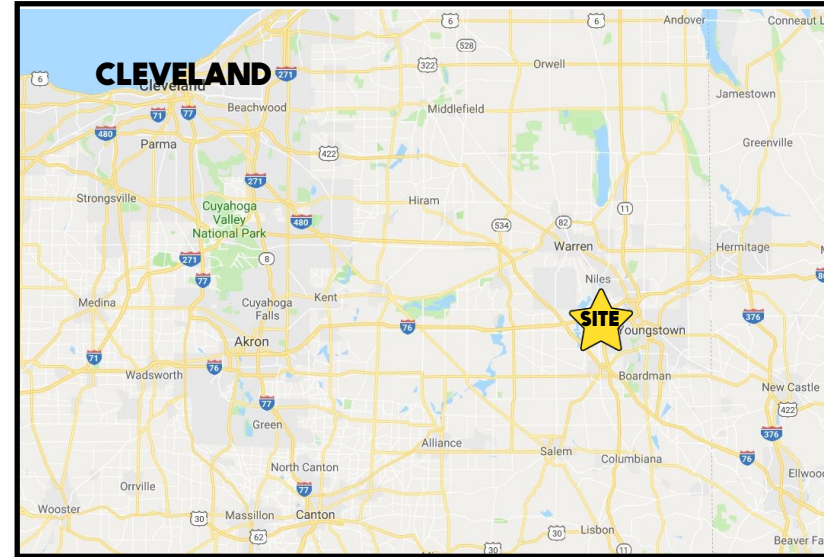


LOCATION

57 Westchester Dr, Austintown, OH 44515



HIGHLIGHTS

- Recently updated 3,192 SF office w/a partial basement
- Excellent condition with a beautiful remodel
- Well maintained brick building with new parking lot
- Great signage on Westchester Dr
- Just off Mahoning Ave & SR 11 on/off ramp

