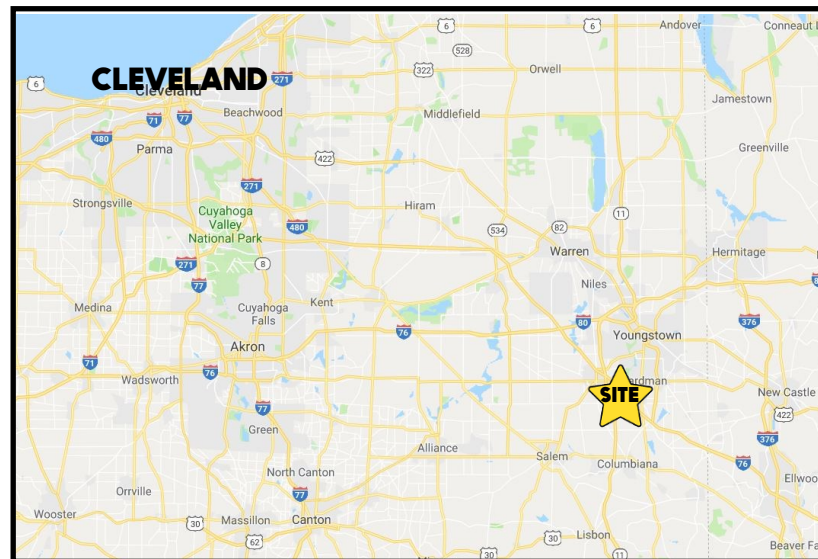


LOCATION

1135 W Western Reserve Rd, Youngstown, OH 44514



HIGHLIGHTS

- Former Sparkle Grocery Store with a drive-thru
- Located in Boardman Township
- High traffic counts by Western Reserve Rd & Market St
- 2 dock doors
- 1200 amp electrical service

TRAFFIC

Western Reserve Rd = 16,310 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

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.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

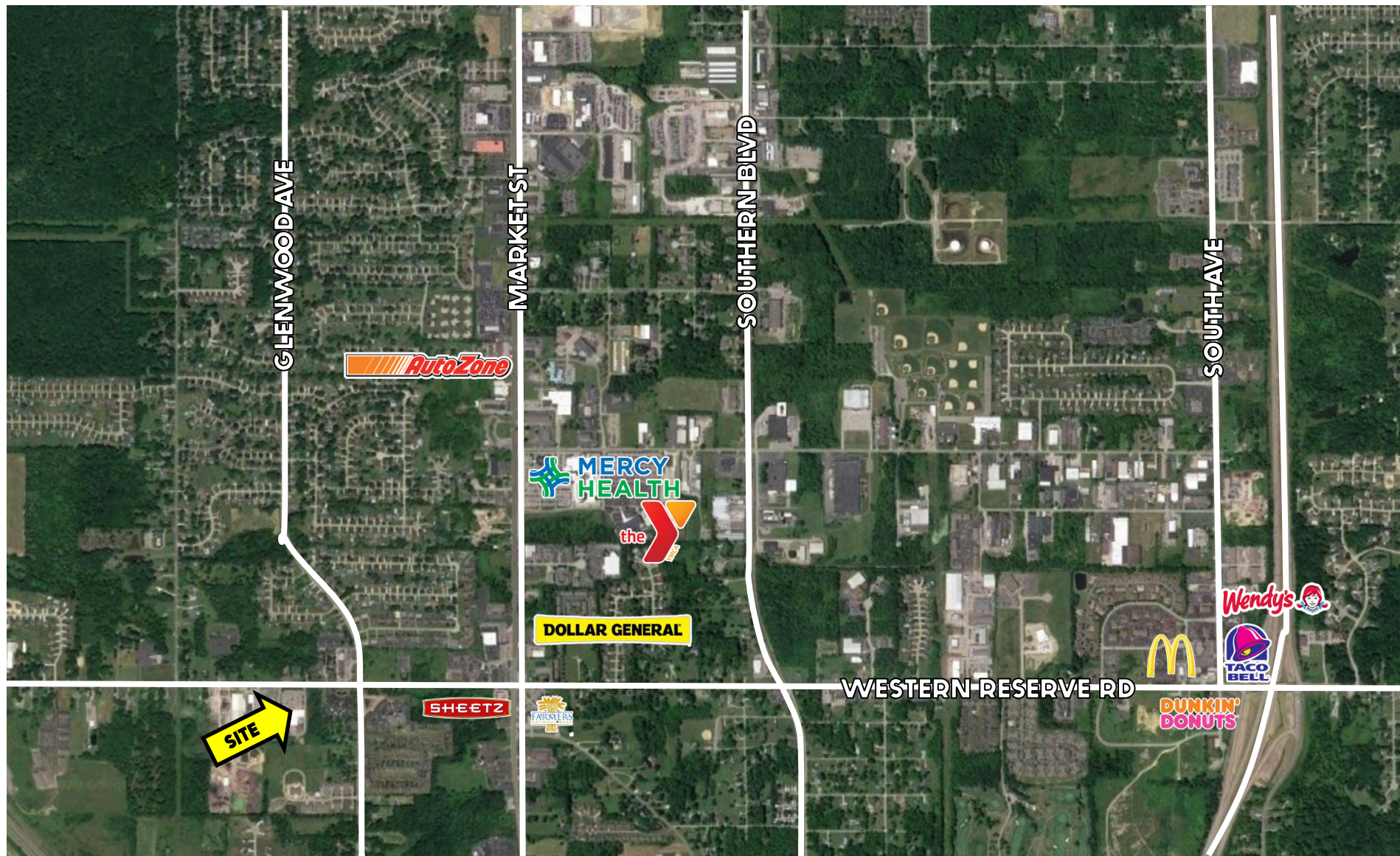
www.PLATZREALTYGROUP.com

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.

