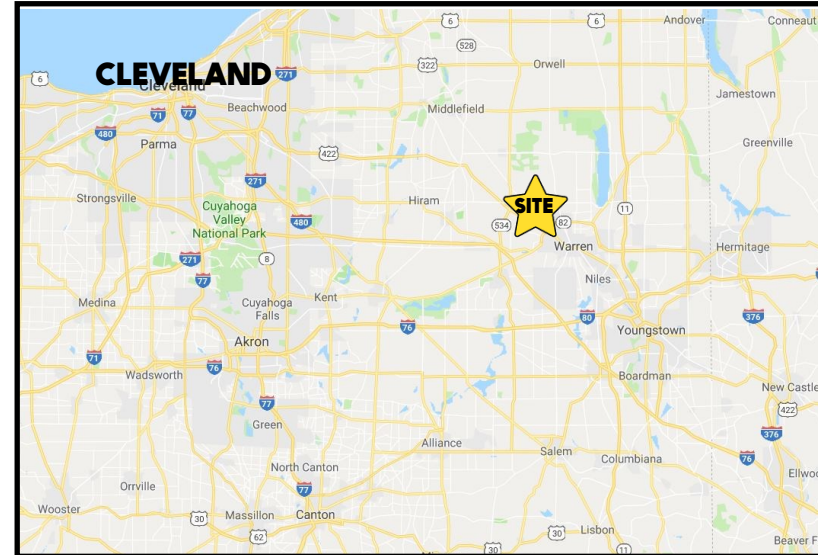


**LOCATION**

4664 Mahoning Ave, Champion, OH 44483



**HIGHLIGHTS**

- Small office in Champion, OH (Warren)
- Former Dental Office
- Can be converted to traditional office or beauty salon
- Close to Kent State Trumbull
- Easy access to Rte 82

