

YOUNGSTOWN, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



40 N. MERIDIAN RD., YOUNGSTOWN, OH 44509 (STORE 11964) Commerce Real Estate Services



PROPERTY OVERVIEW

- Parking Spaces: 56 spaces
- Drive Thru: Yes
- Square Footage: 14,820
- Asking Price: \$8.50 per sq. ft. on a modified gross basis
- Notes: Excellent Location on the NWQ of N. Meridian Road and Mahoning Avenue. Outstanding Visibility, Signage and Curb Appeal, Easy Access to N. Meridian Road, Mahoning Avenue and Lexington Place, Signalized Intersection, Two Separate Pylon Signs with Electronic Reader Boards, Sub lease Term Through 04/30/33.

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DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population:	9,362	25,162	51,563
Average HH Income:	\$47,060	\$47,484	\$50,915
Households:	3,974	11,150	22,705

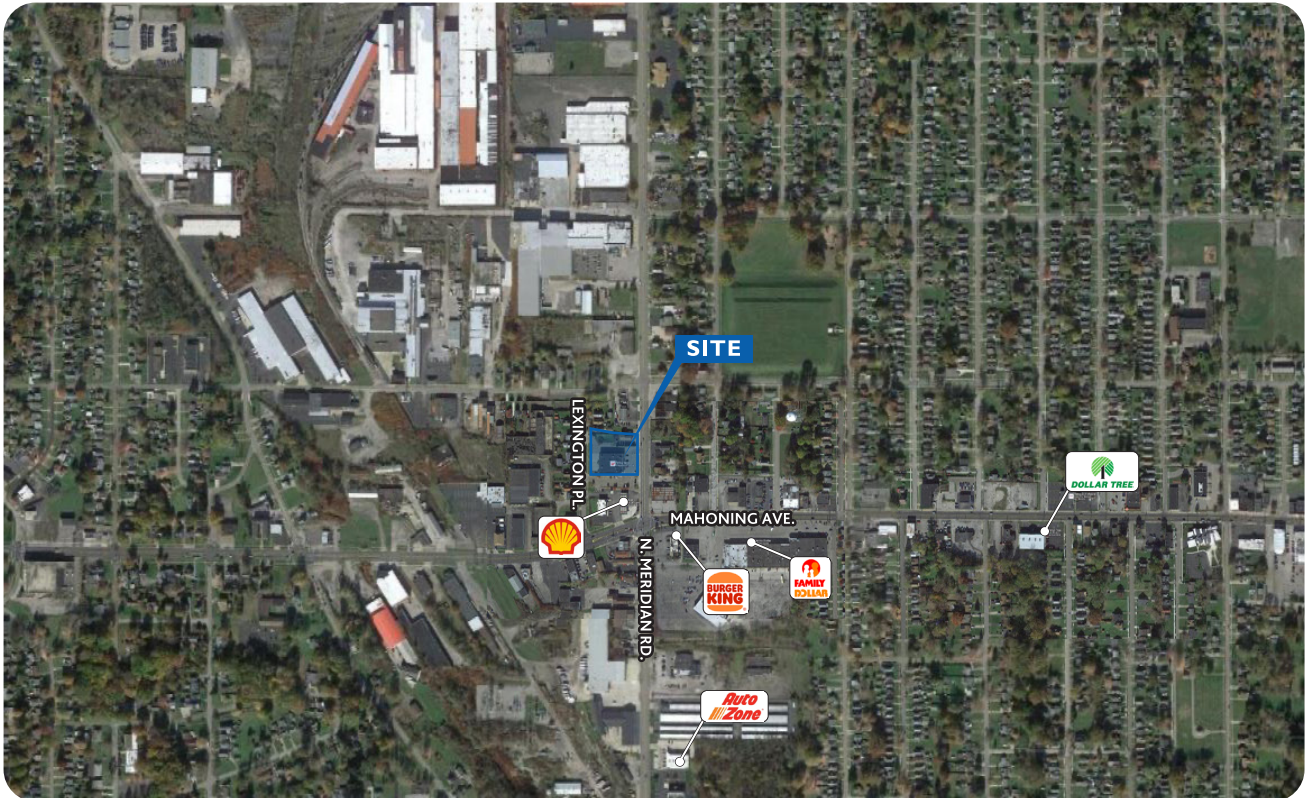


The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION HIGHLIGHTS

- Centrally located
- Easy access to N. Meridian Road, Mahoning Avenue and Lexington Place
- Signalized Intersection
- Plenty of Parking
- Subject property is located at the NWQ of N. Meridian Road and Mahoning Avenue
- 2 separate Pylon Signs with Electronic Reader Boards.
- Outstanding Visibility, and Curb Appeal



