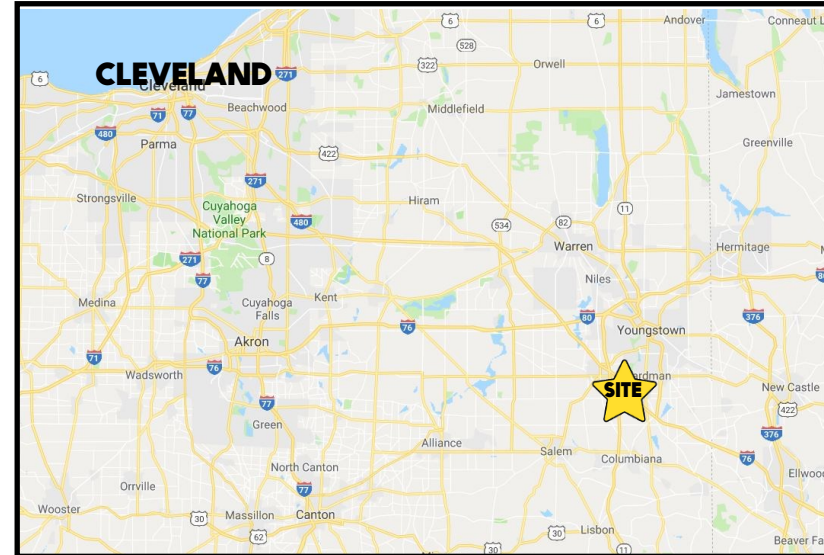


LOCATION

1135 W Western Reserve Rd, Youngstown, OH 44514



HIGHLIGHTS

- Multi-tenant retail building on Western Reserve Rd
- Located in Boardman Township
- High traffic counts by Western Reserve Rd & Market St
- Former Sparkle has drive-thru and 2 dock doors
- 1200 amp electrical service

