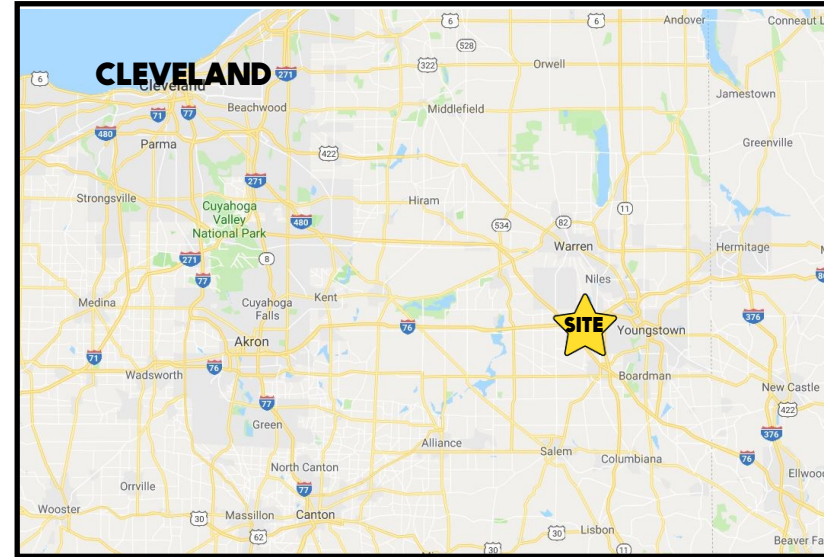


## LOCATION

4450 Mahoning Ave, Austintown, OH 44515



## HIGHLIGHTS

- Former Family Dollar
- Steel building built in 2015
- Great opportunity for end user or investor, can be subdivided and units rented individually
- Just west of Raccoon Rd
- Close to SR 11