TRAFFIC COUNTS:

Drive by traffic of 14,425 cars per day on N. Meridian Road

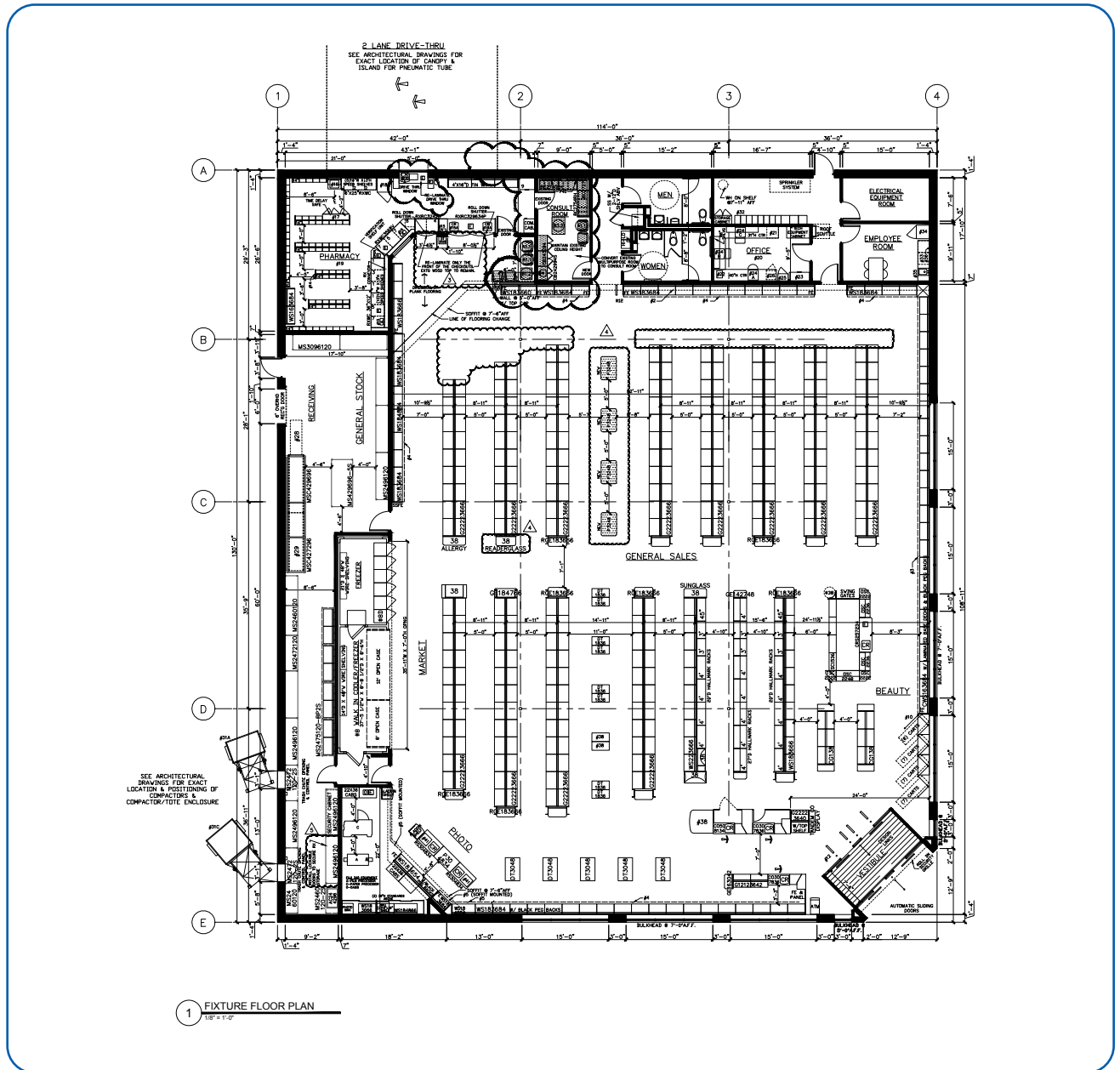
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SITE PLAN



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