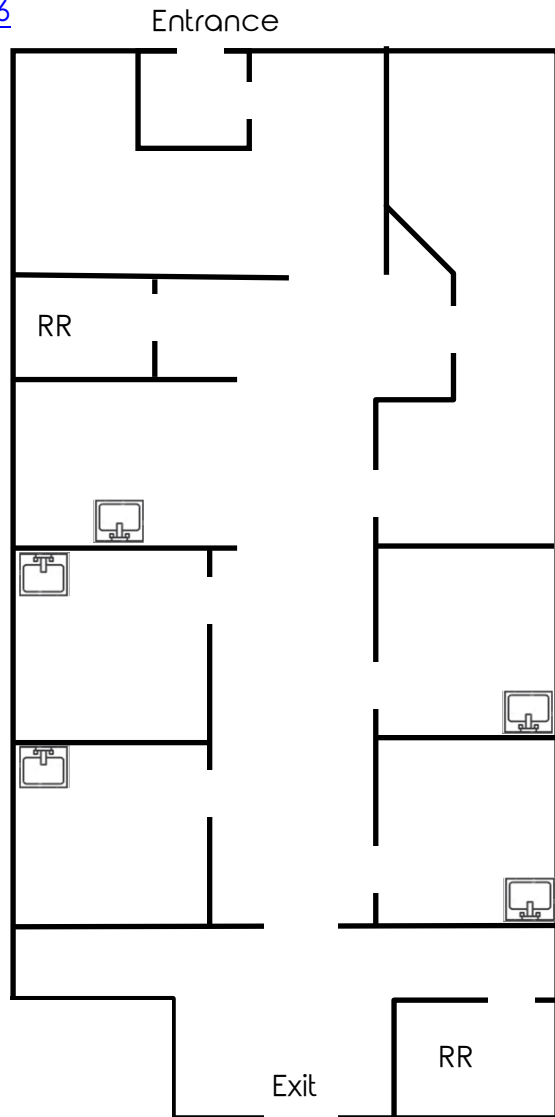
Suite 2



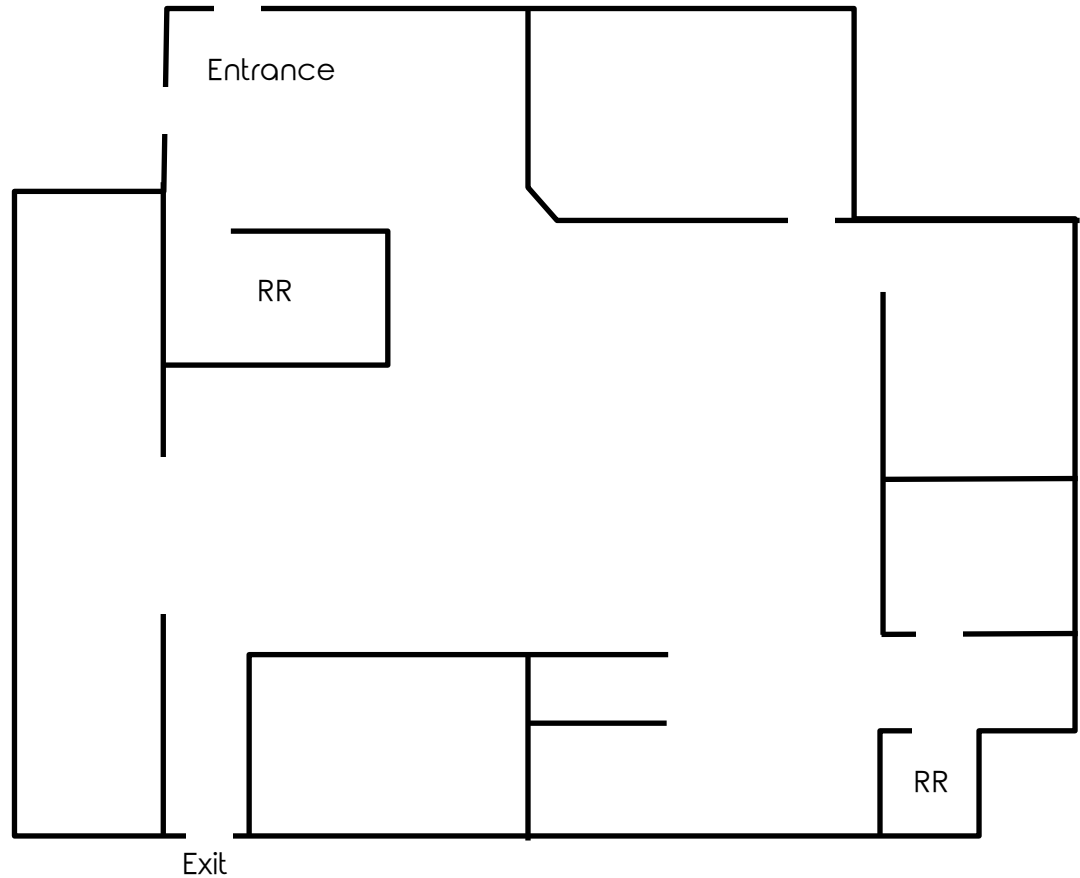
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Suite 6



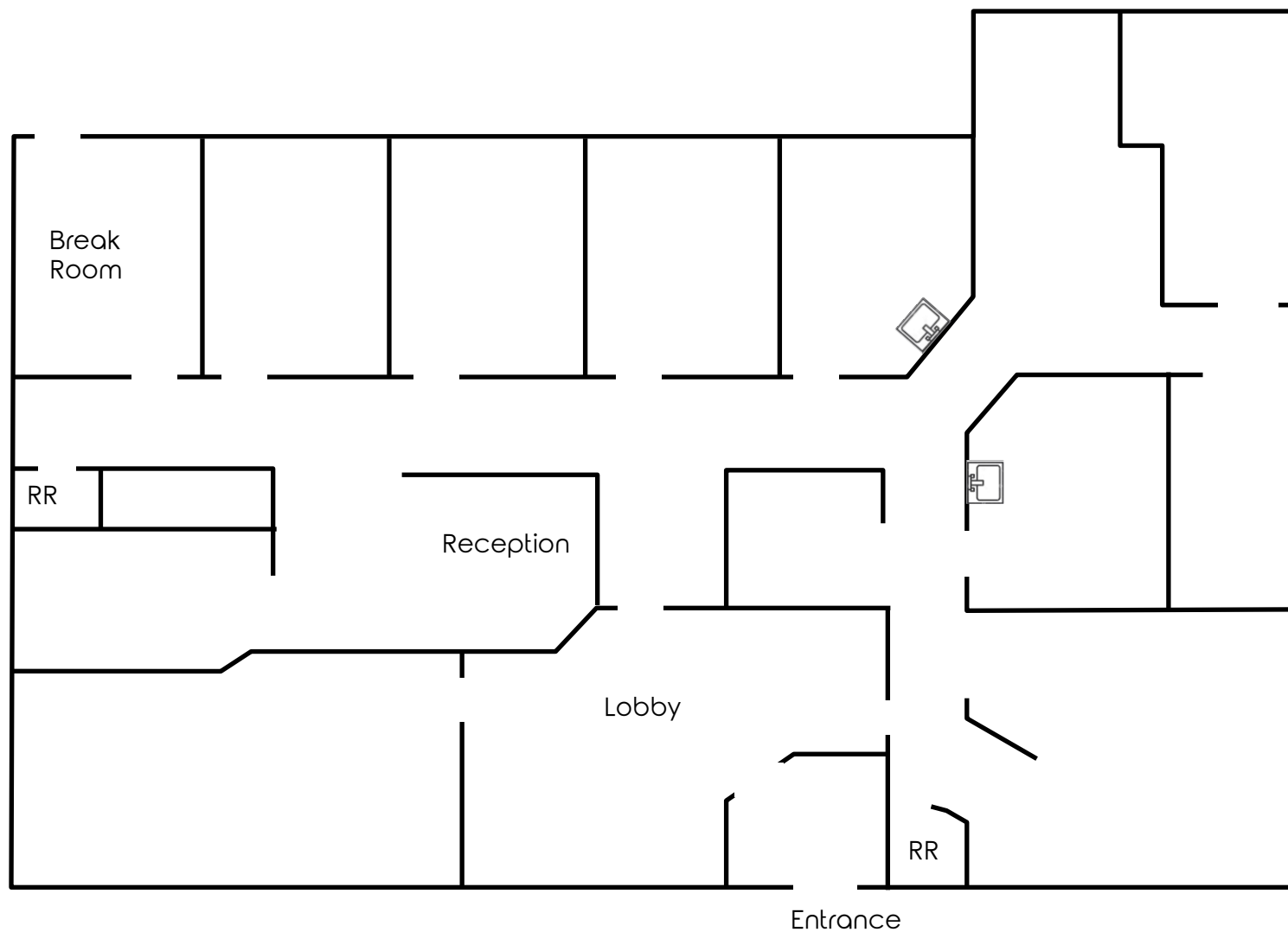
Suite 9



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