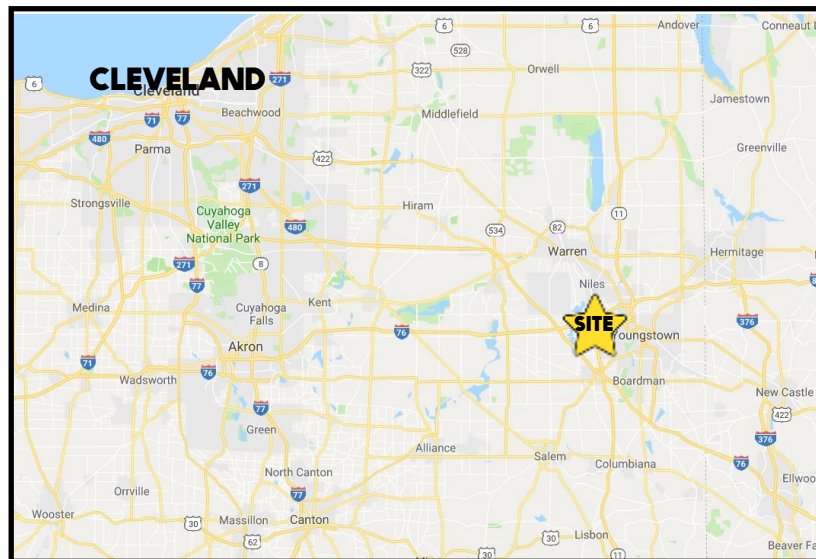


LOCATION

Westchester Dr, Austintown, OH 44515



TRAFFIC

Mahoning Ave = 16,044 VPD

HIGHLIGHTS

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

CONTACT

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54: 23,848 SF; 2.24 acres, built in 1978
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: 10 buildings 95,638 SF; 12.25 acres



