

## LOCATION

Westchester Dr, Austintown, OH 44515



## HIGHLIGHTS

- 9 professional office buildings
- Many long term tenants
- Extremely low historical vacancy
- Lots of parking
- Just off Mahoning Ave & SR 11 on/off ramp

## TRAFFIC

Mahoning Ave = 16,044 VPD

## CONTACT

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60: 7,254 SF; .92 acres; built in 1988  
80-136 (8 buildings) 64,536 total SF; 9.09 acres  
80: 6,774 SF; built in 1990  
116: 10,293 SF; built in 1999  
120: 7,332 SF; built in 1989  
122: 13,065 SF; built in 1994  
130: 6,024 SF; built in 2007  
132: 7,512 SF; built in 2008  
134: 6,024 SF; built in 2006  
136: 7,512 SF; built in 2011  
**TOTAL: 9 buildings 71,790 SF; 10 acres**



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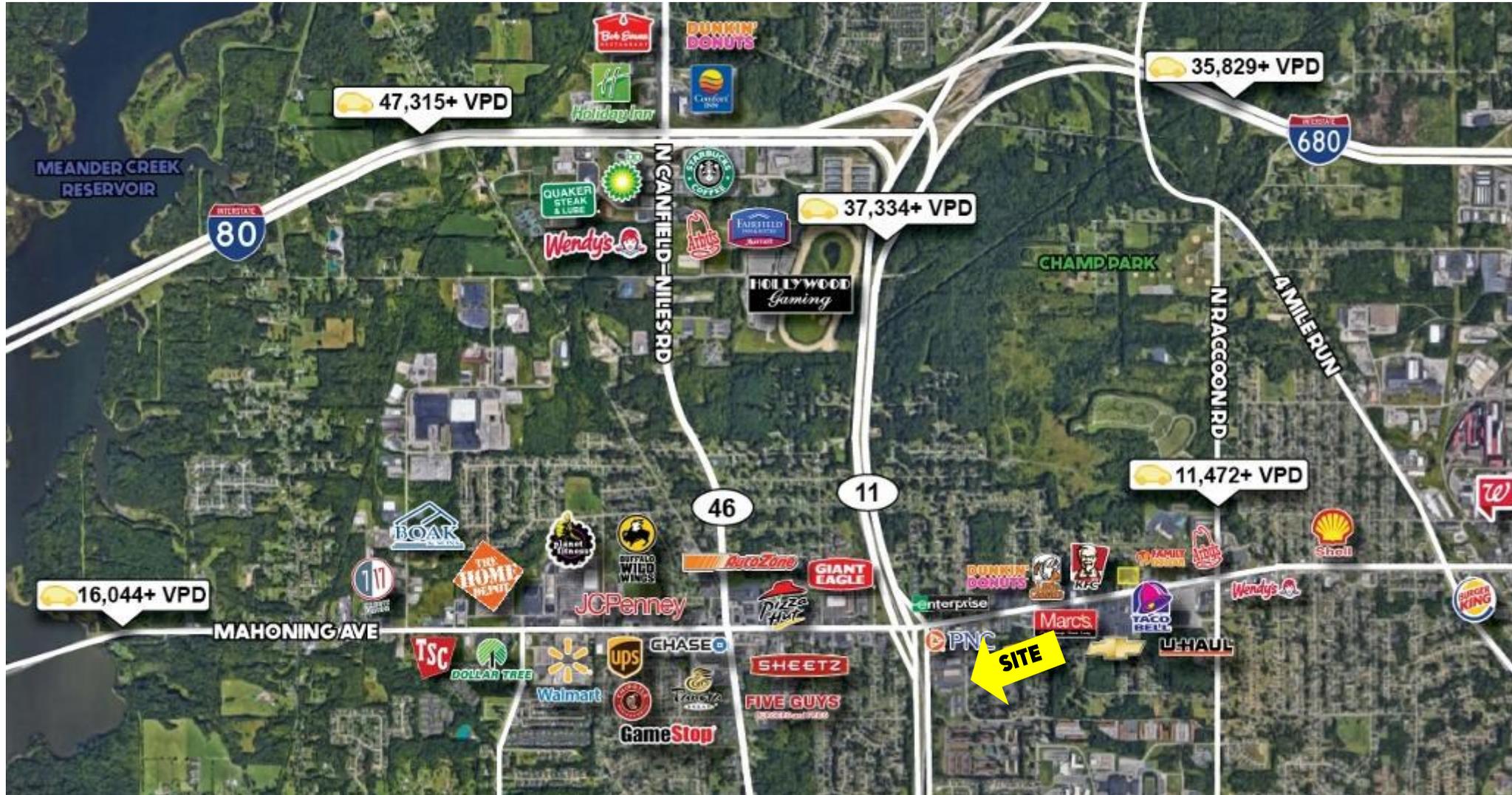
