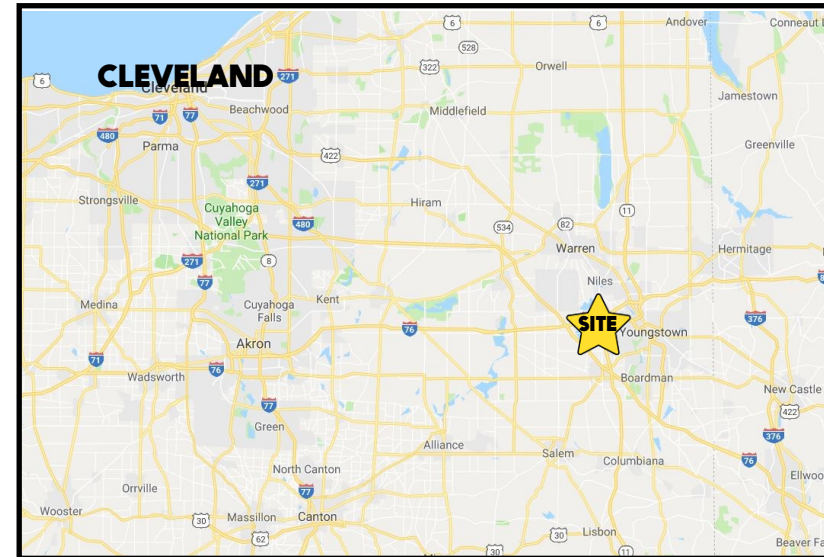


## LOCATION

5204-5208 Mahoning Ave, Austintown, OH 44515



## HIGHLIGHTS

- 3 office buildings; Landlord will build to suit
- Ample parking
- Gross rent includes all utilities
- First floor walk in suites with private restrooms
- Located just off Mahoning Ave / SR 11 by Giant Eagle

## TRAFFIC

Mahoning Ave = 27,322 VPD

## CONTACT

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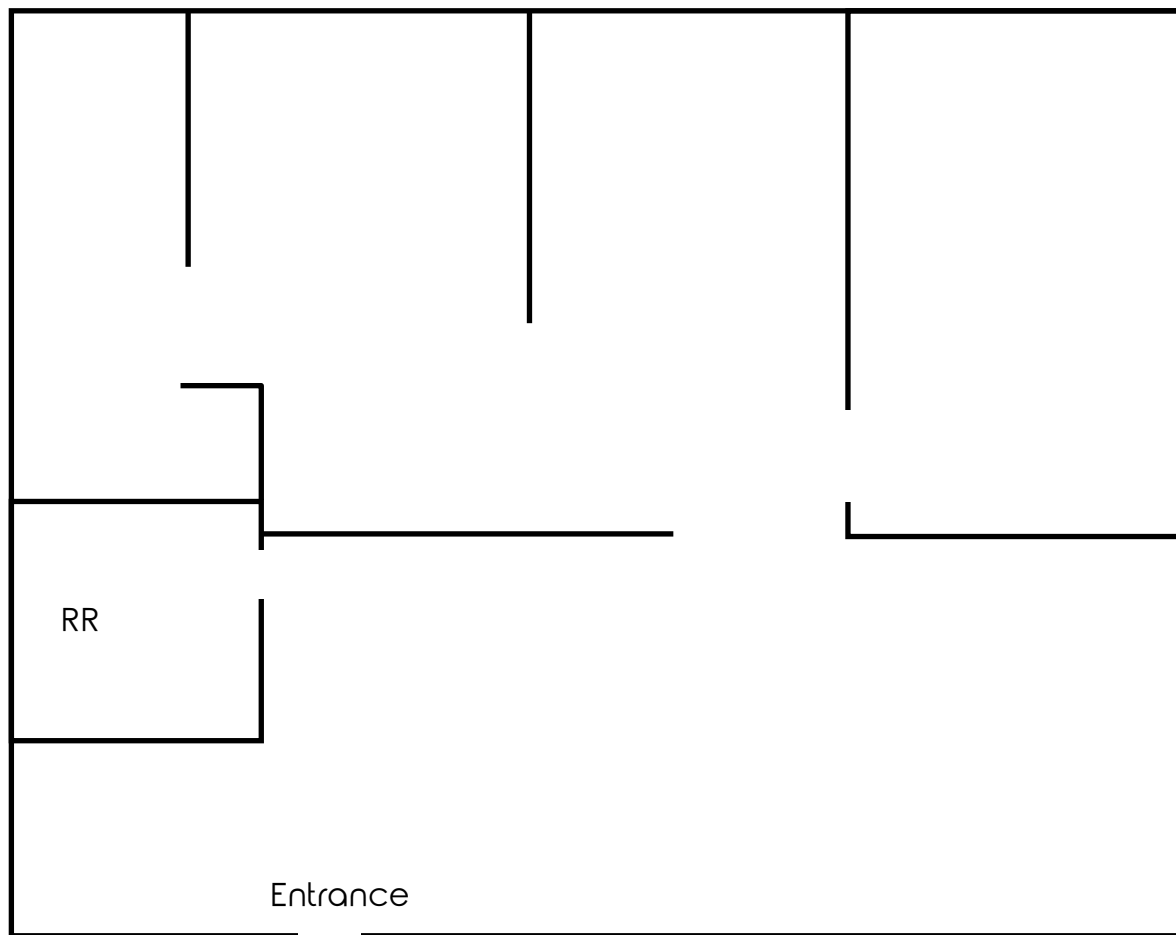