TRAFFIC

Mahoning Ave = 16,044 VPD

CONTACT

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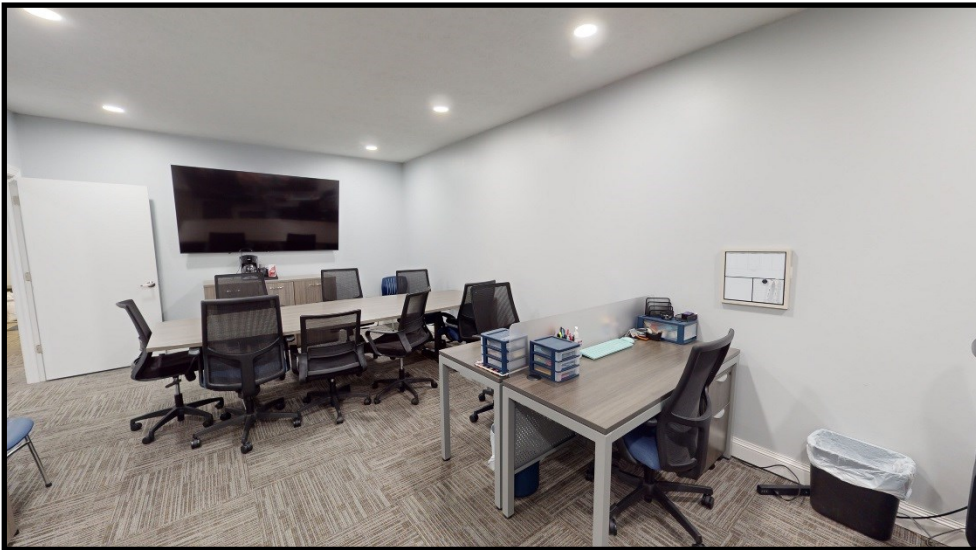
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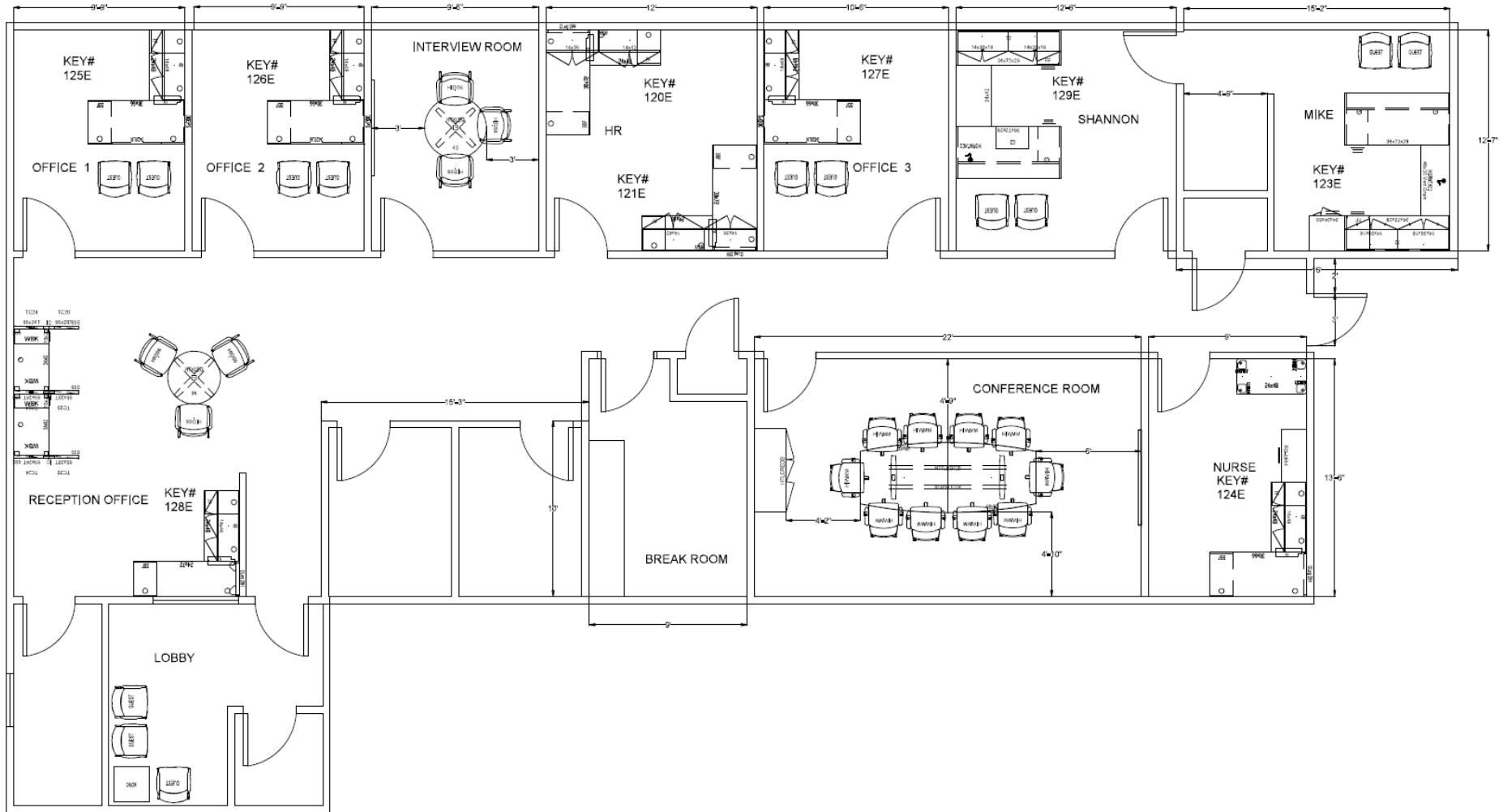
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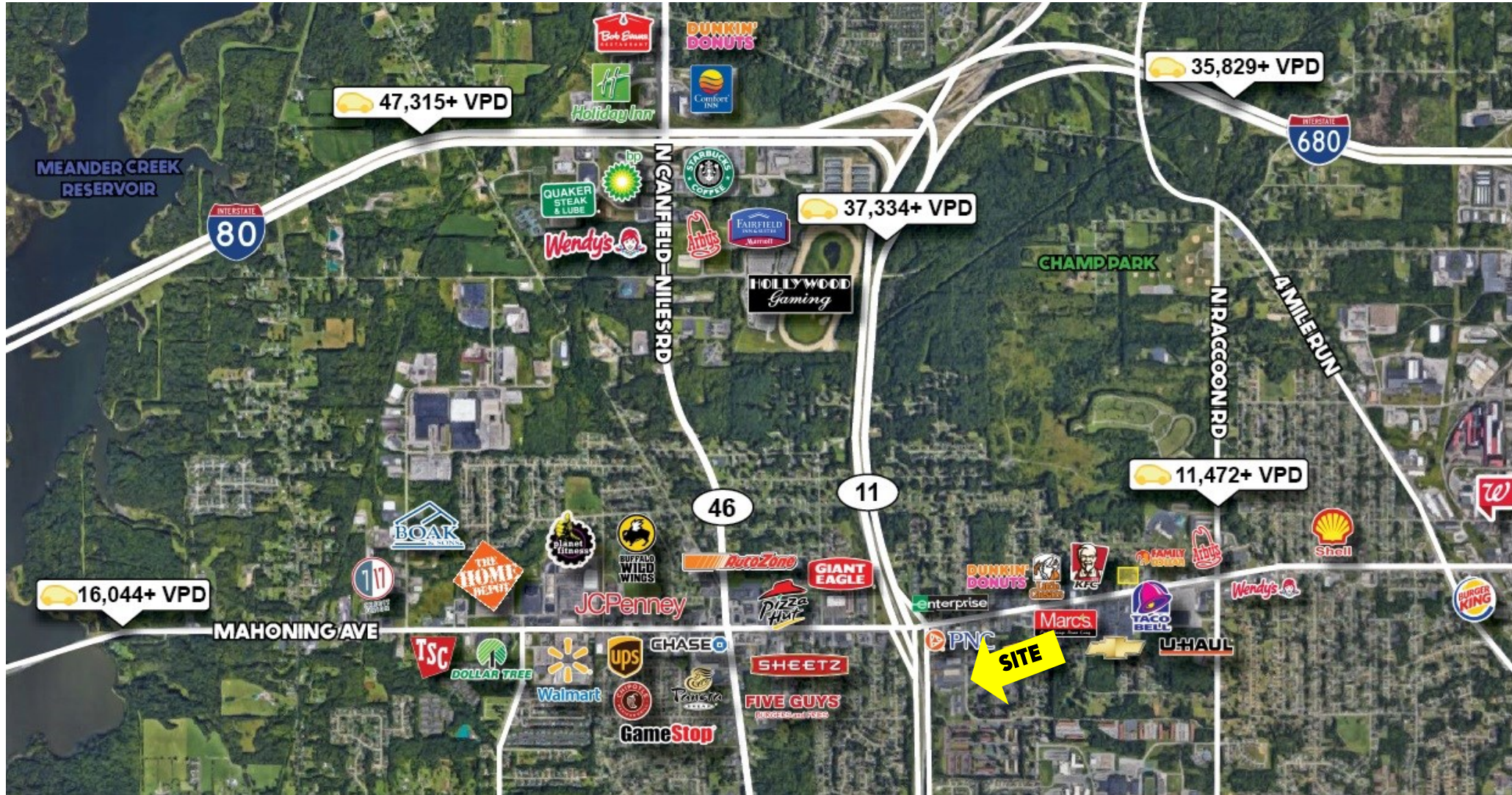
