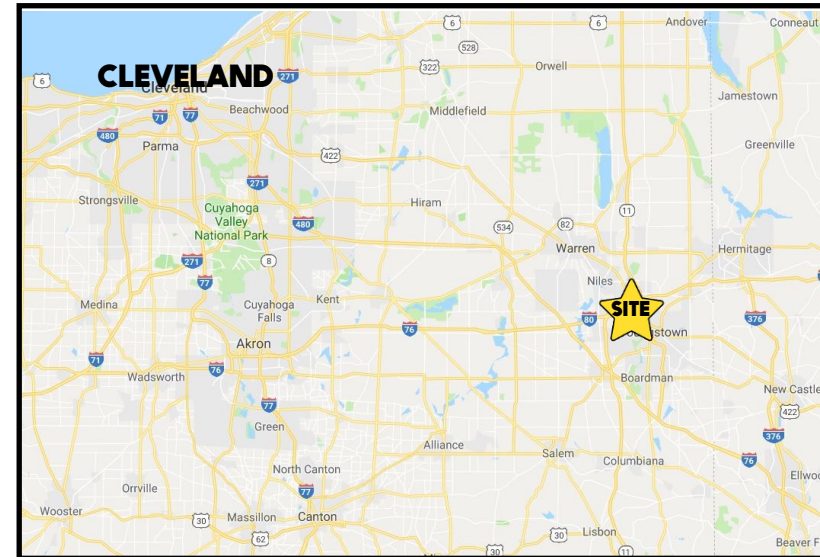


LOCATION

4032-4040 Belmont Ave, Youngstown, OH 44505



TRAFFIC

Belmont Ave = 18,034 VPD

HIGHLIGHTS

- Office / retail suites available
- Great visibility on Belmont Ave
- Incredible regional access w/I-80 less than 1,000' away
- Many nearby amenities

CONTACT

SHEA MACMILLAN

330.360.9299 smacmillan@platzrealtygroup.com

MATT WILSON

330.347.9677 mwilson@platzrealtygroup.com

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

www.PLATZREALTYGROUP.com



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

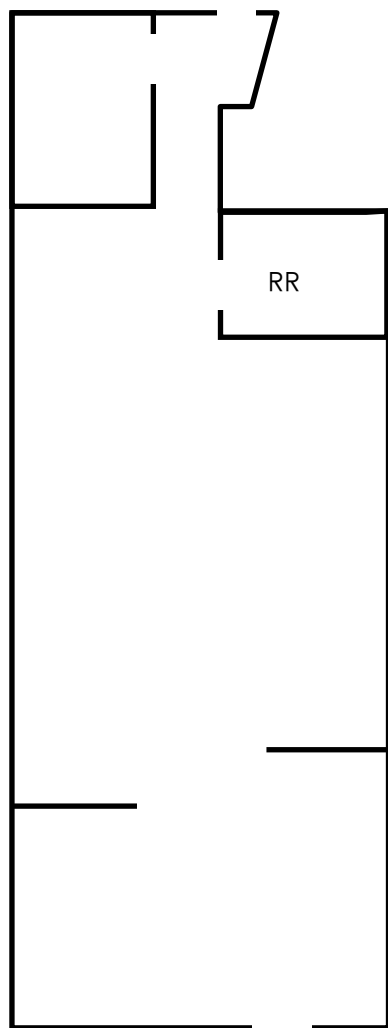
www.PLATZREALTYGROUP.com



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

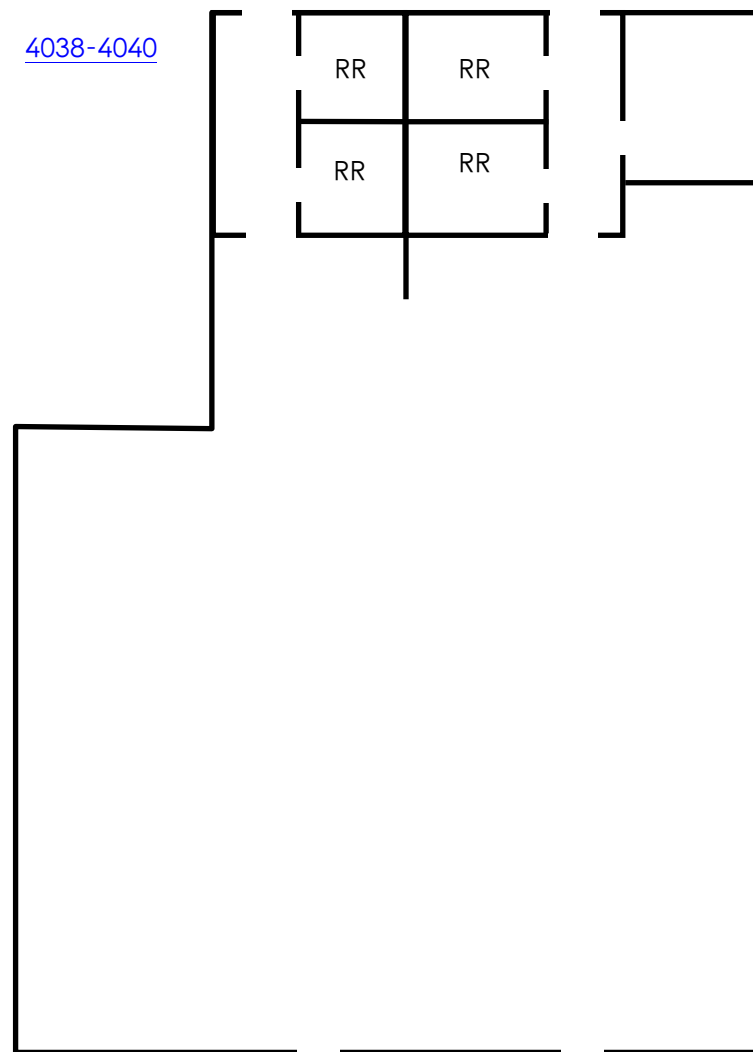
www.PLATZREALTYGROUP.com

4032



Entrance

4038-4040



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

www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,436	29,593	80,916
HOUSEHOLDS	1,469	12,866	34,478
MEDIAN AGE	45	42	42
AVERAGE HH INCOME	\$72,203	\$65,773	\$58,153

SITE INFORMATION

LOCATION	Liberty Township Trumbull County
PROPERTY TYPE	Office / Retail / Service
ZONING	Commercial
AVAILABLE	4032: 1,100 SF 4038-4040: 1,596 SF
UTILITIES	Separately metered
RENT	\$9.00/SF NNN
NNN CHARGES	\$2.00/SF

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