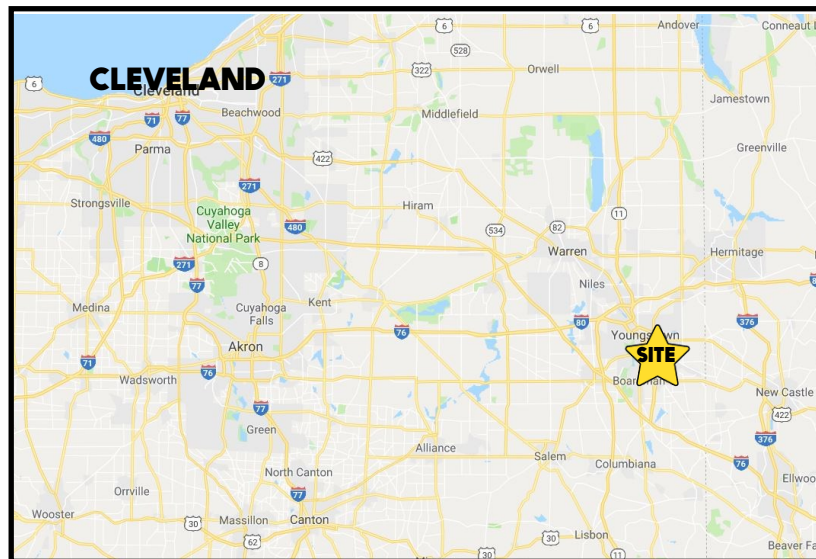


LOCATION

630 Youngstown Poland Rd, Struthers, OH 44471



TRAFFIC

Youngstown Poland Rd = 12,541 VPD

HIGHLIGHTS

- Investment Property in Struthers, OH
- Long-term lease in place with a national tenant
- Rear of property could be EV charging
- Easy access to Youngstown, Boardman, Campbell, and Poland

