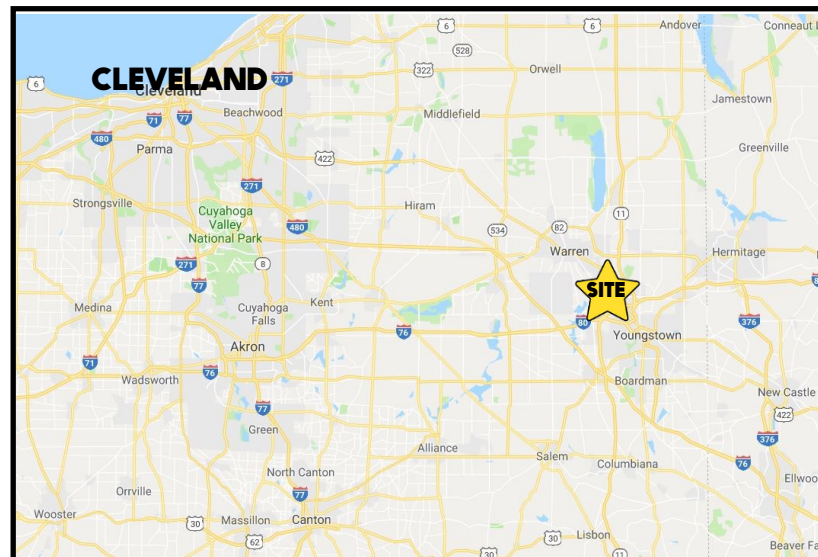


LOCATION

420 S State St, Girard, OH 44420 - OUTPARCEL



TRAFFIC

I-80 / State St = 50,796 VPD

HIGHLIGHTS

- Outparcel available, next to convenience store / Shell gas station
- Tesla Superchargers in rear with high traffic volume
- Located at the 422 / I-80 Ramp
- Approximately .9 acres (with shared access)