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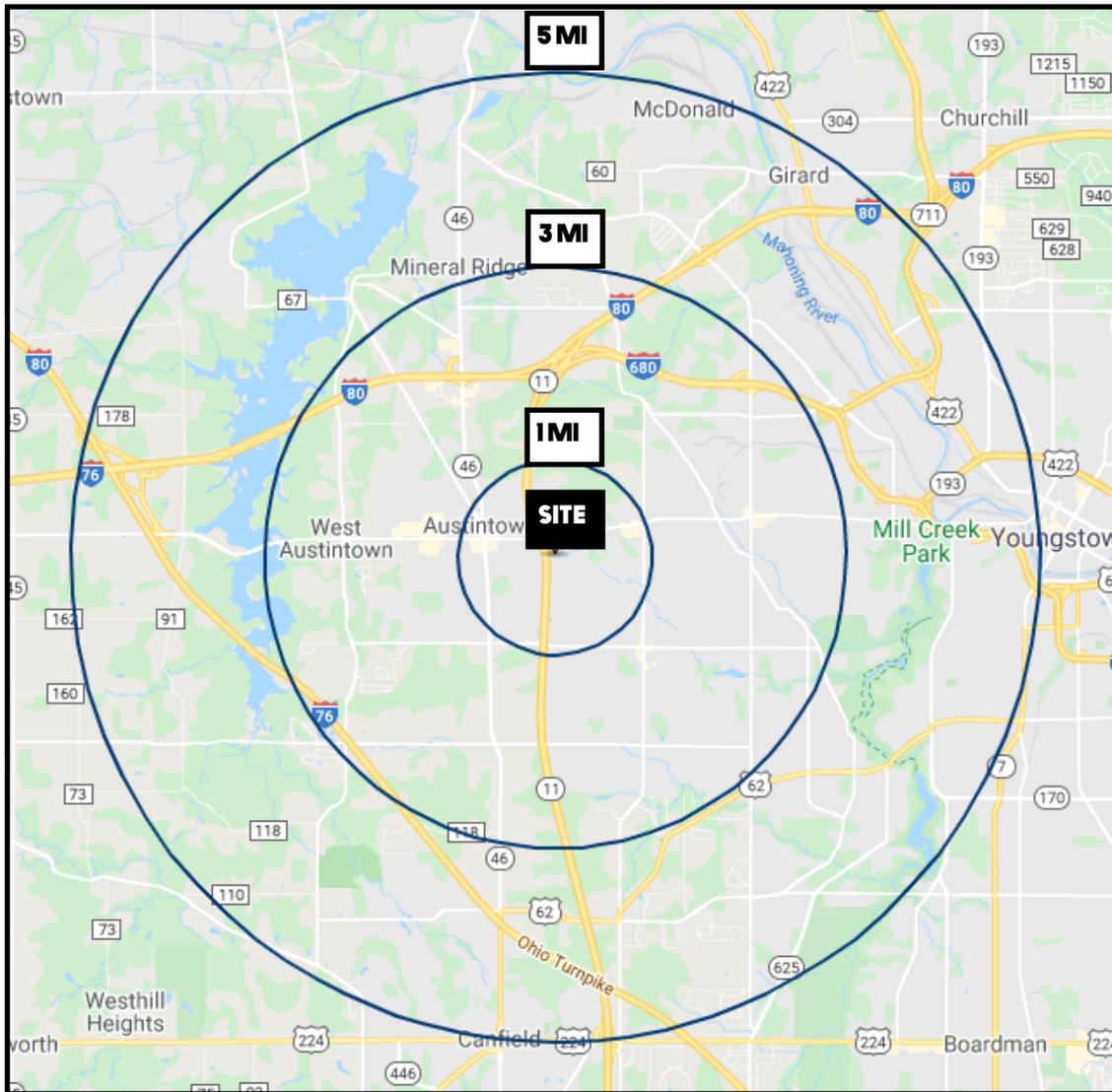
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,914	43,569	91,176
<b>HOUSEHOLDS</b>	3,902	18,783	38,176
<b>MEDIAN AGE</b>	44	44	43
<b>AVERAGE HH INCOME</b>	\$50,889	\$60,941	\$63,049

**SITE INFORMATION**

<b>LOCATION</b>	Austintown Township Mahoning County
<b>PROPERTY TYPE</b>	Office Complex
<b>PARCELS</b>	48-065-0-008.04-0 48-065-0-008.01-0
<b>SIZE</b>	Total: 71,790 SF on 10 acres
<b>REAL ESTATE TAXES</b>	\$101,302/year
<b>UTILITIES</b>	Tenants pay electric See rent roll for all utilities
<b>PRICE</b>	\$5,000,000

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