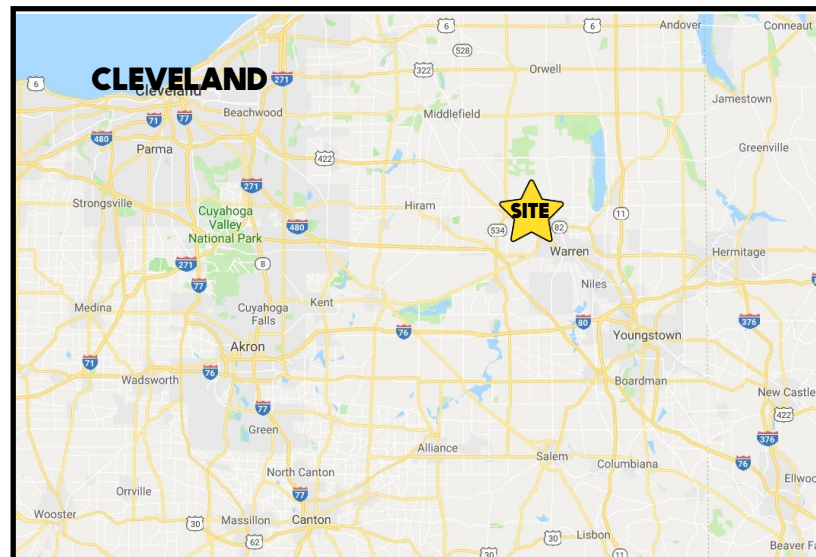


LOCATION

4664 Mahoning Ave, Champion, OH 44483



TRAFFIC

Mahoning Ave = 19,435 VPD

HIGHLIGHTS

- Small office in Champion, OH (Warren)
- Former Dental Office
- Can be converted to traditional office or beauty salon
- Close to Kent State Trumbull
- Easy access to Rte 82

