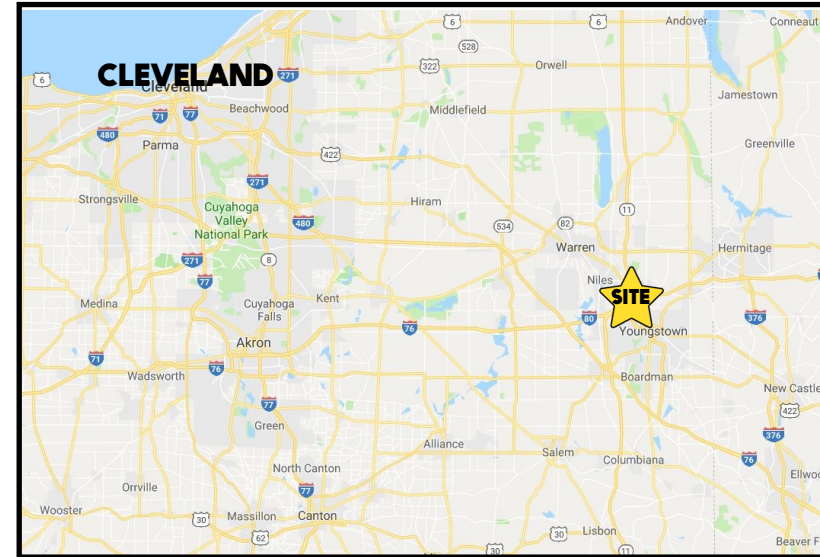


LOCATION

101 N State St, Girard, OH



HIGHLIGHTS

- A piece of history, built in 1925 this 2 story building is a charming retail space
- Beautiful hardwood floors on both floors, second floor is a cleaned out apartment in need of total upgrading, walls stripped to plaster, antique fixtures and doors with windows overlooking Rt 422 in downtown Girard.
- From the era of when the shopkeeper lived over his shop, could become an in-demand urban apartment nestled between a bank and a church.
- Retiring owner selling as-is. Bring your ambition.