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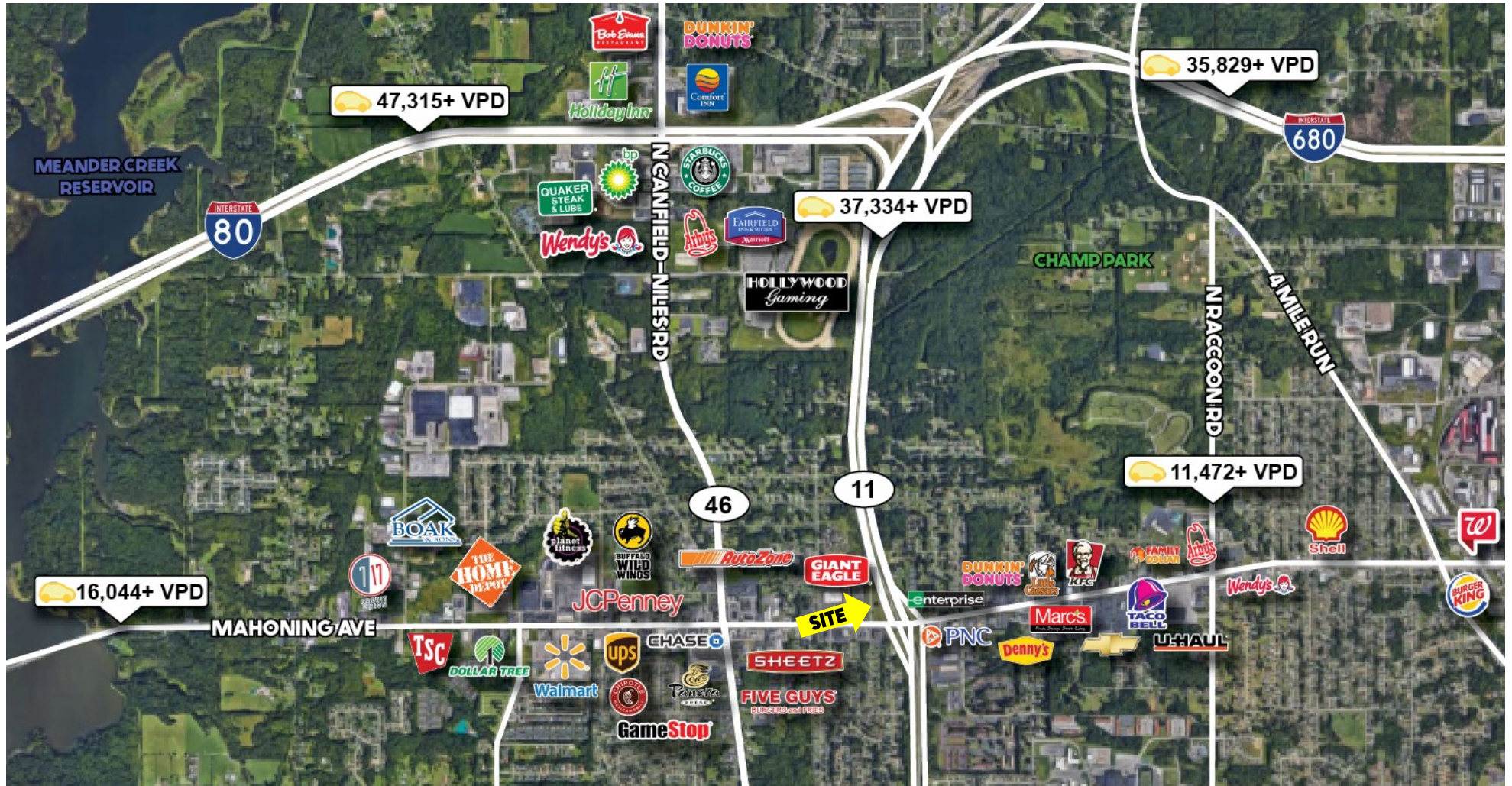
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