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

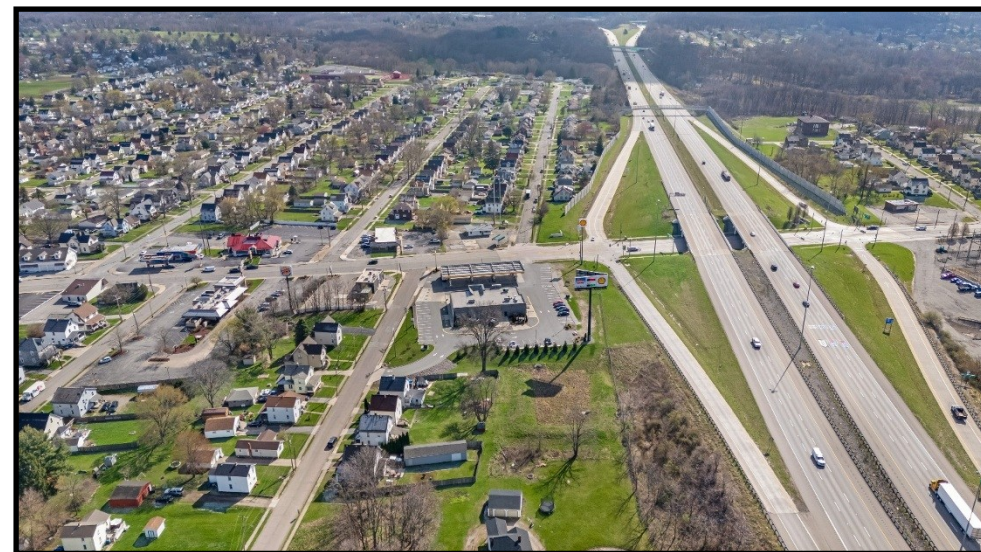
DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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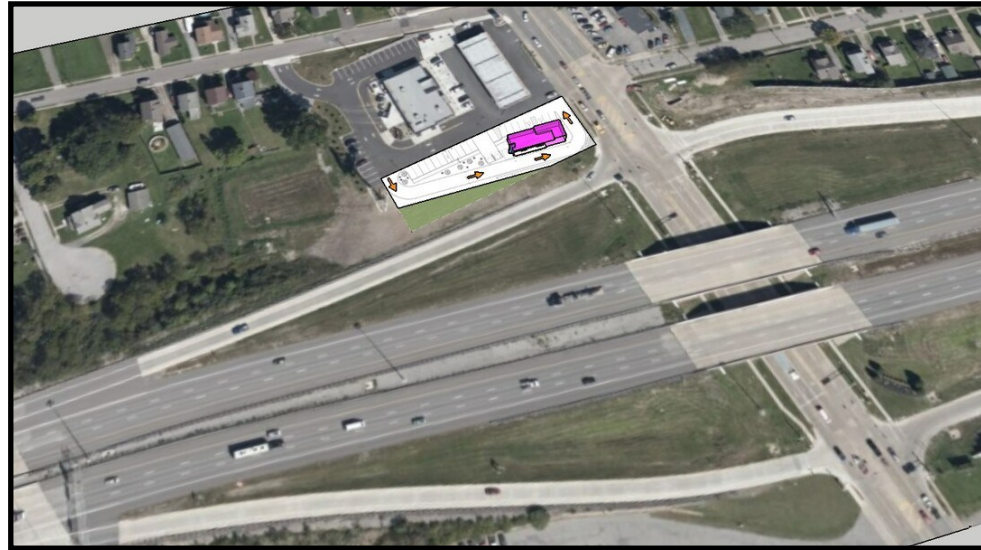
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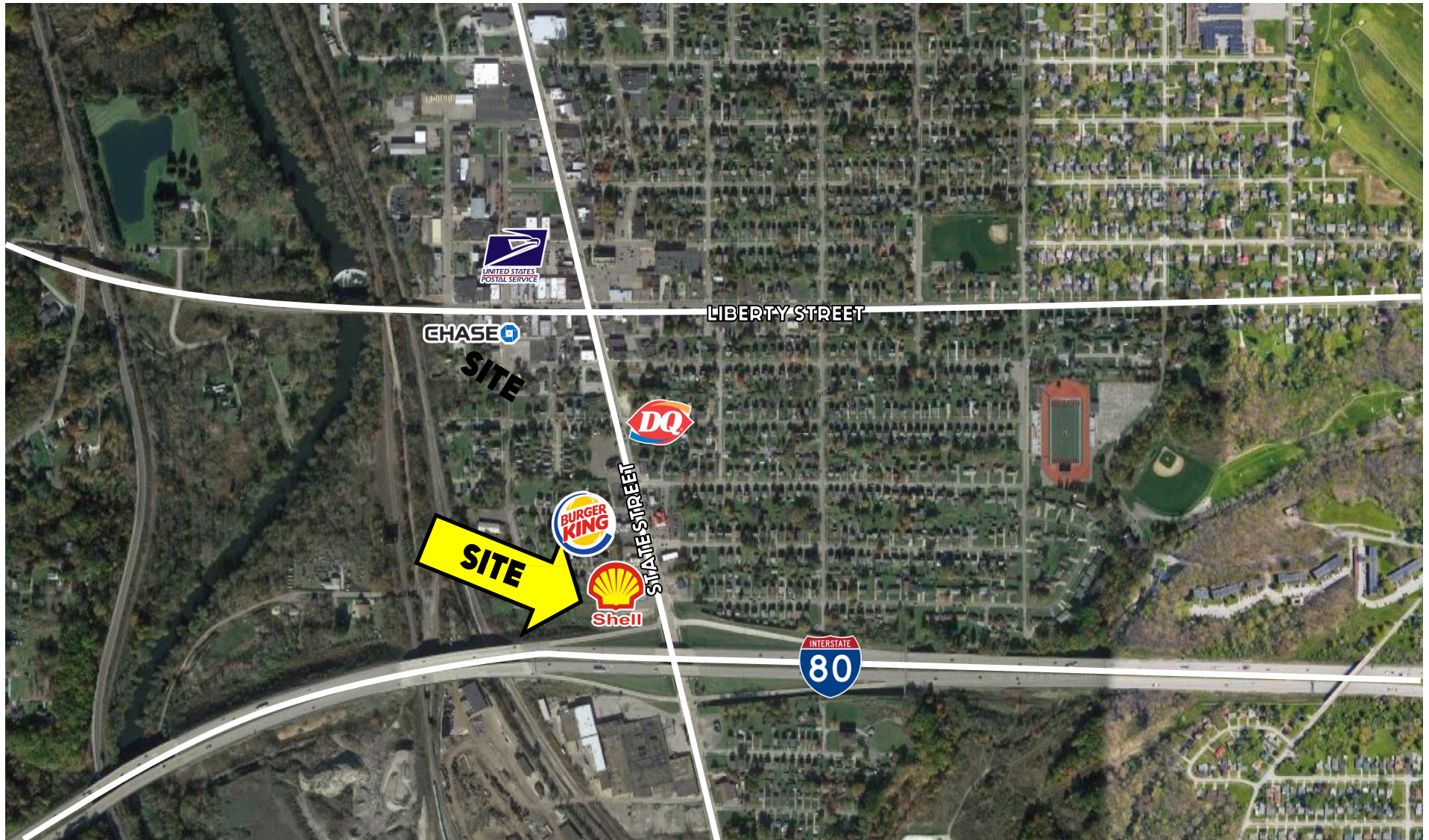
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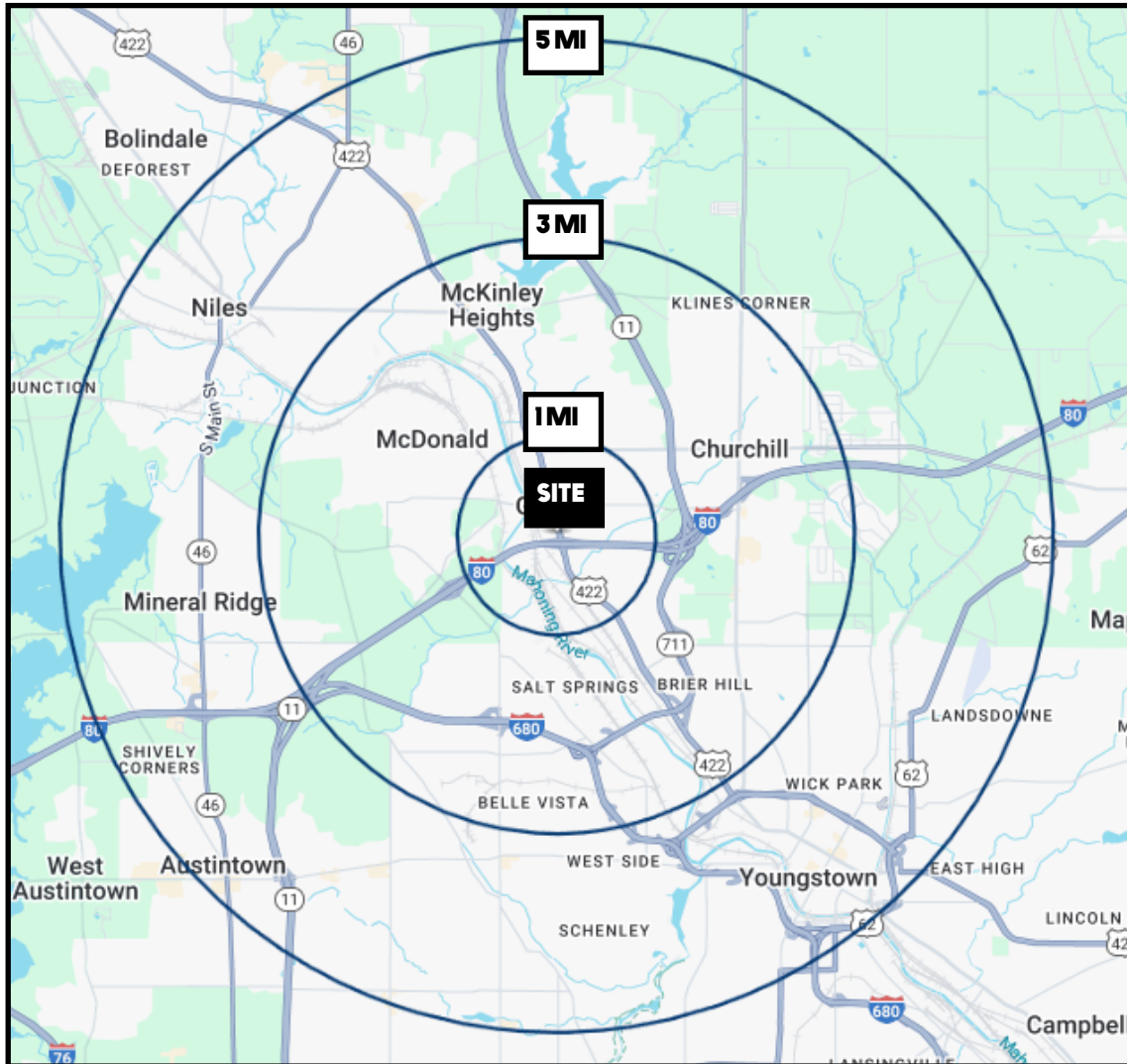


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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,190	35,019	100,154
HOUSEHOLDS	2,700	15,451	43,291
MEDIAN AGE	39	43	41
AVERAGE HH INCOME	\$54,909	\$60,584	\$57,376

SITE INFORMATION	
LOCATION	Girard City Trumbull County
PROPERTY TYPE	Land - Ideal for QSR
YEAR BUILT	N/A
SIZE	Up to .9 acres available Approved for 2,200 SF building with a drive-thru lane
UTILITIES	All utilities available
RENT	TBD

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