CONTACT

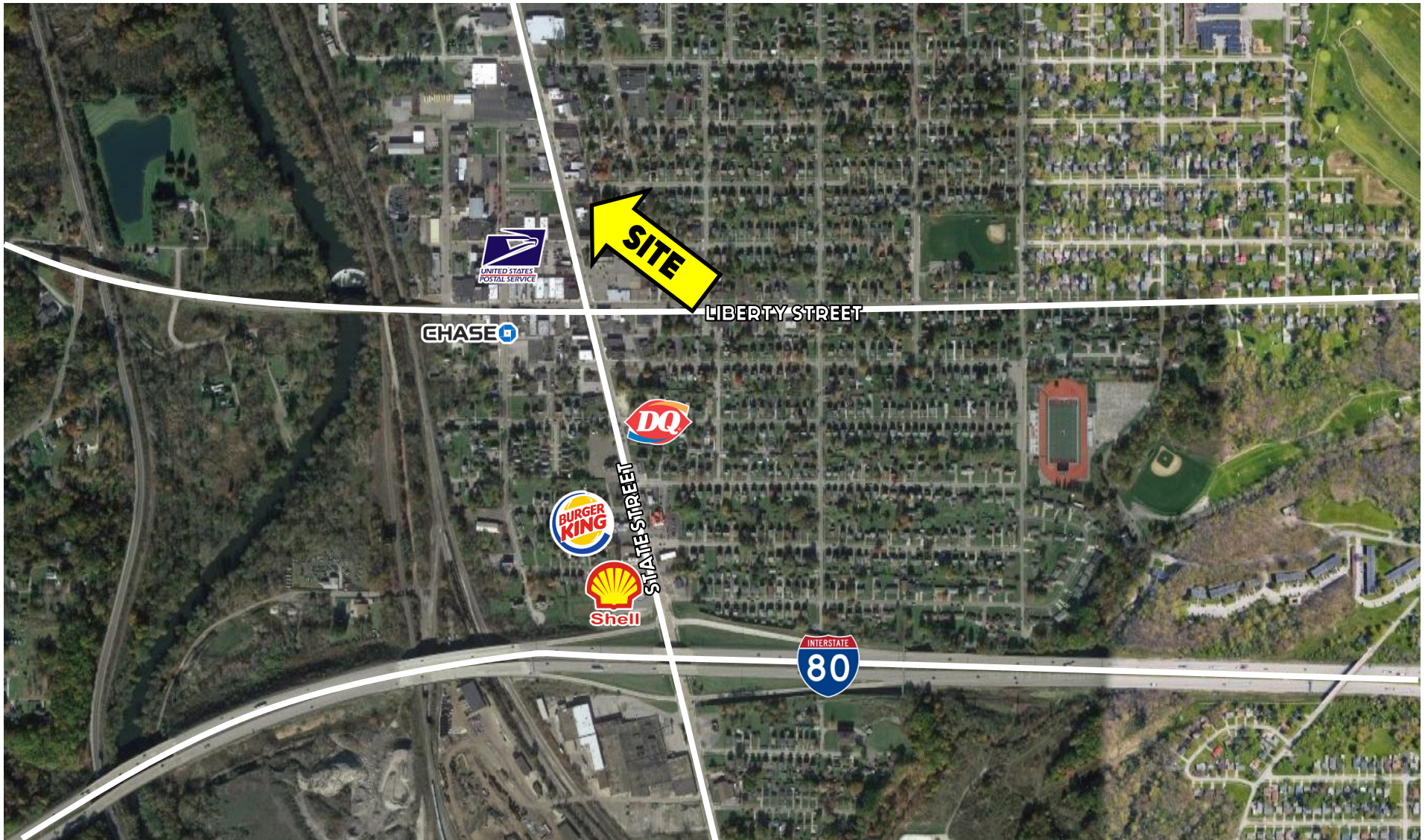
DAN CROUSE

330.647.0411

dan@themahoningvalley.com

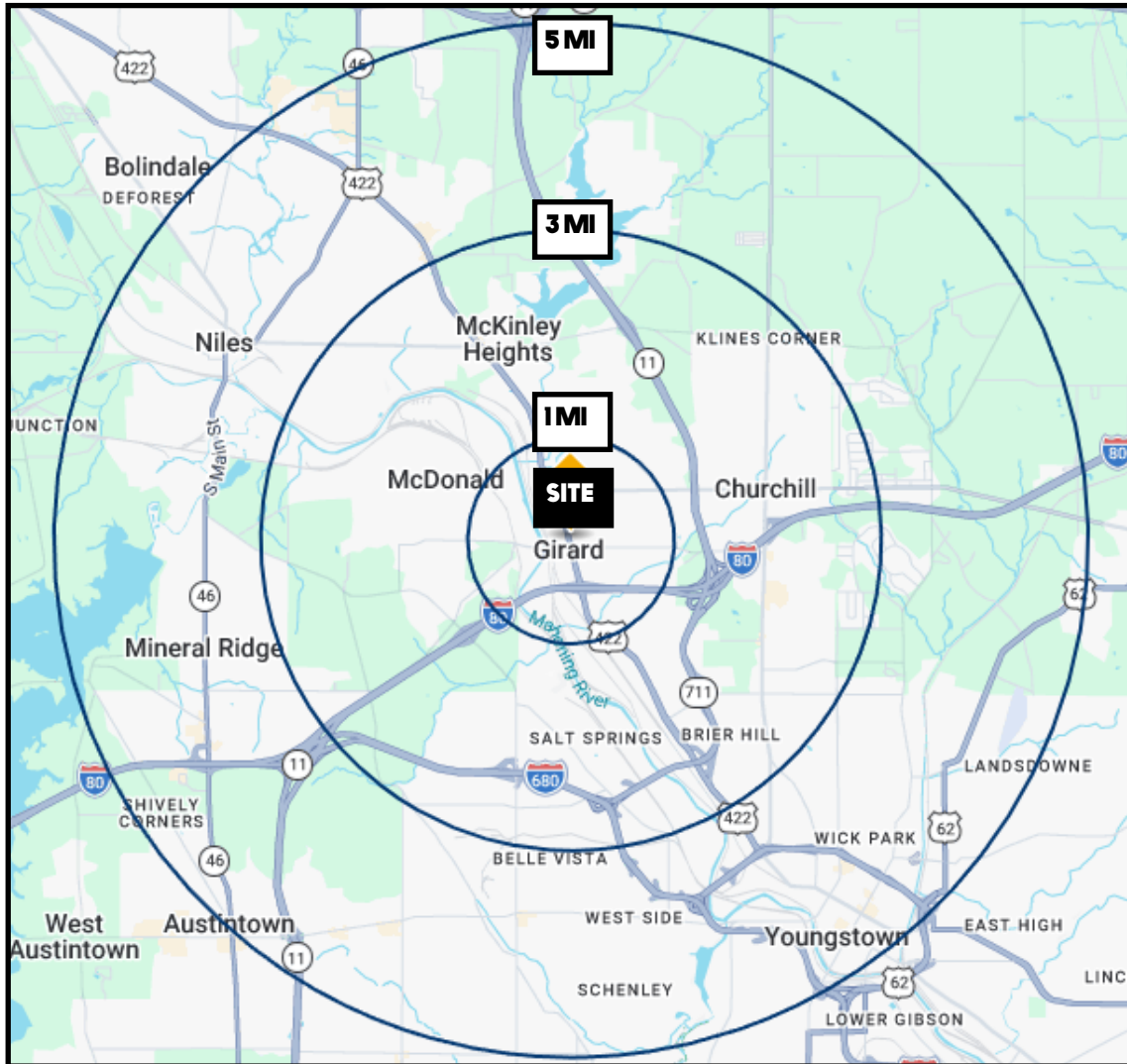
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 6,698 | 32,285 | 91,689 |
| HOUSEHOLDS | 2,957 | 14,305 | 39,539 |
| MEDIAN AGE | 40 | 43 | 41 |
| AVERAGE HH INCOME | \$59,939 | \$66,527 | \$62,777 |

SITE INFORMATION

| | |
|--------------------------|--------------------------------|
| LOCATION | Girard City Trumbull County |
| PARCEL | 14-031650 |
| PROPERTY TYPE | Retail / apartment |
| YEAR BUILT | 1925 |
| SIZE | 2,700 SF on .04 acres |
| REAL ESTATE TAXES | \$754 |
| PRICE | \$49,000 |

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