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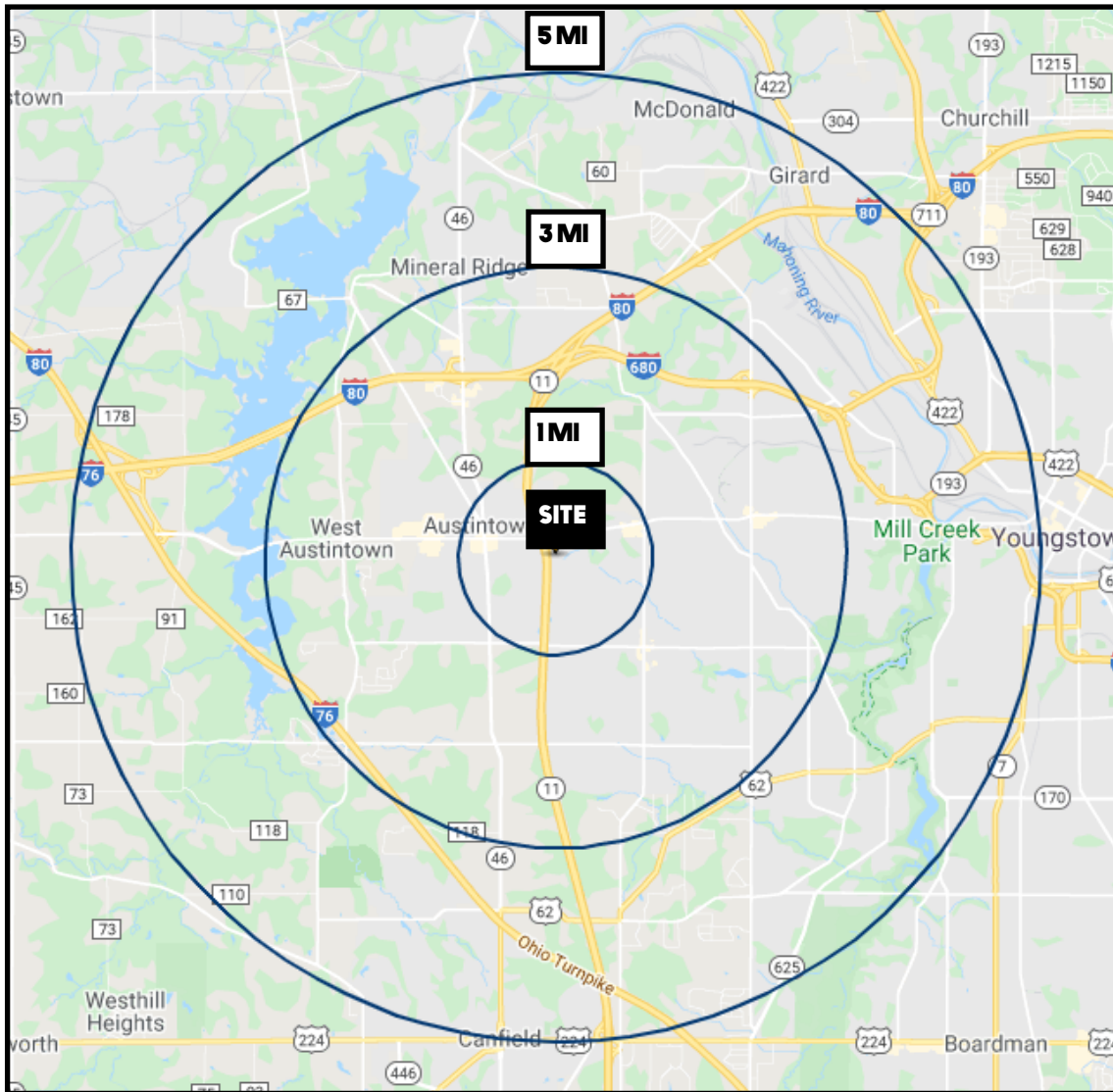
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,914	43,569	91,176
HOUSEHOLDS	3,902	18,783	38,176
MEDIAN AGE	44	44	43
AVERAGE HH INCOME	\$50,889	\$60,941	\$63,049

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
PARCEL	48-015-0-113.01
YEAR BUILT	1987, updated 2021
SIGNAGE	On Westchester Dr
SIZE	3,192 SF on .4 acres + 1,703 SF basement
UTILITIES	All utilities are Tenant's responsibility
RENT	\$9.75/SF NNN (Extras esti- mated at \$3.00/SF)
PRICE	\$439,000

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