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54



60



116



120



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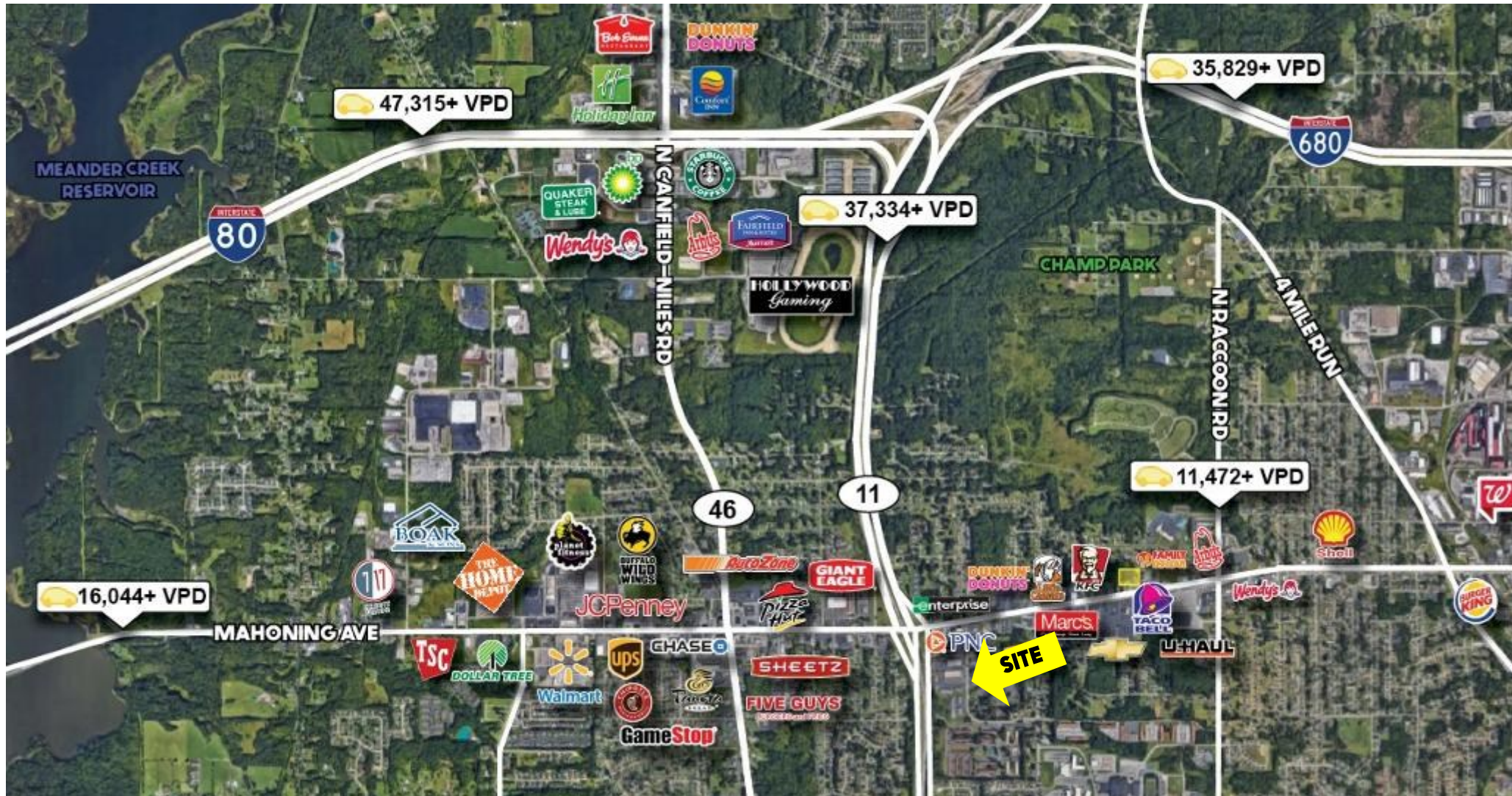
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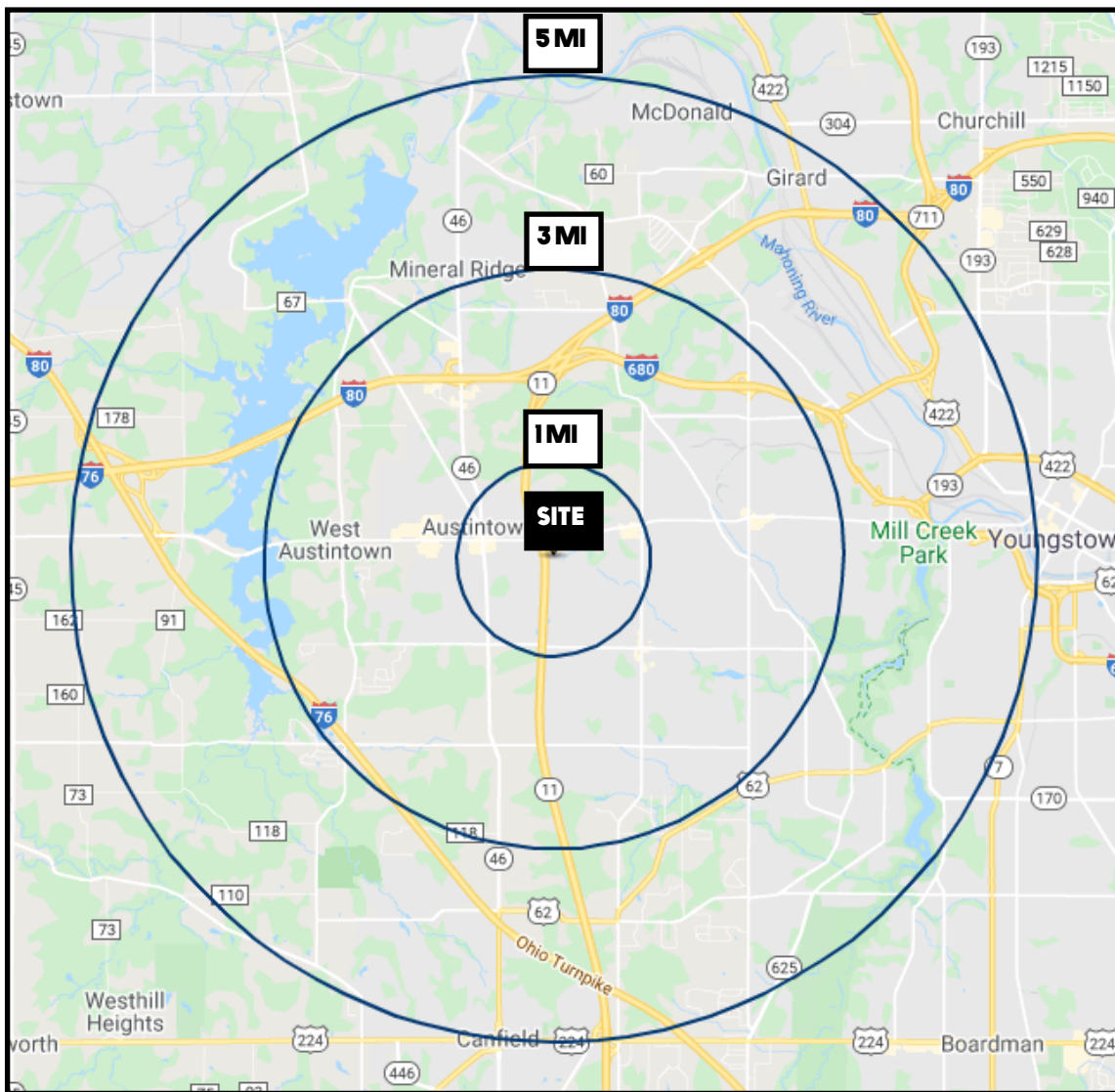
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,914	43,569	91,176
HOUSEHOLDS	3,902	18,783	38,176
MEDIAN AGE	44	44	43
AVERAGE HH INCOME	\$50,889	\$60,941	\$63,049

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
PROPERTY TYPE	Office Complex
PARCELS	48-065-0-008.04-0 48-065-0-008.01-0 48-065-0-006.00-0
SIZE	Total: 95,638 SF on 12+ acres
REAL ESTATE TAXES	\$129,695/year
UTILITIES	Tenants pay electric See rent roll for all utilities
PRICE	\$7,000,000

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