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

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

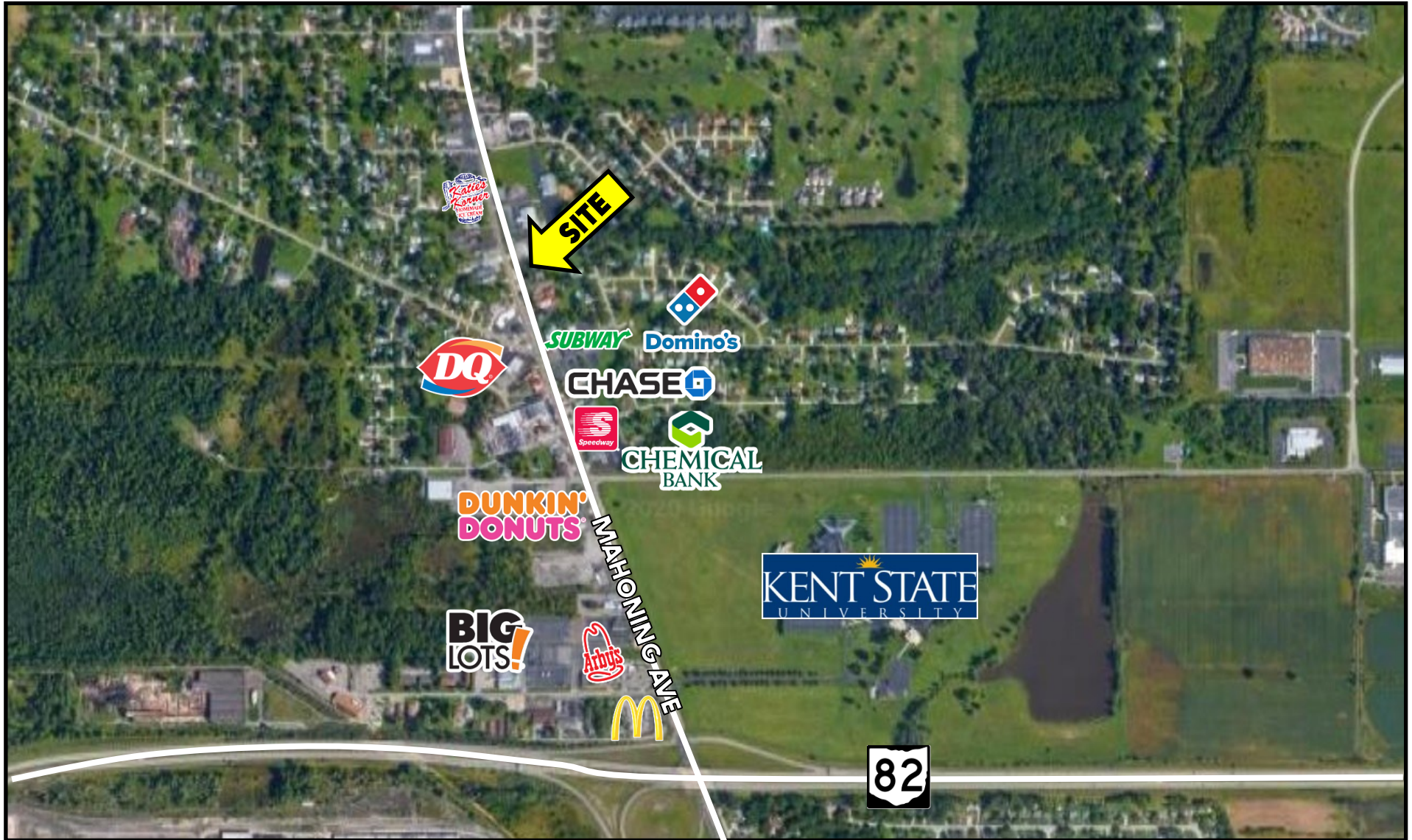
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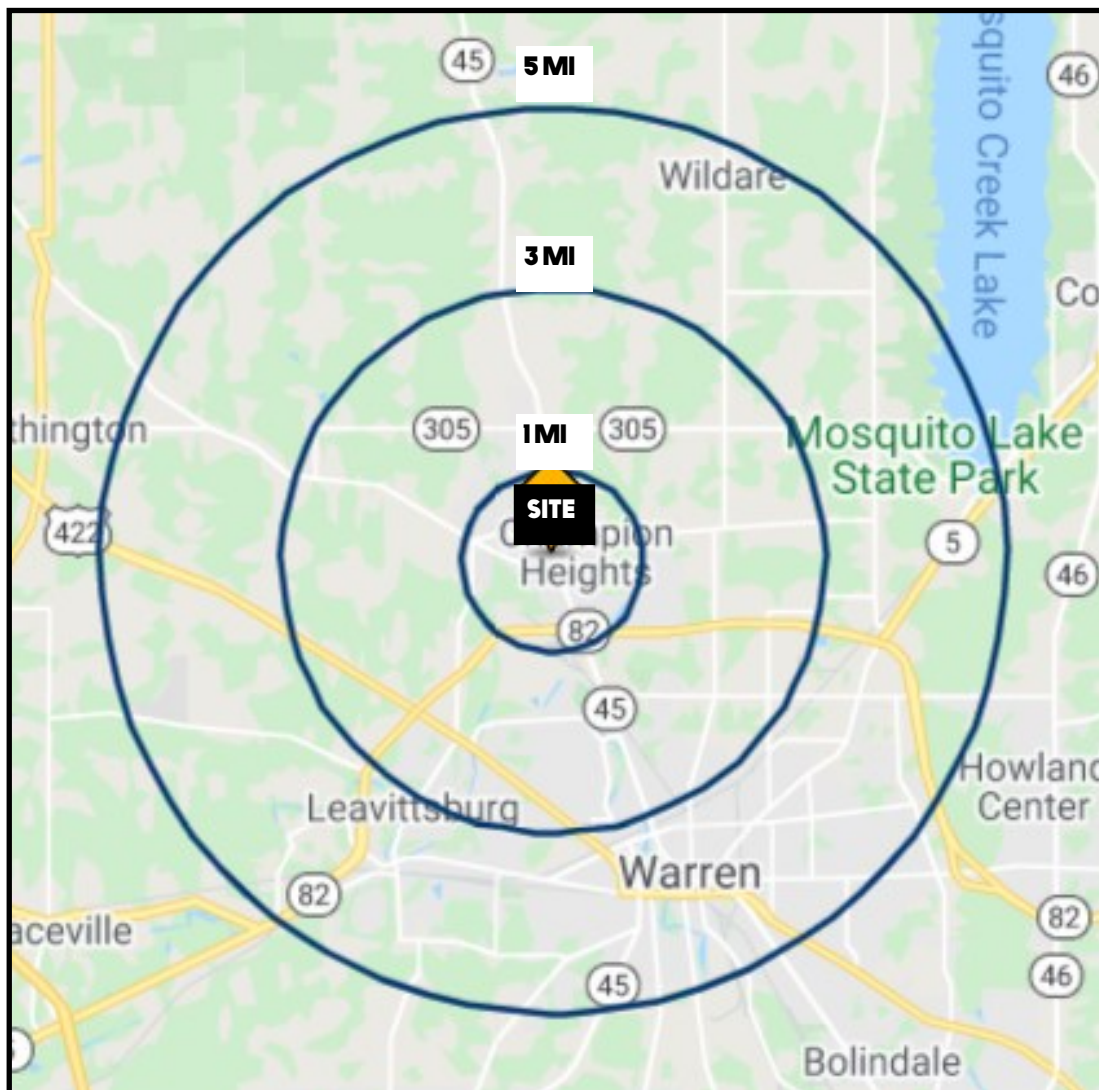
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,720	19,587	53,433
HOUSEHOLDS	1,471	7,918	21,608
MEDIAN AGE	45	43	43
AVERAGE HH INCOME	\$63,044	\$56,568	\$50,634

SITE INFORMATION	
LOCATION	Champion Township Trumbull County
PROPERTY TYPE	Office
SIZE	1,555 SF
SIGNAGE	Building signage
PARKING	Ample front door parking
UTILITIES	All utilities
RENT	\$1,200/month

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