

LOCATION

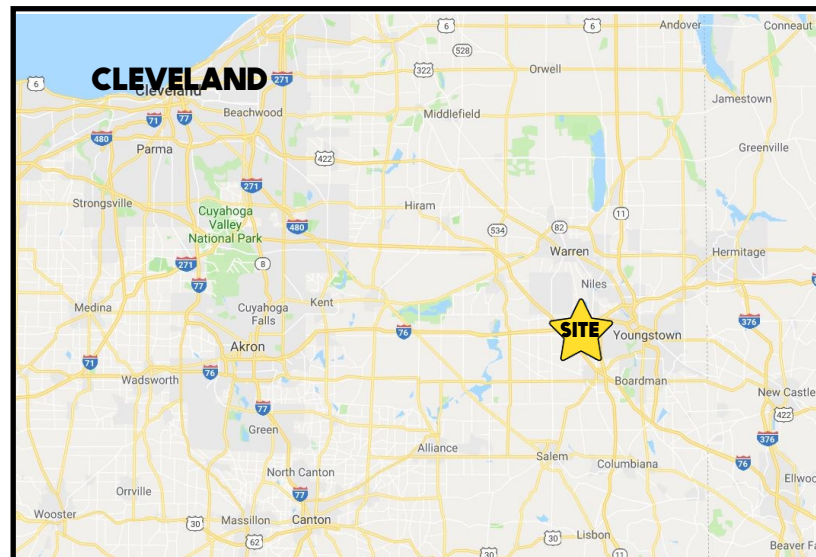
4450 Mahoning Ave, Austintown, OH 44515

PROPOSED ELEVATION



HIGHLIGHTS

- Former Family Dollar - To be redeveloped
- Steel building built in 2015
- Great opportunity for end user or investor, can be subdivided and units rented individually
- Just west of Raccoon Rd
- Close to SR 11



TRAFFIC

Mahoning Ave = 16,044 VPD

CONTACT

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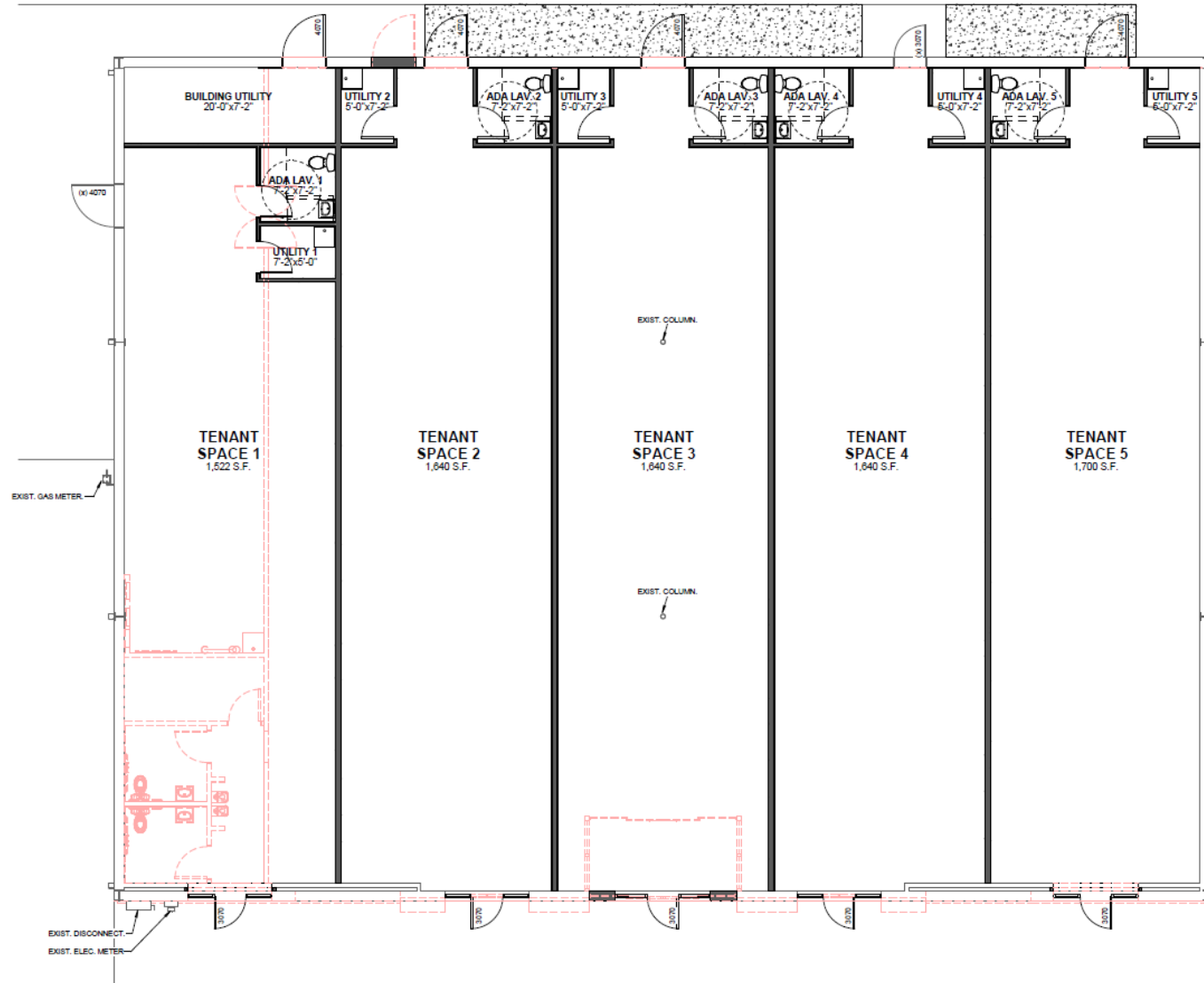