[illegible]

www.PLATZREALTYGROUP.com

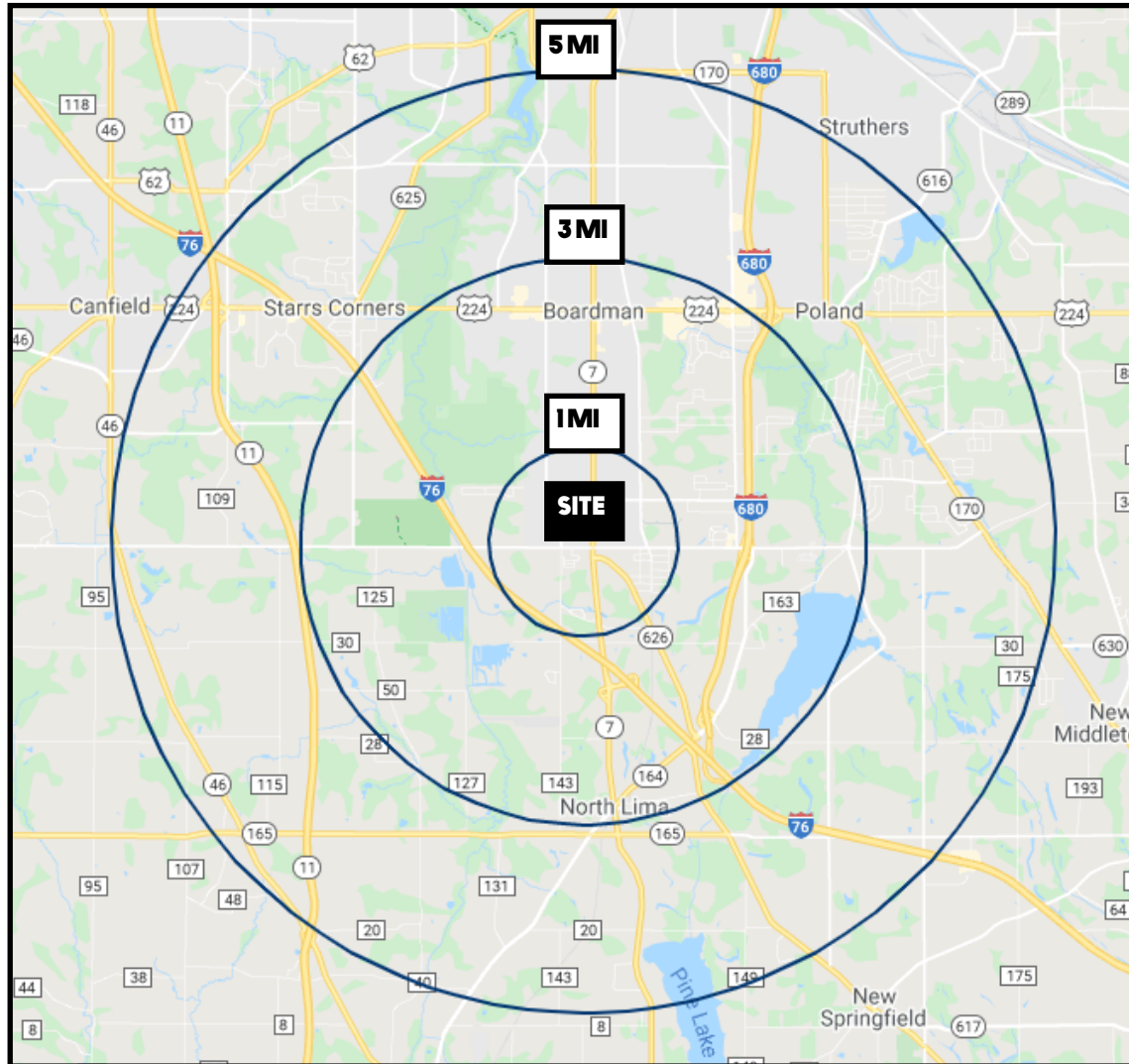
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

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.



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,945	20,133	66,992
HOUSEHOLDS	1,794	8,870	28,504
MEDIAN AGE	50	48	46
AVERAGE HH INCOME	\$67,801	\$77,382	\$81,726

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
AVAILABLE	Former Sparkle: 36,120 SF
ZONING	GB
DOORS	2 dock doors
CEILING	Front: 22' to the deck; 20'4" to the truss; 11' to the drop ceiling Rear: 18'5" to the deck; 16'8" to the truss
POWER	1200 amp
RENT	\$8.00/SF NNN

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com