CONTACT

DON THOMAS

501.269.3827

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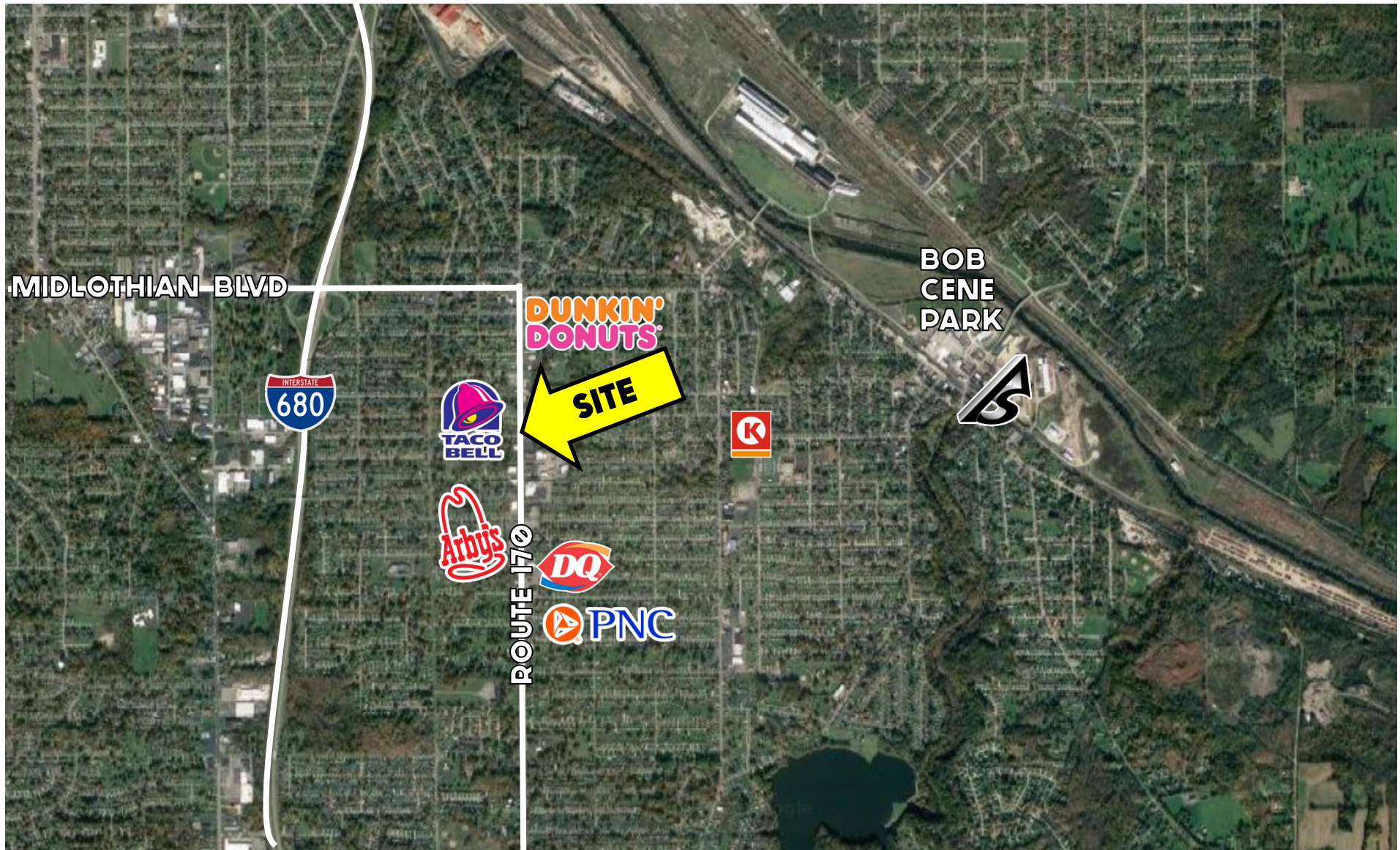
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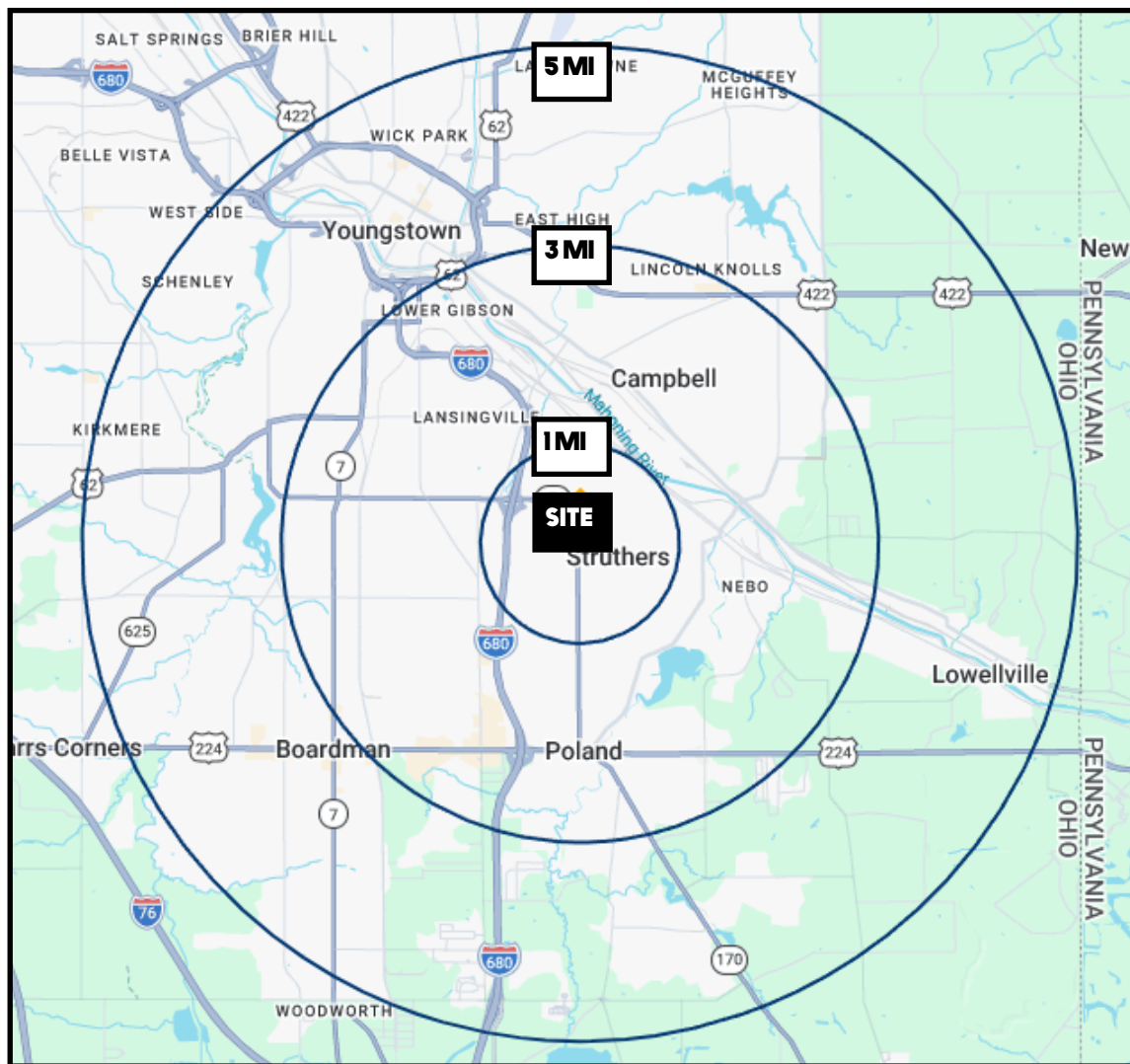
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	10,397	61,466	116,966
HOUSEHOLDS	4,556	26,276	49,852
MEDIAN AGE	42	41	42
AVERAGE HH INCOME	\$61,107	\$64,004	\$67,576

SITE INFORMATION	
LOCATION	Struthers City Mahoning County
PARCEL	38-016-0-164.00-0
PROPERTY TYPE	Leased - Kwik Fill
ZONING	Commercial
YEAR BUILT	1965
SIZE	945 SF on .43 acres
REAL ESTATE TAXES	\$2,897/year
PRICE	\$189,900

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