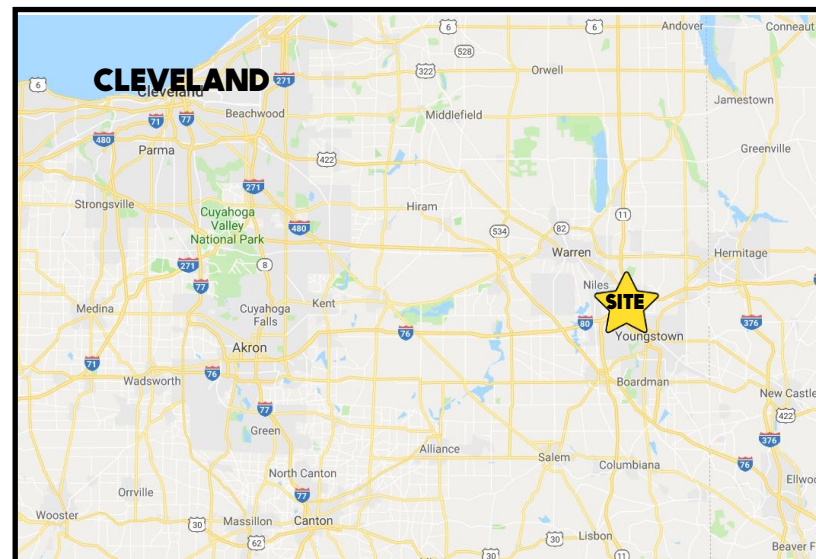


LOCATION

300 N State St, Girard, OH 44420



HIGHLIGHTS

- Versatile property offering 30,000 SF across 2 buildings
- Resting on 2.9 acres
- Both buildings offer a mix of office and warehouse/flex space
- Enjoy a campus feel
- Great visibility and excellent access to I-80

