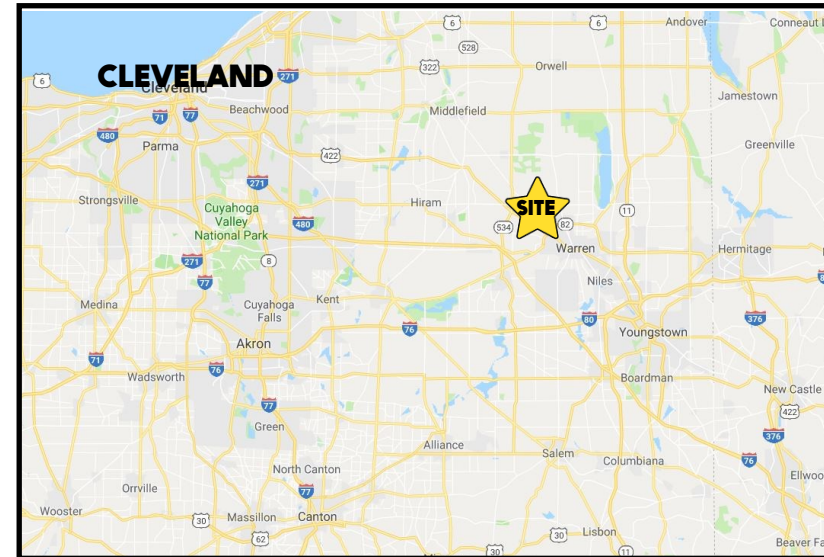


## LOCATION

4554 Mahoning Ave NW, Champion, OH 44483



## HIGHLIGHTS

- Turnkey medical facility with impressive interior design
- Incredible regional access with proximity to Rte 82 & 45
- Front door parking
- Less than 1 mile from Mercy's \$500M hospital project
- Close to Kent State Trumbull