**TRAFFIC**

Mahoning Ave = 19,435 VPD

**CONTACT**

**DAN CROUSE**

330.647.0411

dan@themahoningvalley.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

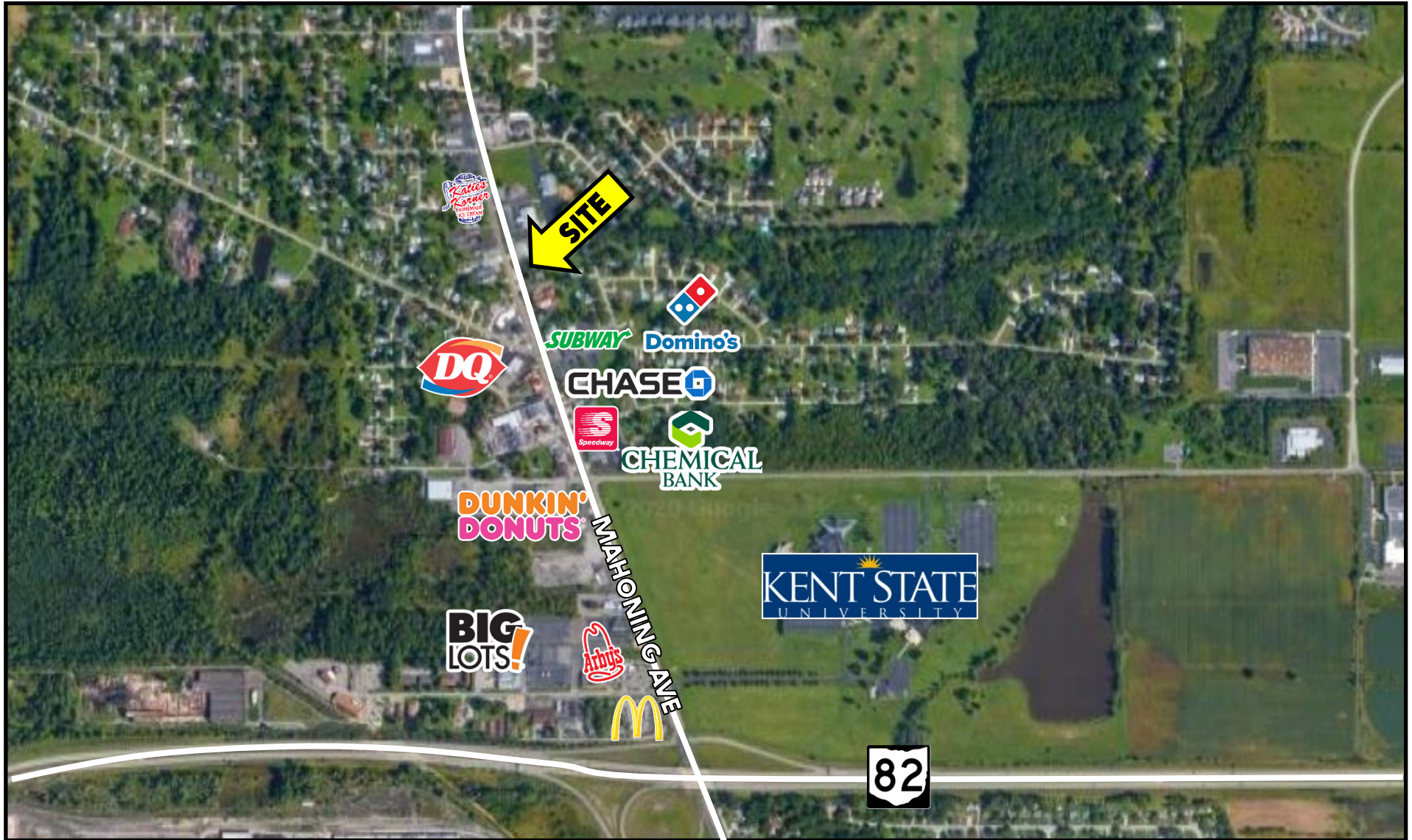
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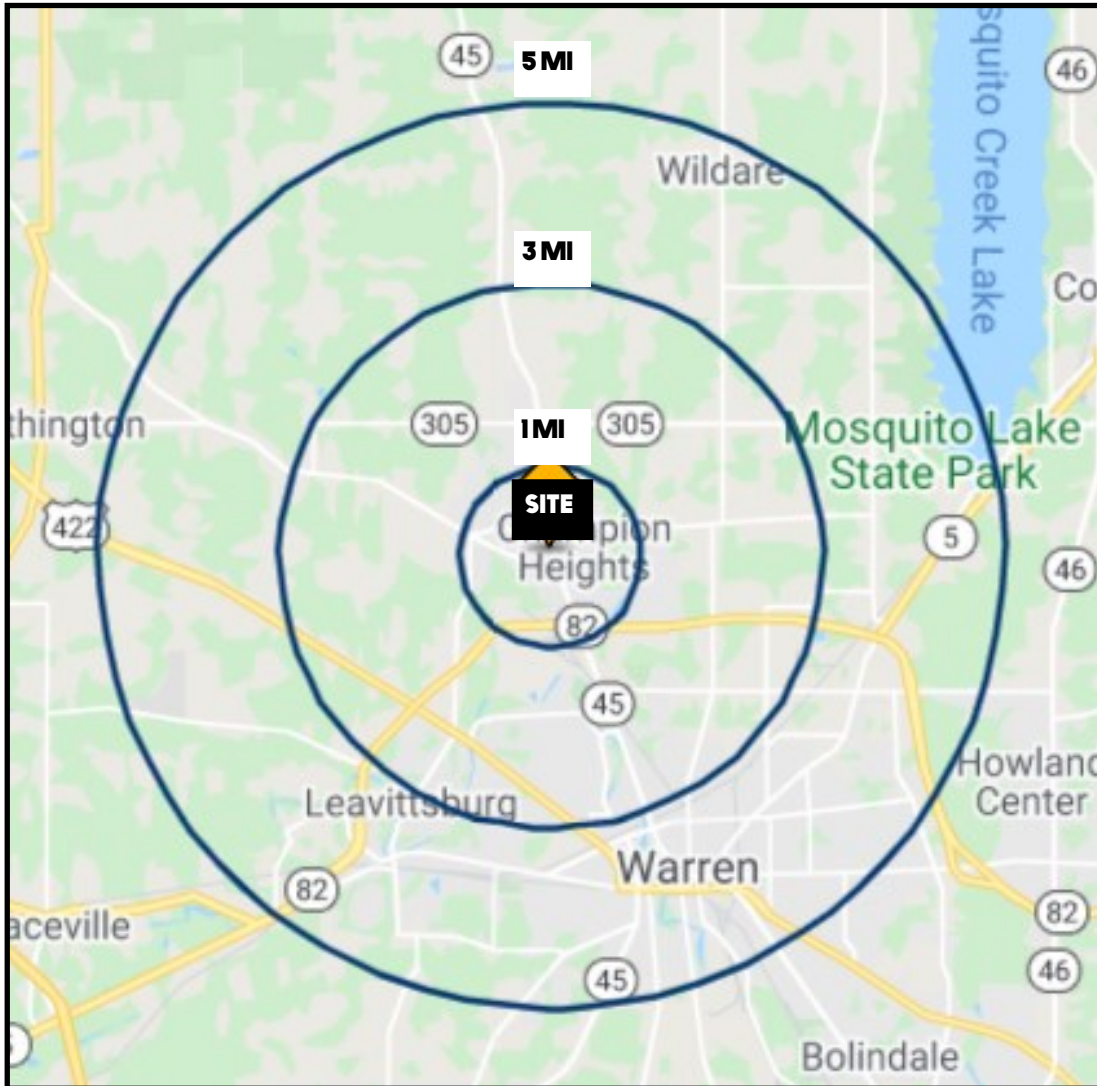
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| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 3,720    | 19,587   | 53,433   |
| <b>HOUSEHOLDS</b>        | 1,471    | 7,918    | 21,608   |
| <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<br>Trumbull County             |
| <b>PROPERTY TYPE</b> | Office   |
| <b>SIZE</b>          | 1,555 SF   |
| <b>SIGNAGE</b>       | Building signage                                 |
| <b>PARKING</b>       | Ample front door parking                         |
| <b>UTILITIES</b>     | All utilities                                    |
| <b>RENT</b>          | <del>\$1,200</del> /month Gross<br>\$1,000/month |

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