## TRAFFIC

Mahoning Ave = 16,044 VPD

## CONTACT

**GARY LASKO**

330.509.4546

glasko@platzrealtygroup.com

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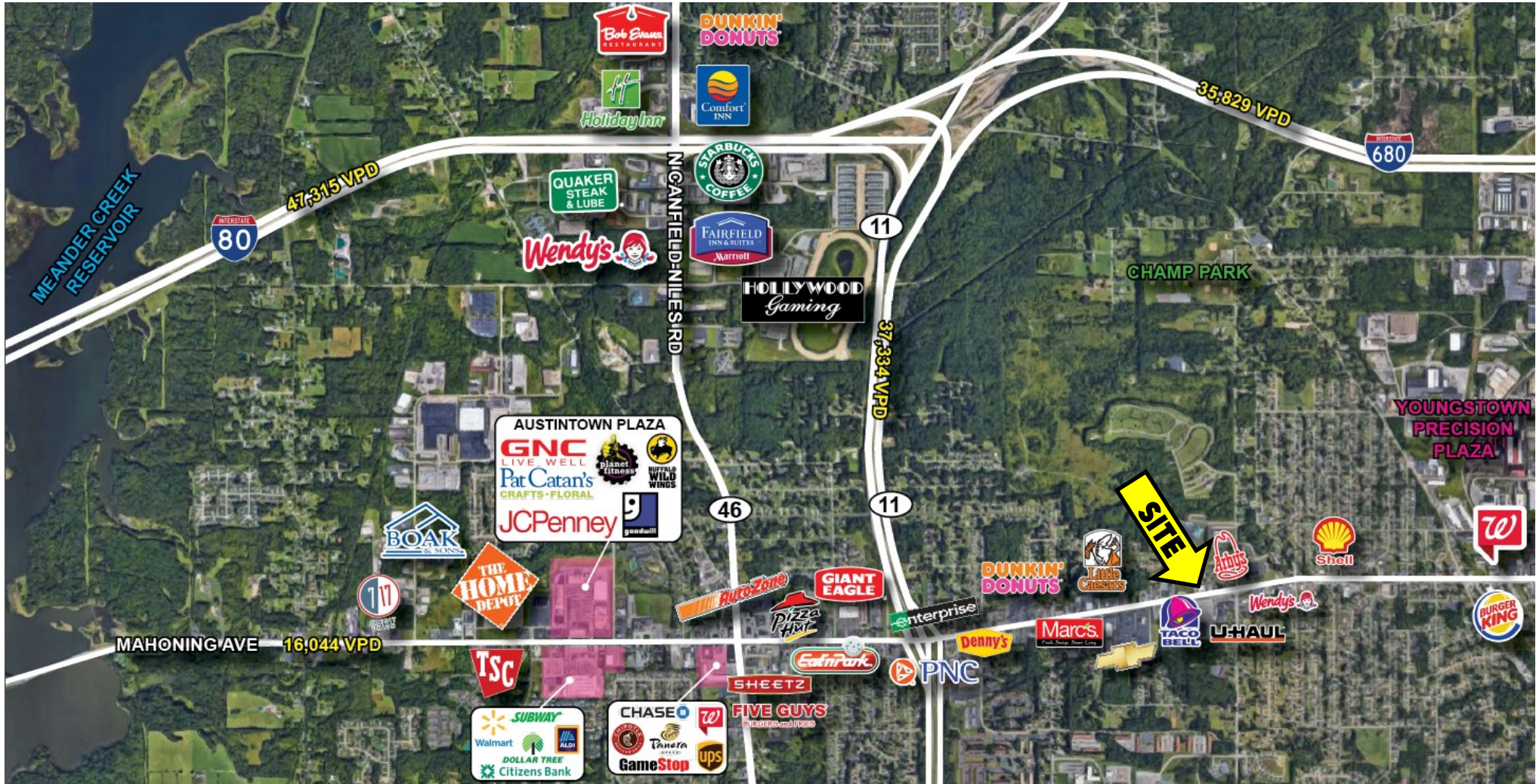
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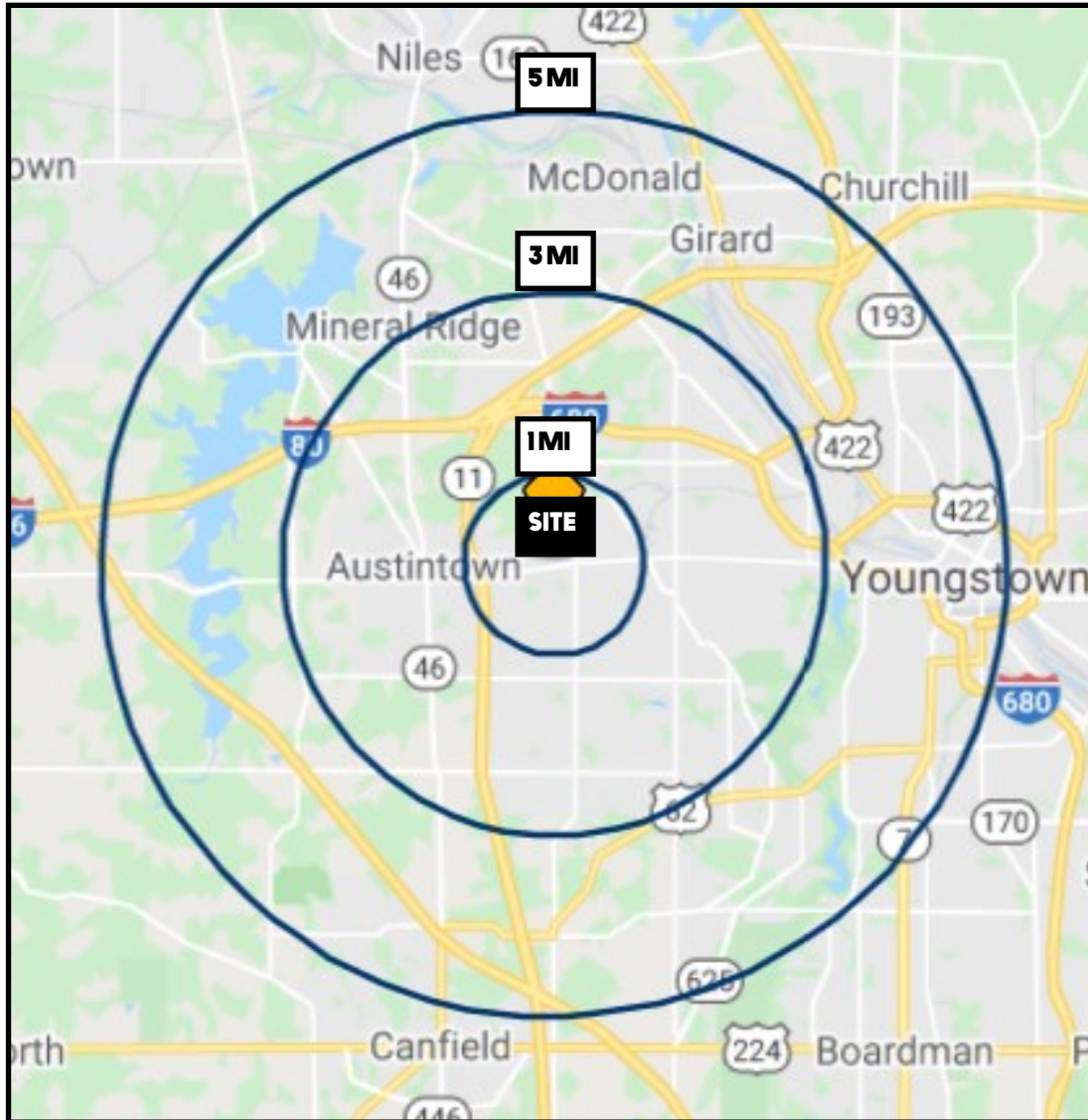
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DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	8,578	48,063	103,709
<b>HOUSEHOLDS</b>	4,131	20,875	43,192
<b>MEDIAN AGE</b>	41	43	43
<b>AVERAGE HH INCOME</b>	\$49,044	\$57,421	\$59,436

**SITE INFORMATION**

<b>LOCATION</b>	Austintown Township Mahoning County
<b>PARCEL</b>	48-026-0-067
<b>ZONING</b>	B2 Business
<b>YEAR BUILT</b>	2015
<b>SIZE</b>	Total: 8,320 SF; Can be subdivided for rent
<b>ACRES</b>	1 acres
<b>REAL ESTATE TAXES</b>	\$17,000 /year
<b>PRICE</b>	<del>\$750,000</del> <del>\$864,000</del> \$775,000

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