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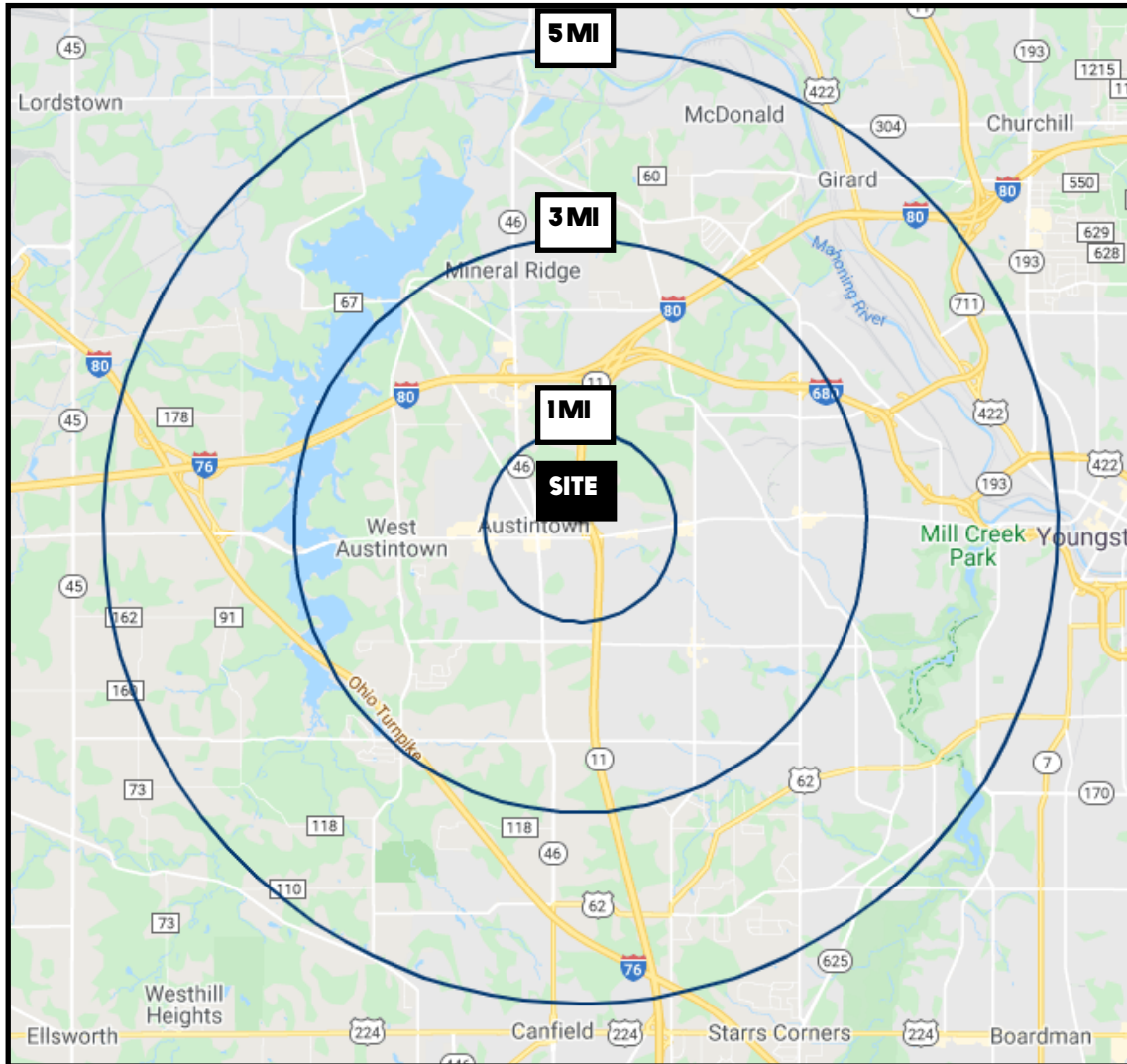
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,938	39,959	84,480
<b>HOUSEHOLDS</b>	2,775	17,141	35,354
<b>MEDIAN AGE</b>	47	44	43
<b>AVERAGE HH INCOME</b>	\$53,933	\$60,469	\$61,743

UNIT	RENT *Includes Utilities	SF
101A	LEASED	744
102 (Barber)	\$800/month	456
107	LEASED	576
108	LEASED	515
110	LEASED	360
111	LEASED	360
201	LEASED	864
202	LEASED	744
209 (medical)	LEASED	1,848
220-234	LEASED	3,400
306	LEASED	450
307	LEASED	432
313	LEASED	451
315	LEASED	350

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