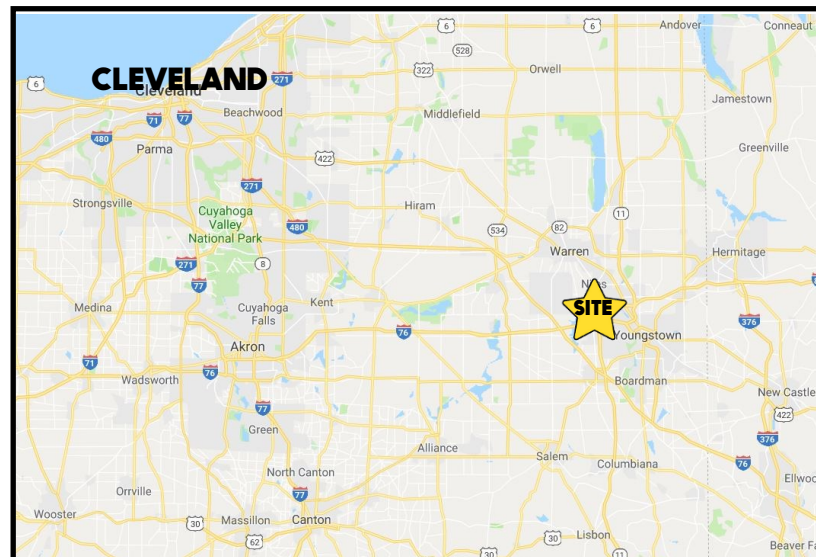


### LOCATION

3826 Main St, Mineral Ridge, OH 44440



### TRAFFIC

Main St = 9,217 VPD

**3D TOUR** [Tour](#)

### HIGHLIGHTS

- 2,465 SF stand alone building on 0.75 acres
- Functional drive-thru & dedicated parking in a well-trafficked corridor; ideal for coffee shop or financial institution
- Situated along South Main Street in Mineral Ridge, offering strong visibility and foot & vehicle traffic.
- Excellent curb appeal with easy ingress/egress and signage

### CONTACT

**THERESA MORSE**

330.518.6082

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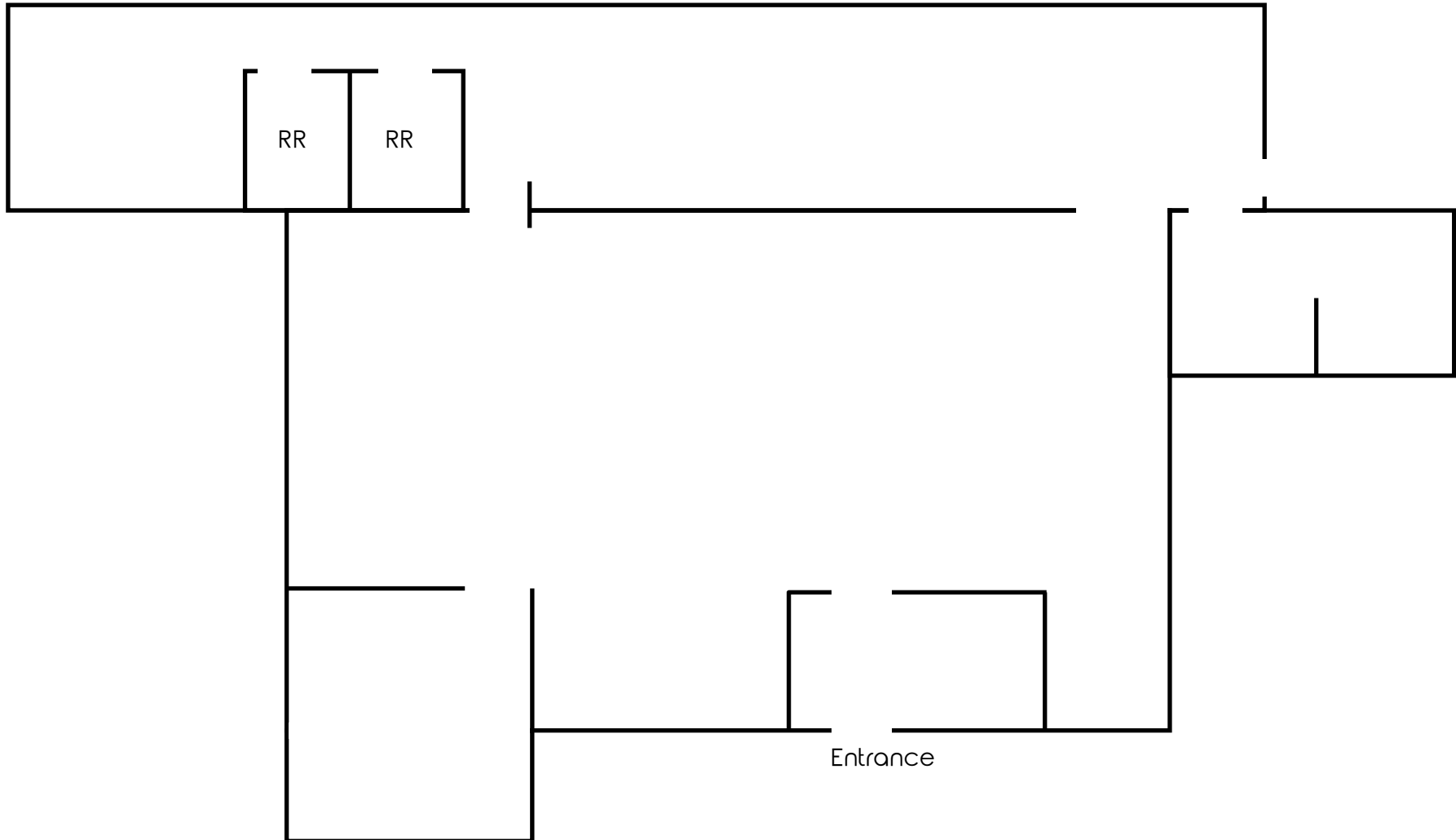
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.