## TRAFFIC

Mahoning Ave = 19,435 VPD

## CONTACT

**SHEA MACMILLAN**

330.360.9299 smacmillan@platzrealtygroup.com

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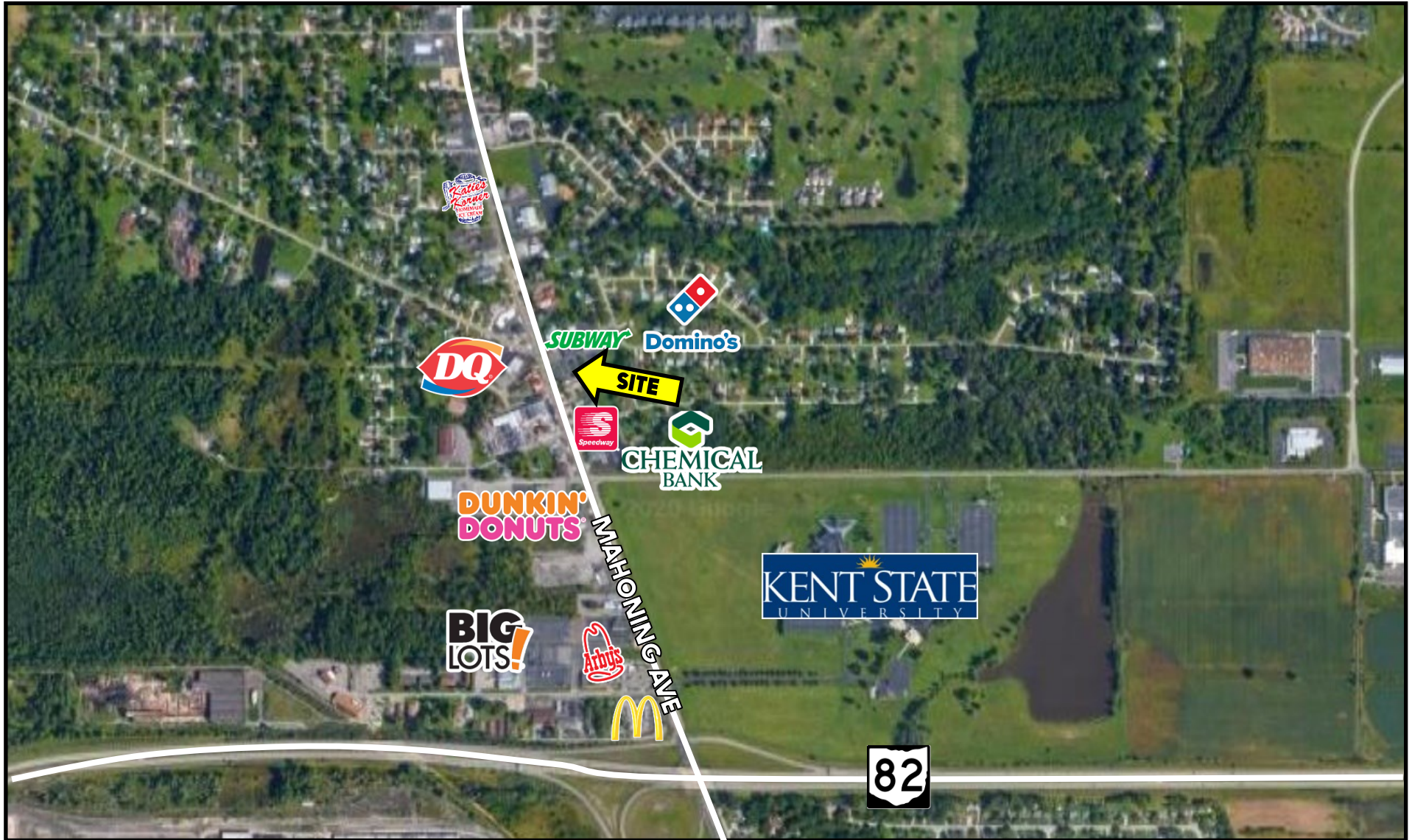
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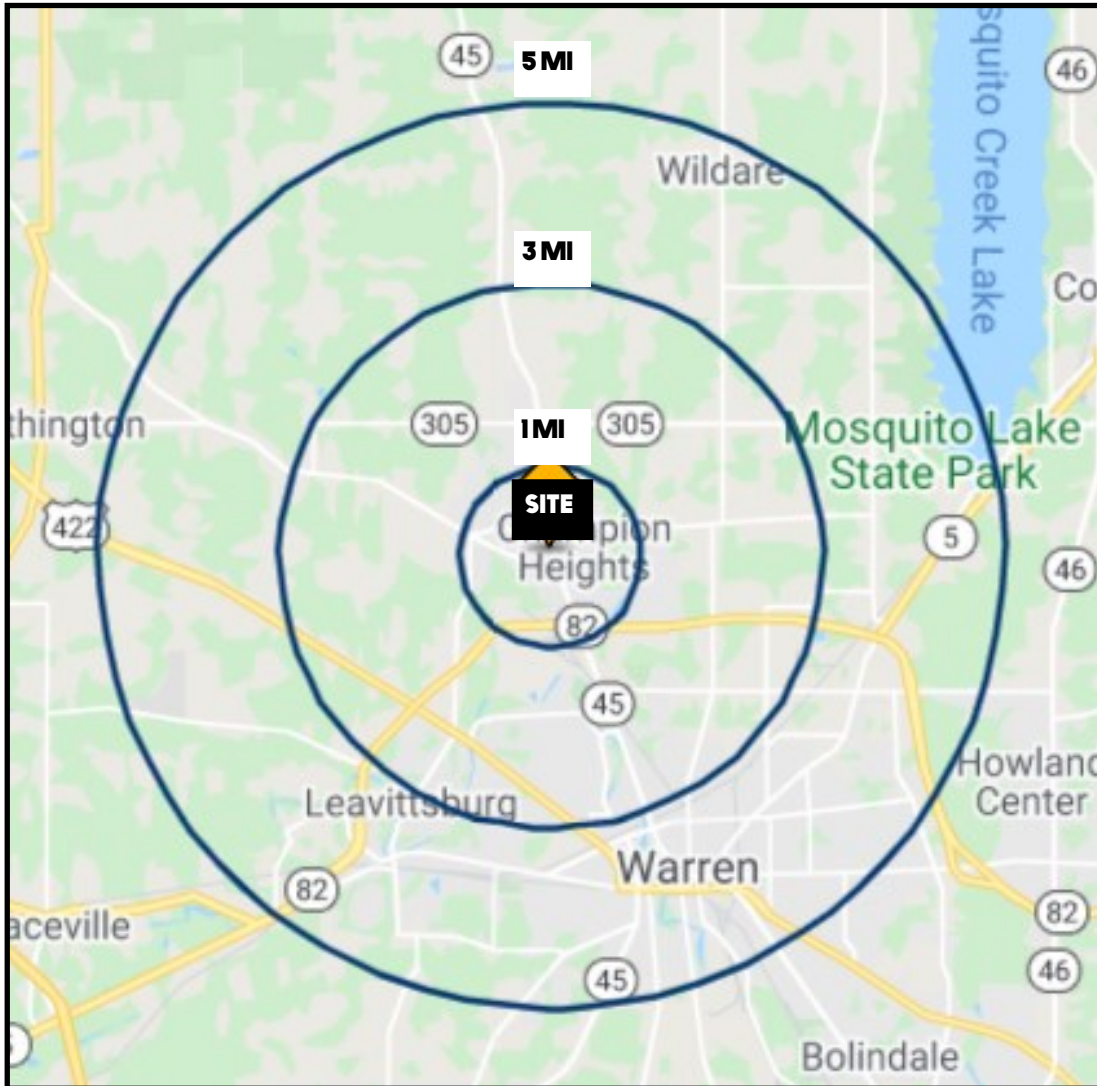
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,720	19,587	53,433
<b>HOUSEHOLDS</b>	1,471	7,918	21,608
<b>MEDIAN AGE</b>	45	43	43
<b>AVERAGE HH INCOME</b>	\$63,044	\$56,568	\$50,634

SITE INFORMATION	
<b>LOCATION</b>	Champion Township Trumbull County
<b>PROPERTY TYPE</b>	Medical Office
<b>AVAILABLE</b>	6,996 SF
<b>SIGNAGE</b>	Building and street signage
<b>PARKING</b>	Ample front door parking
<b>YEAR BUILT</b>	1974
<b>RENT</b>	\$10.00/SF NNN

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