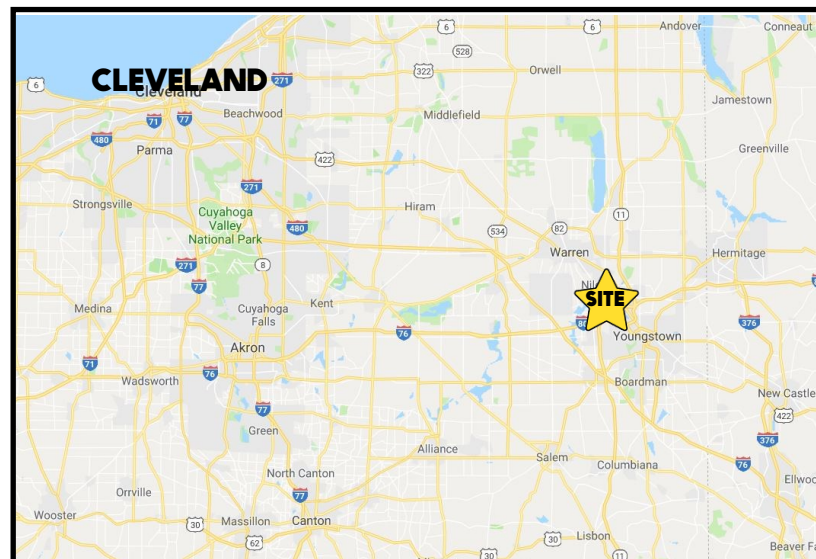


LOCATION

West Liberty St, Girard, OH 44420



HIGHLIGHTS

- Competitive Development Costs with Utility Availability
- Exceptional Regional Highway Access. I-80, SR-11, Provides direct routes to Cleveland, Pittsburgh, Erie, & Youngstown
- Strong Truck Accessibility with Rail Access Potential
- Growing Logistics Market (TJX, Kimberly-Clark, Ultium, Business Incubator, and Steelite)