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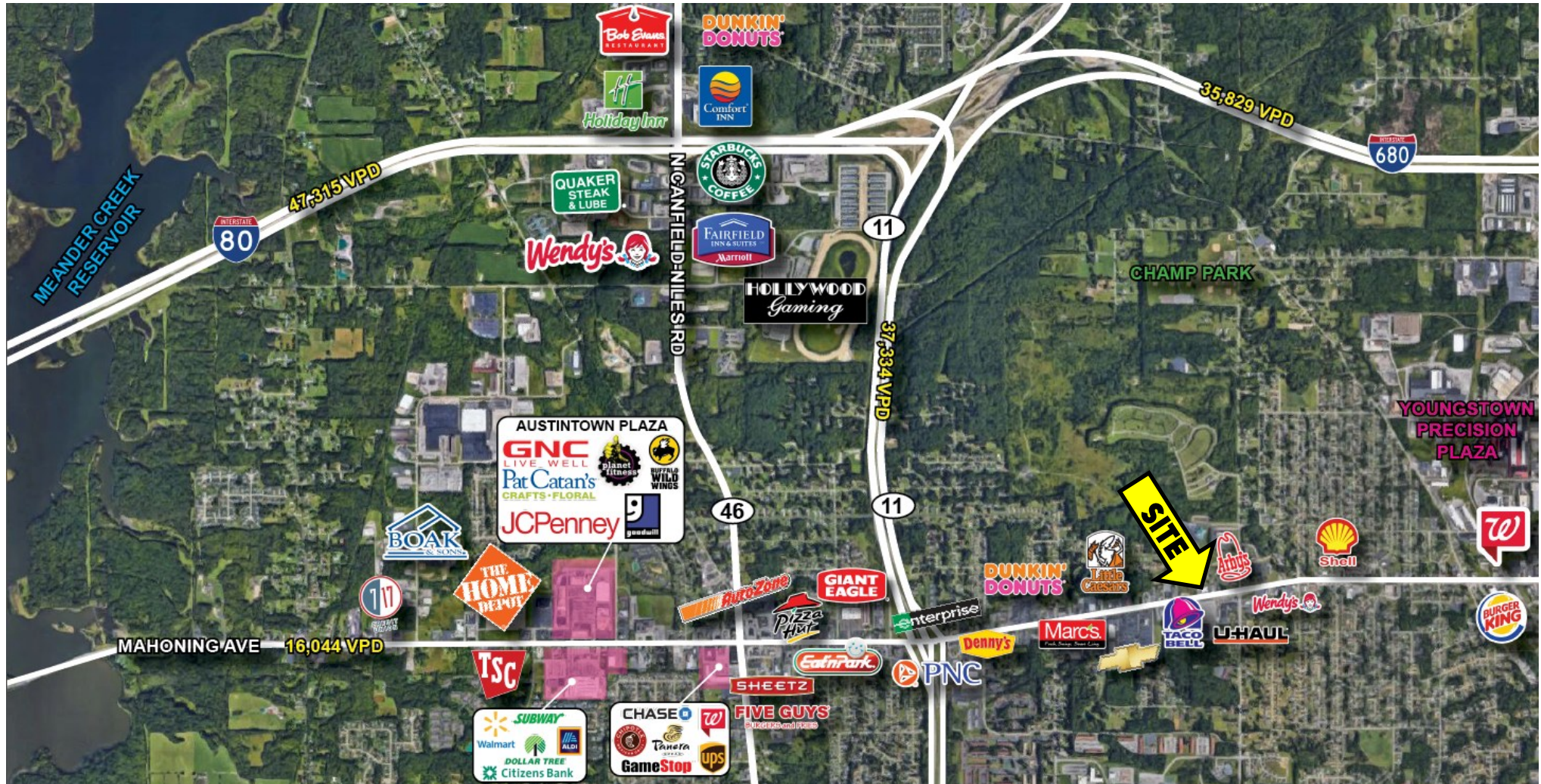
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PROPOSED SITE PLAN