CONTACT

SHEA MACMILLAN

330.360.9299 smacmillan@platzrealtygroup.com

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

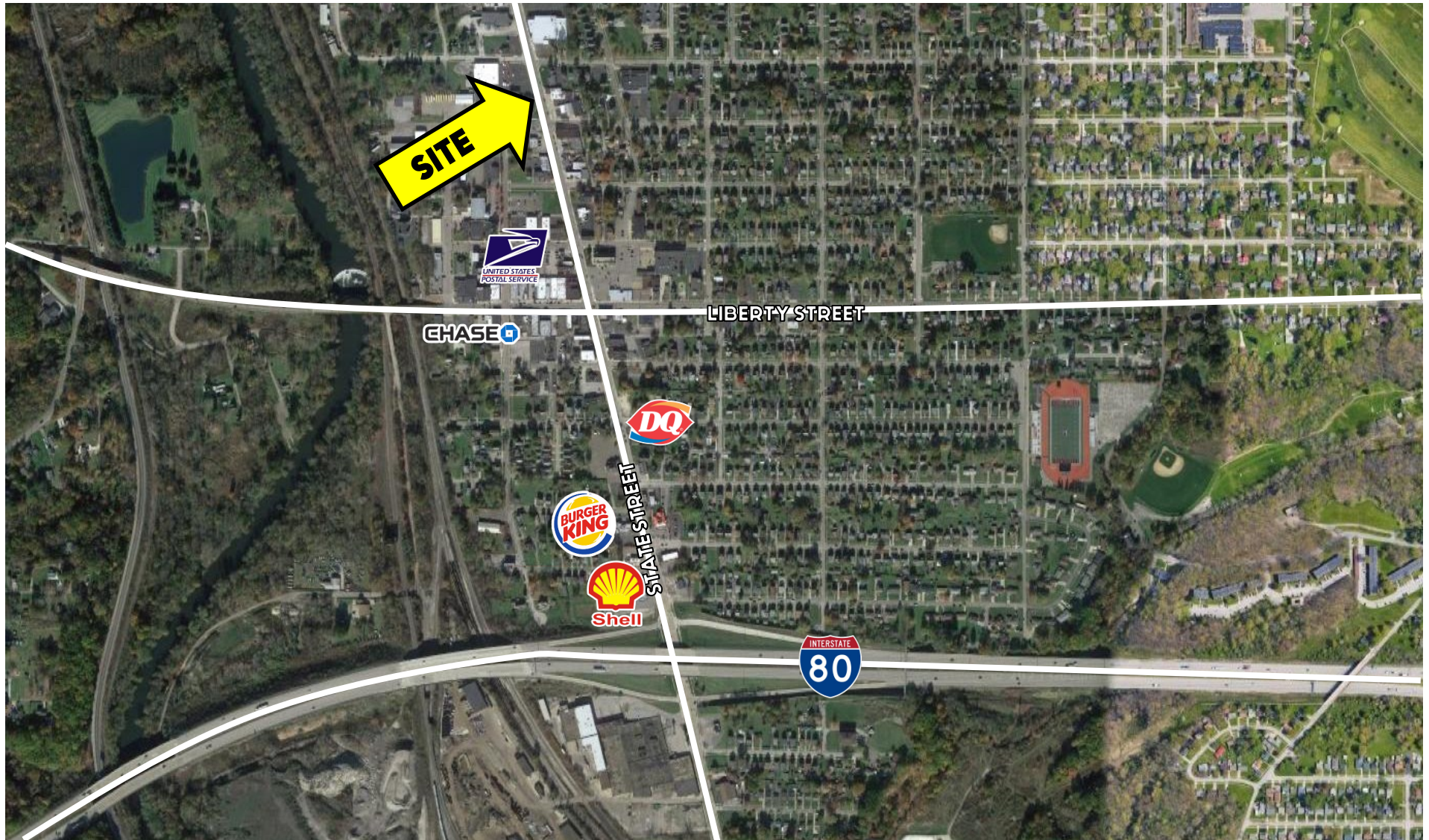
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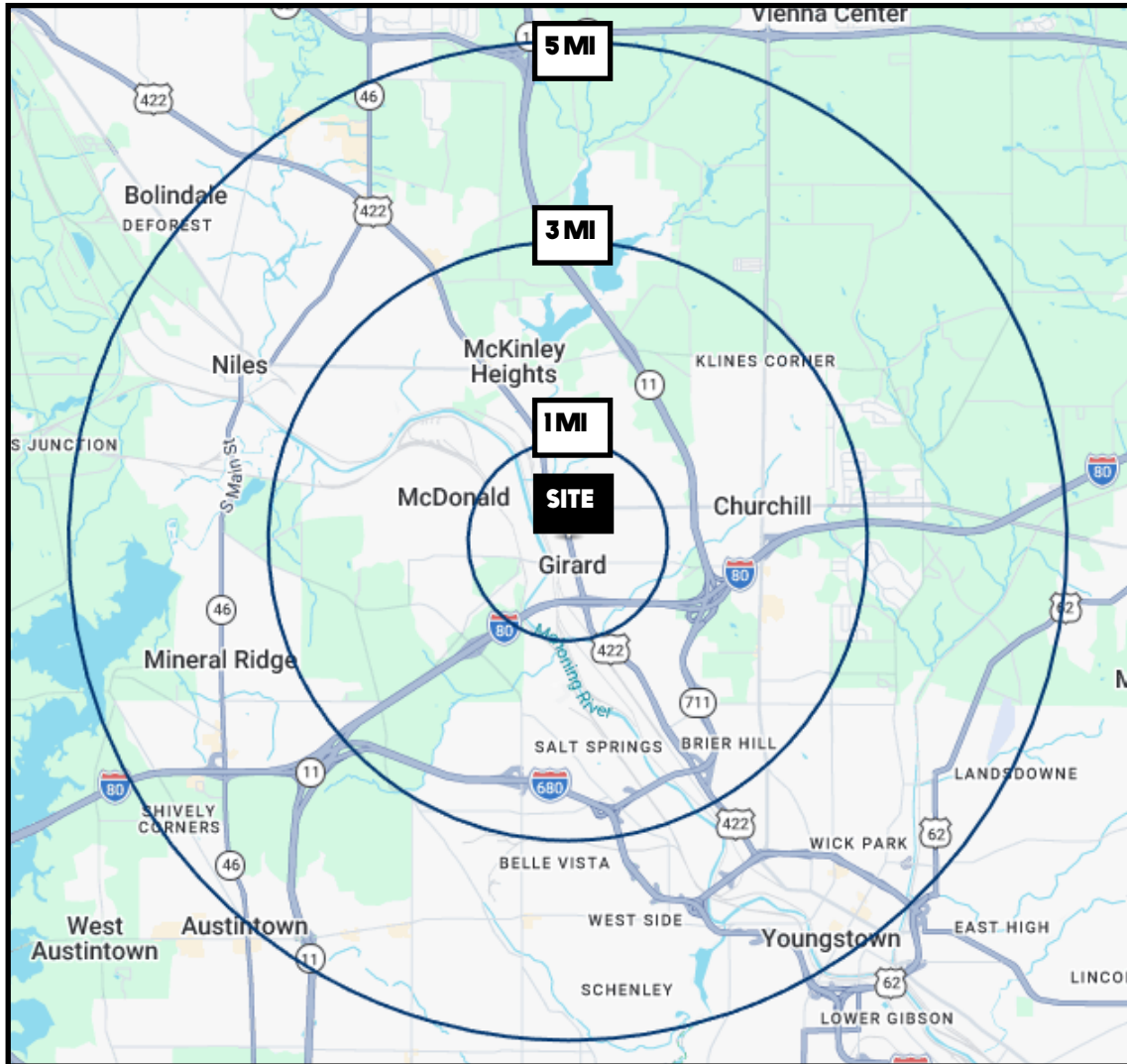


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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,955	32,239	89,798
HOUSEHOLDS	3,071	14,302	38,619
MEDIAN AGE	40	43	41
AVERAGE HH INCOME	\$61,356	\$66,845	\$63,224

SITE INFORMATION	
LOCATION	Girard City Trumbull County
PROPERTY TYPE	Office / Flex
ZONING	B2 General Business
YEAR BUILT	1956 + 1997
SIZE	12,844 SF + 16,736 SF 2.9 acres
REAL ESTATE TAXES	\$14,832/year
PRICE	\$1,200,000

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