TRAFFIC

Western Reserve Rd = 16,310 VPD

CONTACT

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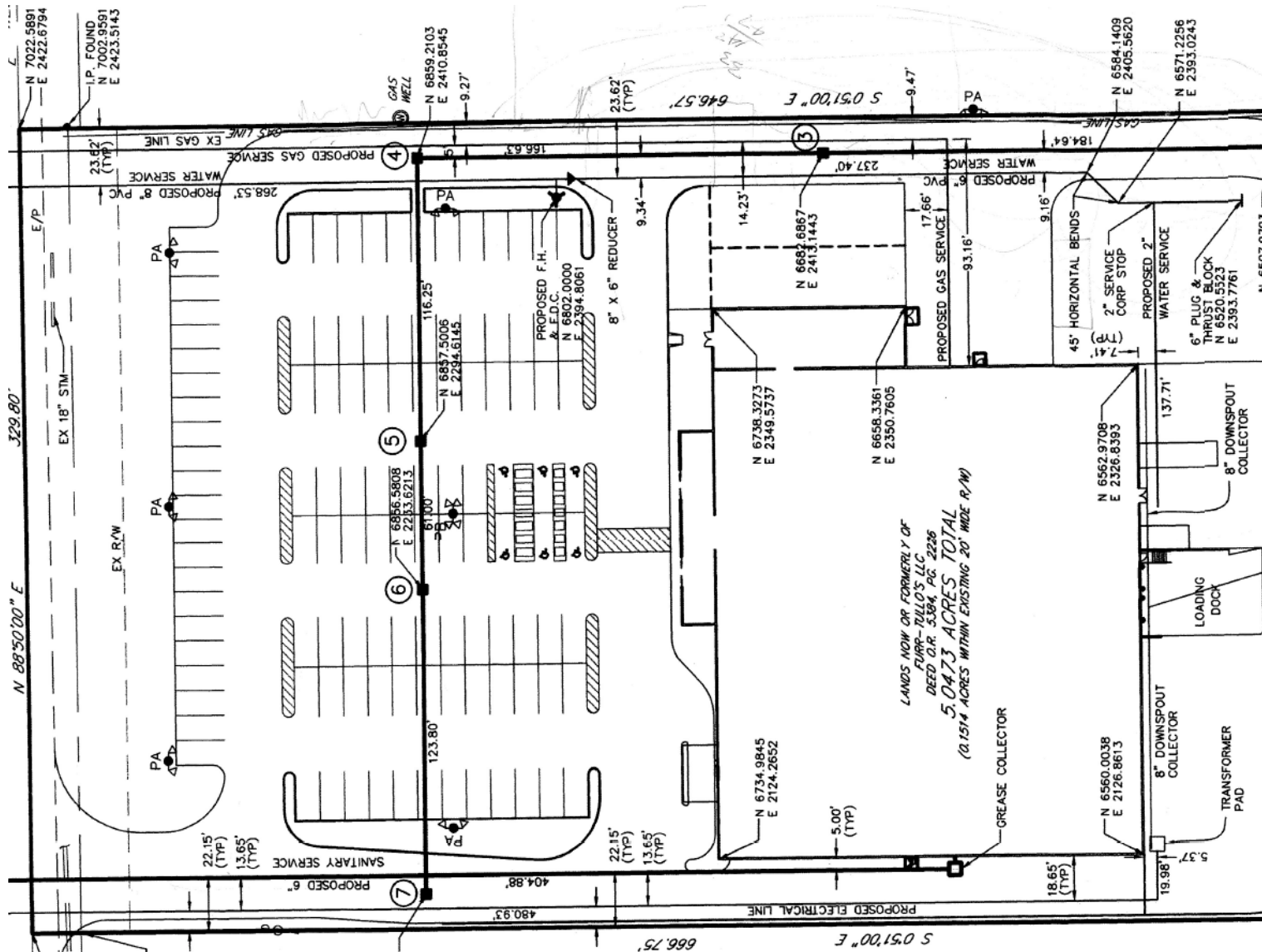
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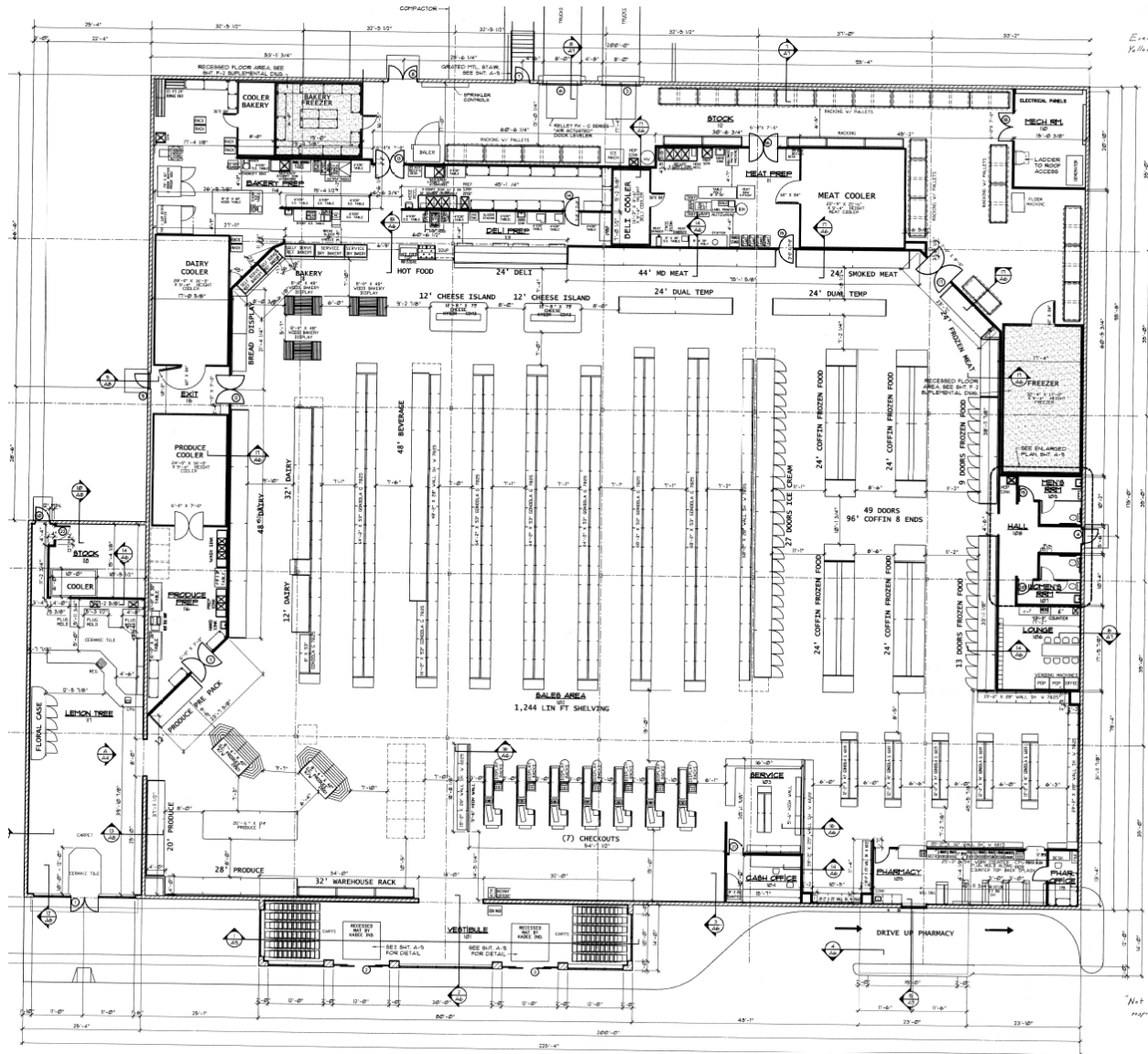
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3D Tour -
Sparkle