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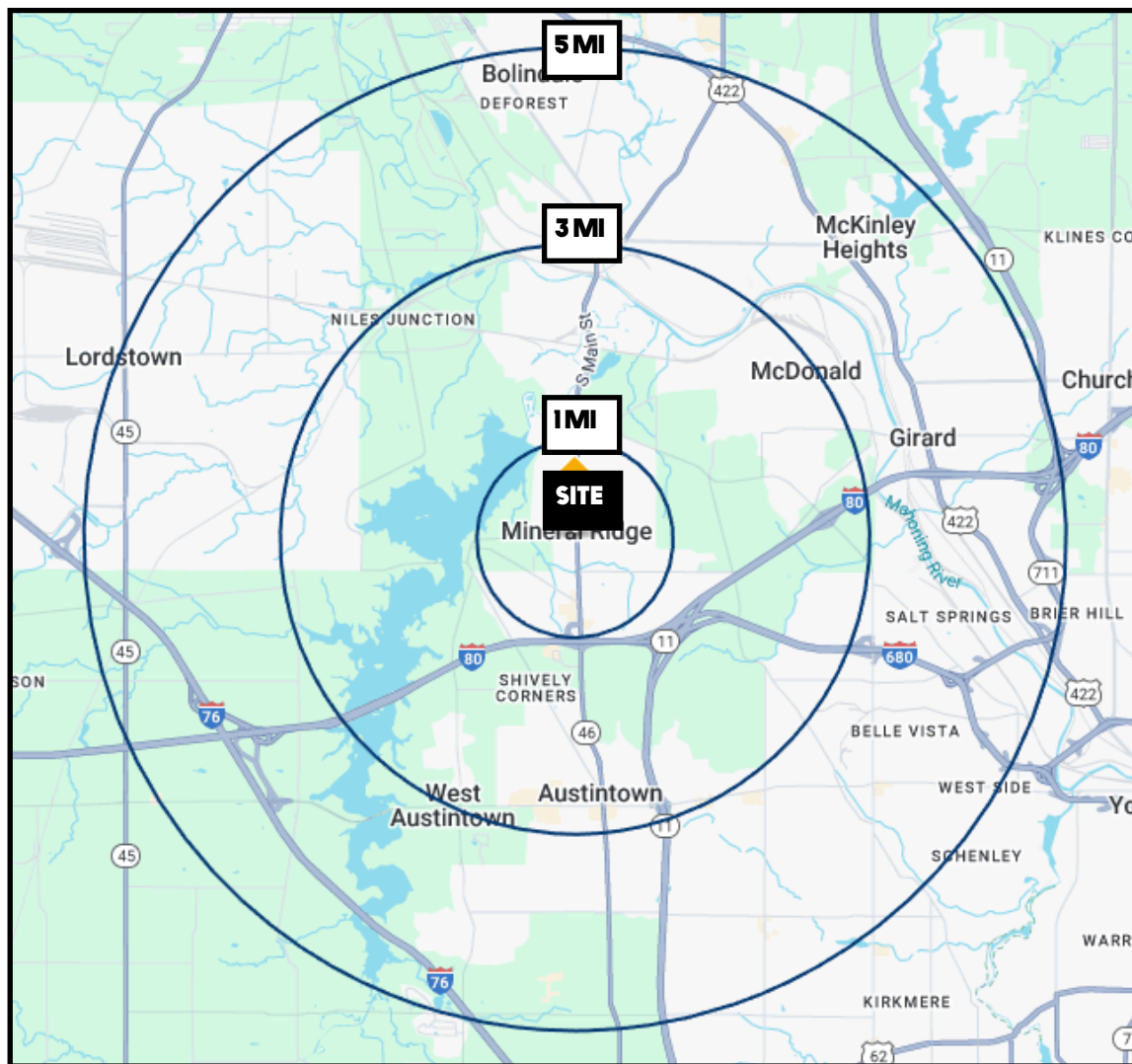
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,188	18,215	81,197
<b>HOUSEHOLDS</b>	1,293	7,731	36,242
<b>MEDIAN AGE</b>	49	46	43
<b>AVERAGE HH INCOME</b>	\$69,861	\$65,179	\$60,467

SITE INFORMATION	
<b>LOCATION</b>	Weathersfield Township Trumbull County
<b>PARCEL</b>	21-153250
<b>PROPERTY TYPE</b>	Retail/Office - former bank
<b>ZONING</b>	Commercial B
<b>YEAR BUILT</b>	1971
<b>SIZE</b>	2,465 SF on .7 acres
<b>REAL ESTATE TAXES</b>	\$5,910/year
<b>RENT</b>	\$8.90/SF NNN + \$3.23/SF
<b>PRICE</b>	\$329,900

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