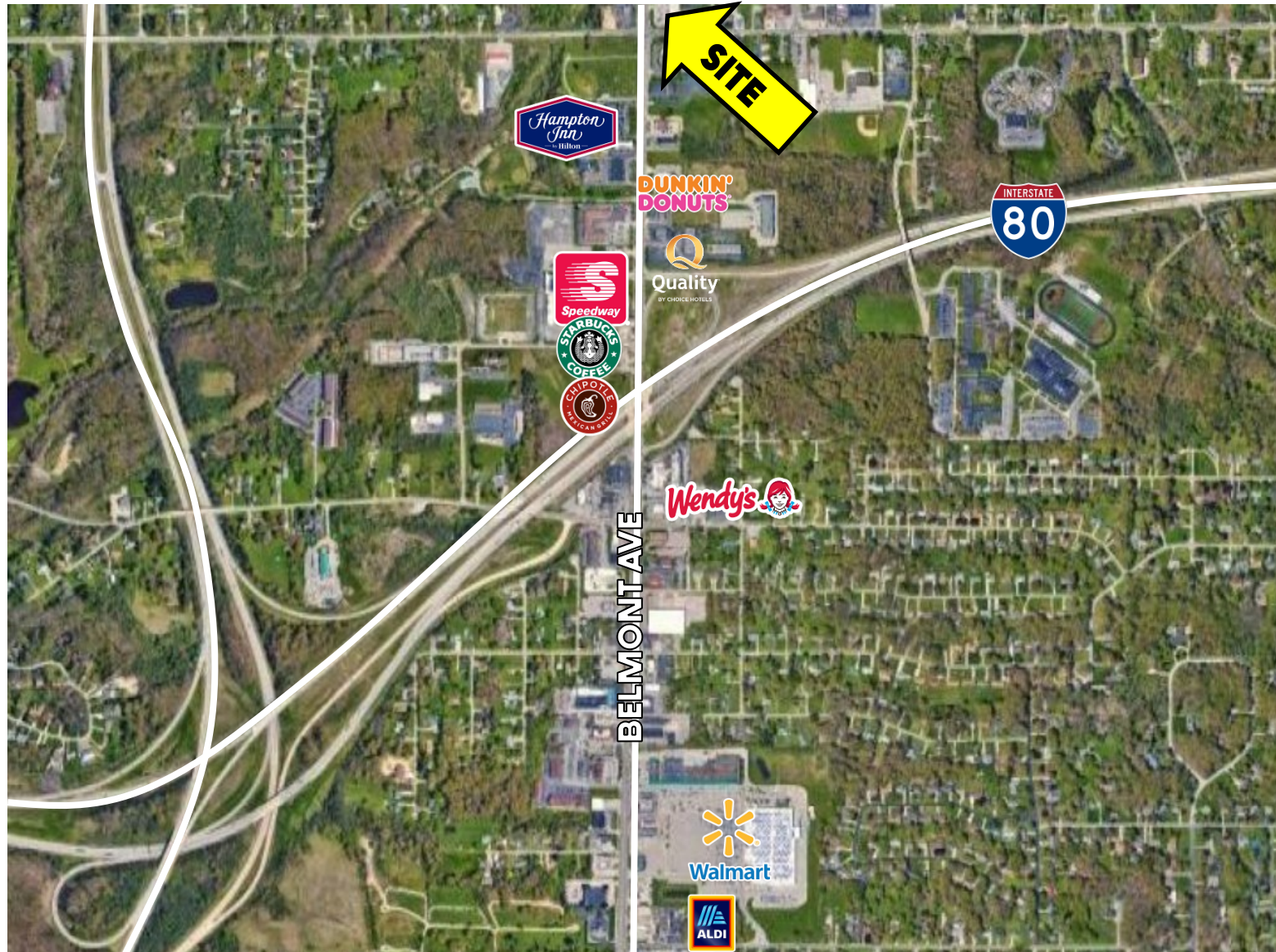
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Suite 12



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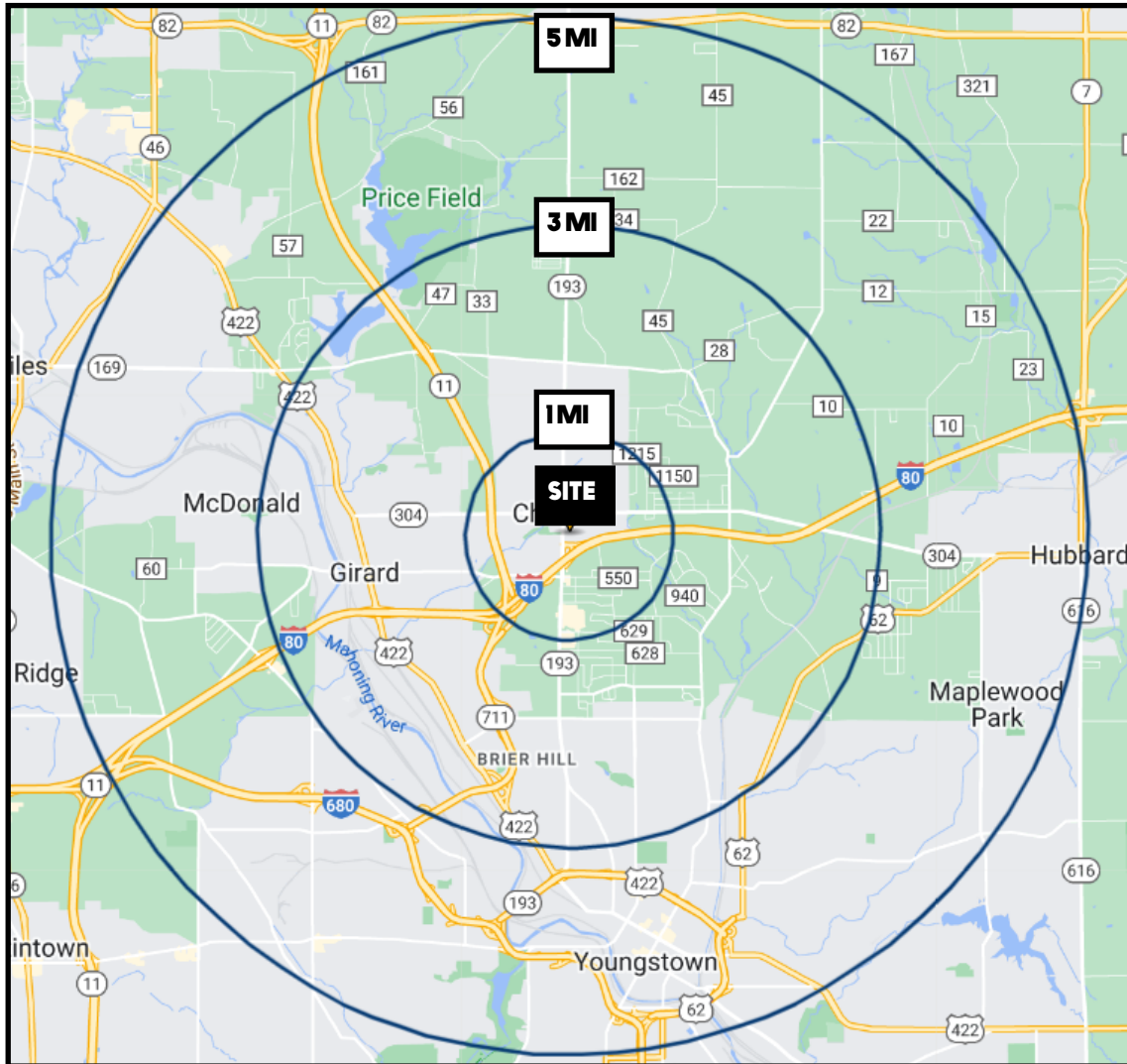
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,471	29,269	80,335
HOUSEHOLDS	1,440	12,190	32,281
MEDIAN AGE	47	43	43
AVERAGE HH INCOME	\$60,450	\$59,008	\$53,491

SITE INFORMATION	
LOCATION	Liberty Township Trumbull County
ZONING	Commercial
YEAR BUILT	1981
AVAILABLE	2: 3,600 SF (former dialysis) 5: 2,400 SF 6: 1,800 SF; 4 treatment rooms 9: 2,000 SF 12: 3,300 SF Also available: C, 2C, D, E (975 SF)
RENT	\$7.50/SF NNN
EXTRA CHARGES	\$3.50/SF
UTILITIES	Separately metered

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