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

DAN CROUSE

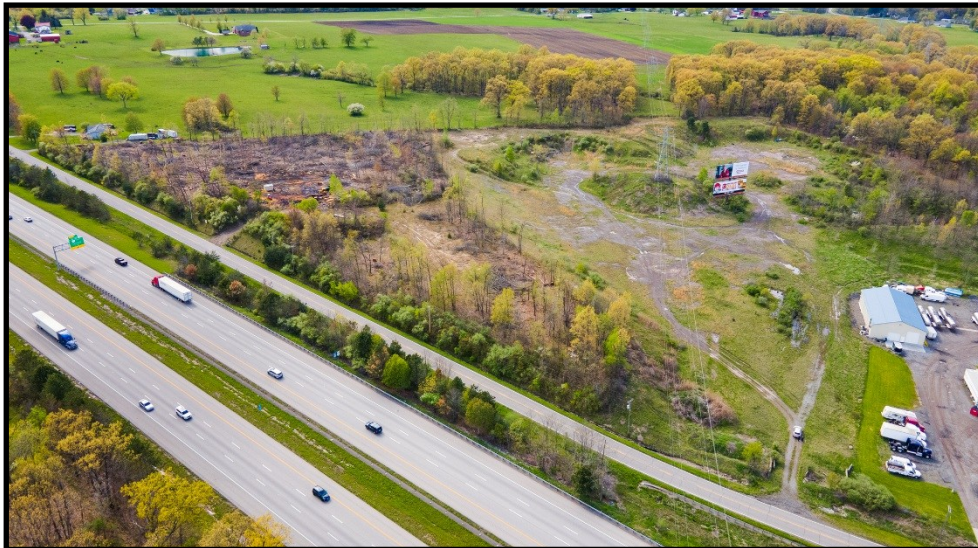
330.647.0411

dan@themahoningvalley.com

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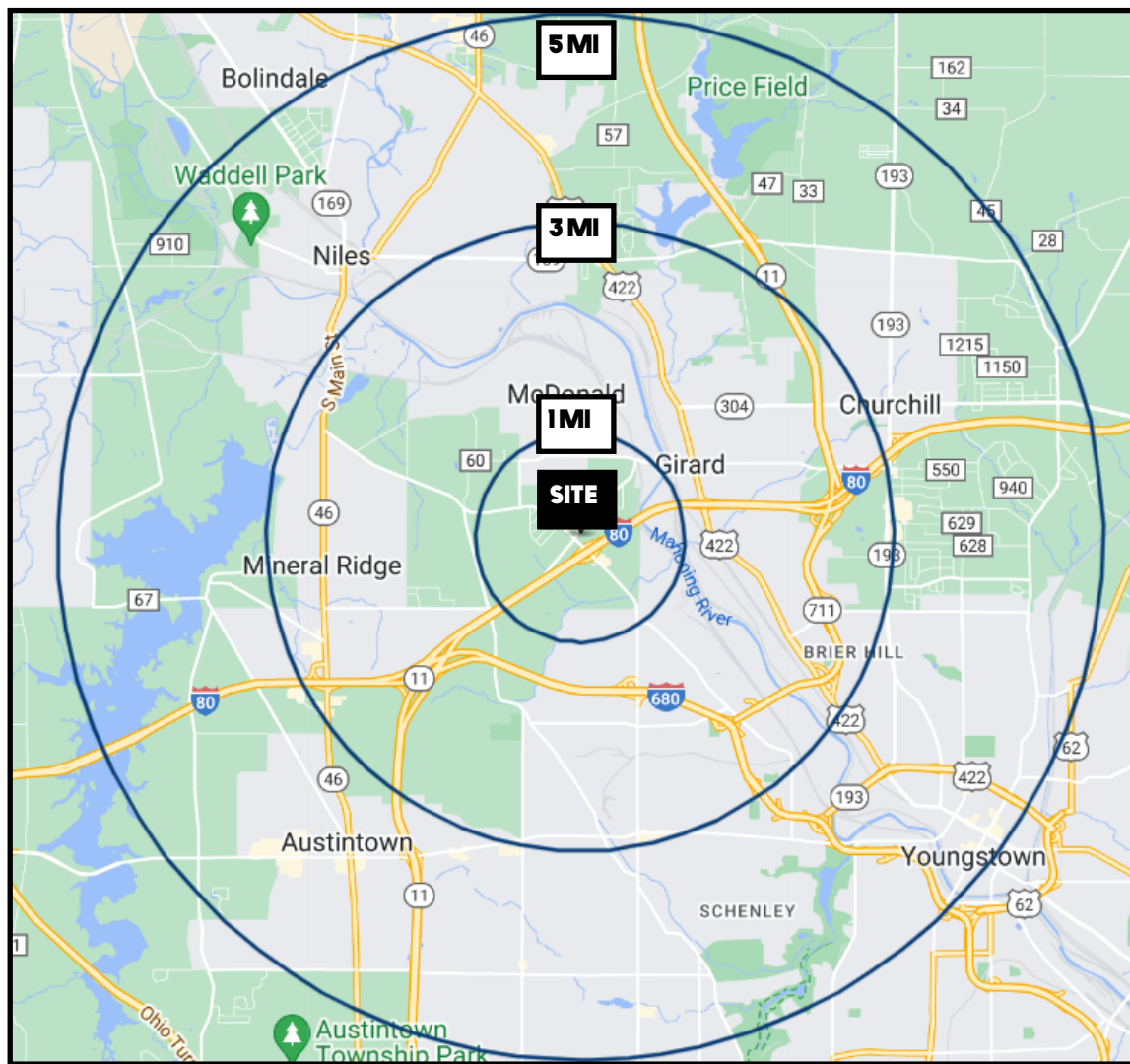
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,199	34,095	102,640
HOUSEHOLDS	845	14,341	43,307
MEDIAN AGE	45	43	43
AVERAGE HH INCOME	\$63,576	\$53,651	\$55,799

SITE INFORMATION	
LOCATION	Weathersfield Township Trumbull County
PARCELS	22-081502 + 22-017945 + 22-036130
PROPERTY TYPE	Vacant Land
ZONING	Commercial
UTILITIES	All utilities
SIZE	29.7 acres
REAL ESTATE TAXES	\$1,493/year
PRICE	\$1,690,000

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