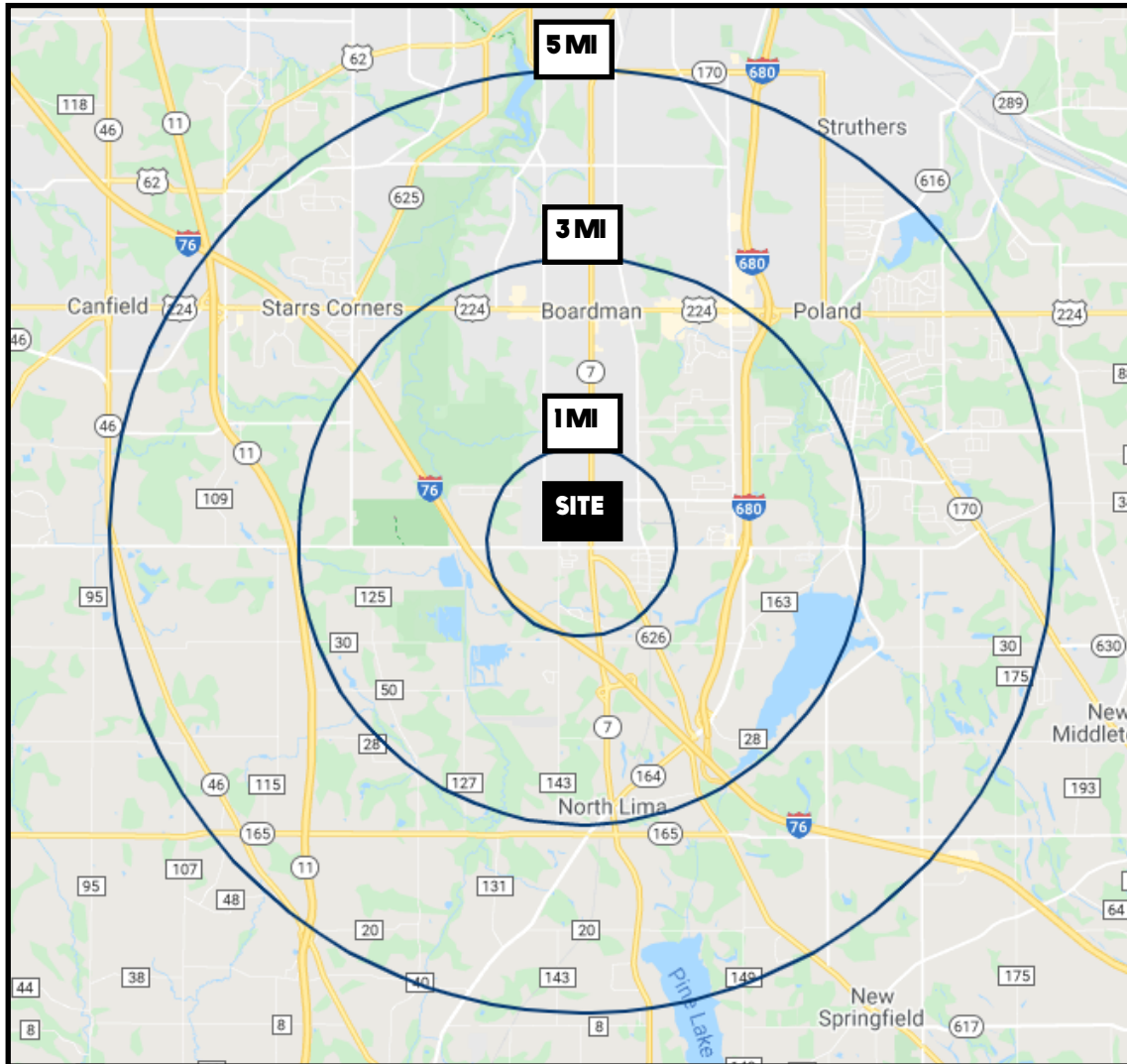
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,945	20,133	66,992
HOUSEHOLDS	1,794	8,870	28,504
MEDIAN AGE	50	48	46
AVERAGE HH INCOME	\$67,801	\$77,382	\$81,726

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
SIZE	Total: 42,200 SF +/- Former Sparkle: 36,120 SF 5 acres
ZONING	GB
POWER	1200 amp
REAL ESTATE TAXES	\$29,393/year
PRICE	\$3,400,000

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