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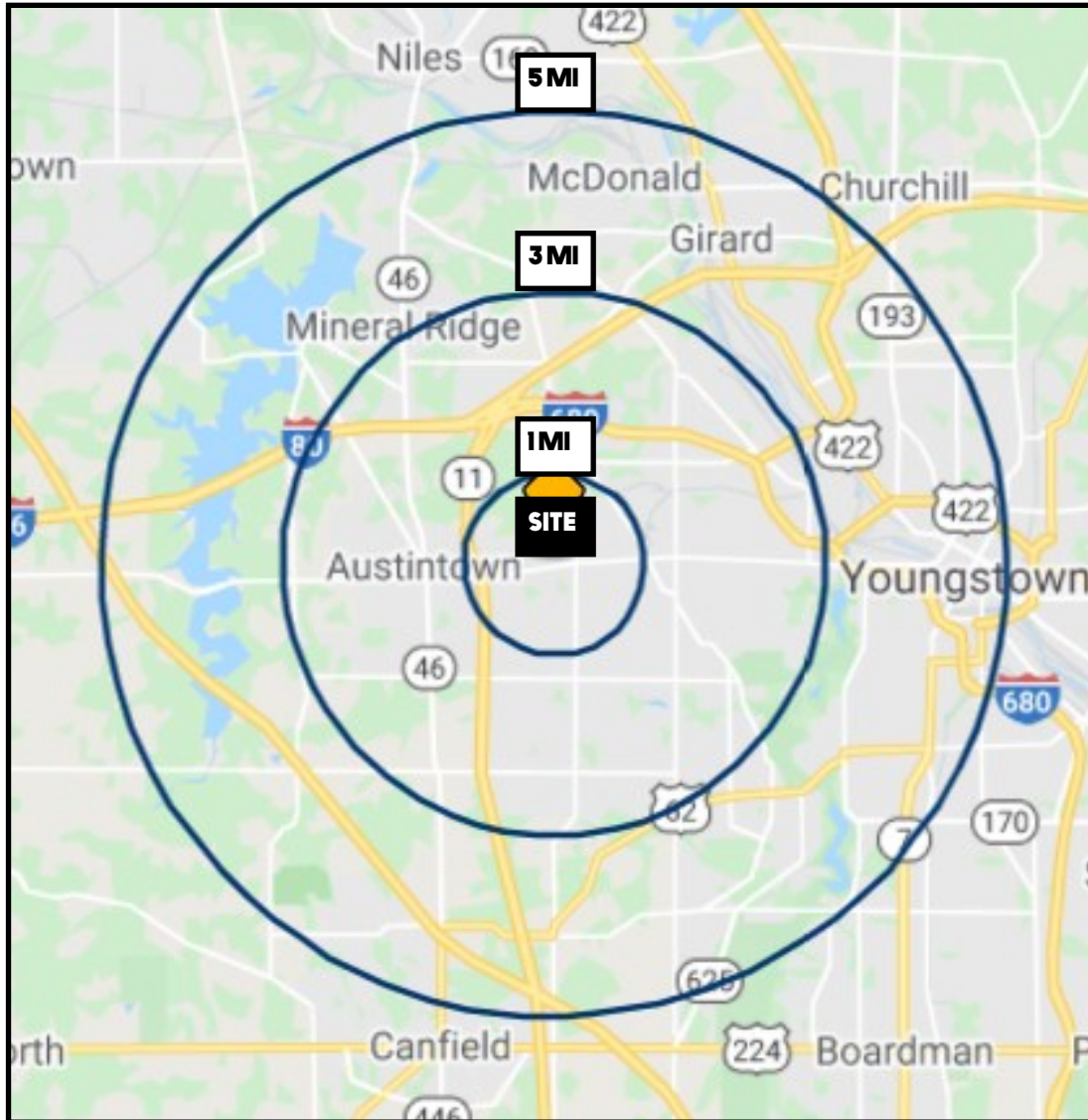
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SITE INFORMATION



DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	8,578	48,063	103,709
HOUSEHOLDS	4,131	20,875	43,192
MEDIAN AGE	41	43	43
AVERAGE HH INCOME	\$49,044	\$57,421	\$59,436

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
PARCEL	48-026-0-067
ZONING	B2 Business
YEAR BUILT	2015
SIZE	Total: 8,320 SF; Can be subdivided for rent to 1,640 SF +/-
ACRES	1 acres
REAL ESTATE TAXES	Current: \$17,000 /year
RENT	\$11.50/SF NNN \$8.95/SF *Rent will be adjusted if subdivided

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