



**CONTACT**

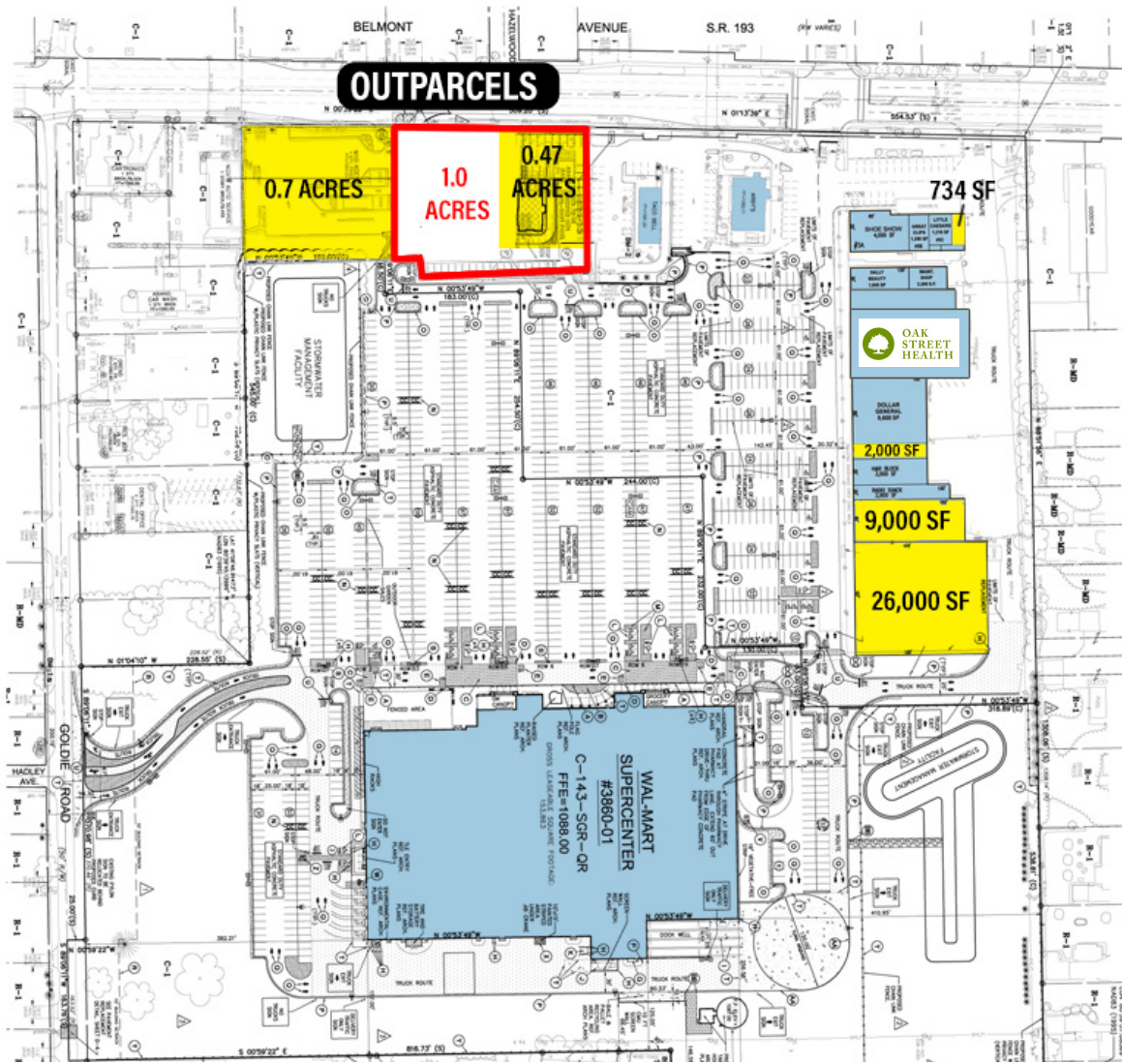
Lori Moran [lmoran@ballymoneyrealestate.com](mailto:lmoran@ballymoneyrealestate.com)  
Direct (412) 566.1993  
600 Grant Street • 44th Floor • Pittsburgh, PA 15219

- Anchor up to 36,000 SF
- Two outparcels available - See Site Plan for Availabilities
- No grocery restriction
- Welcome new tenant



JOIN OTHER TENANTS...





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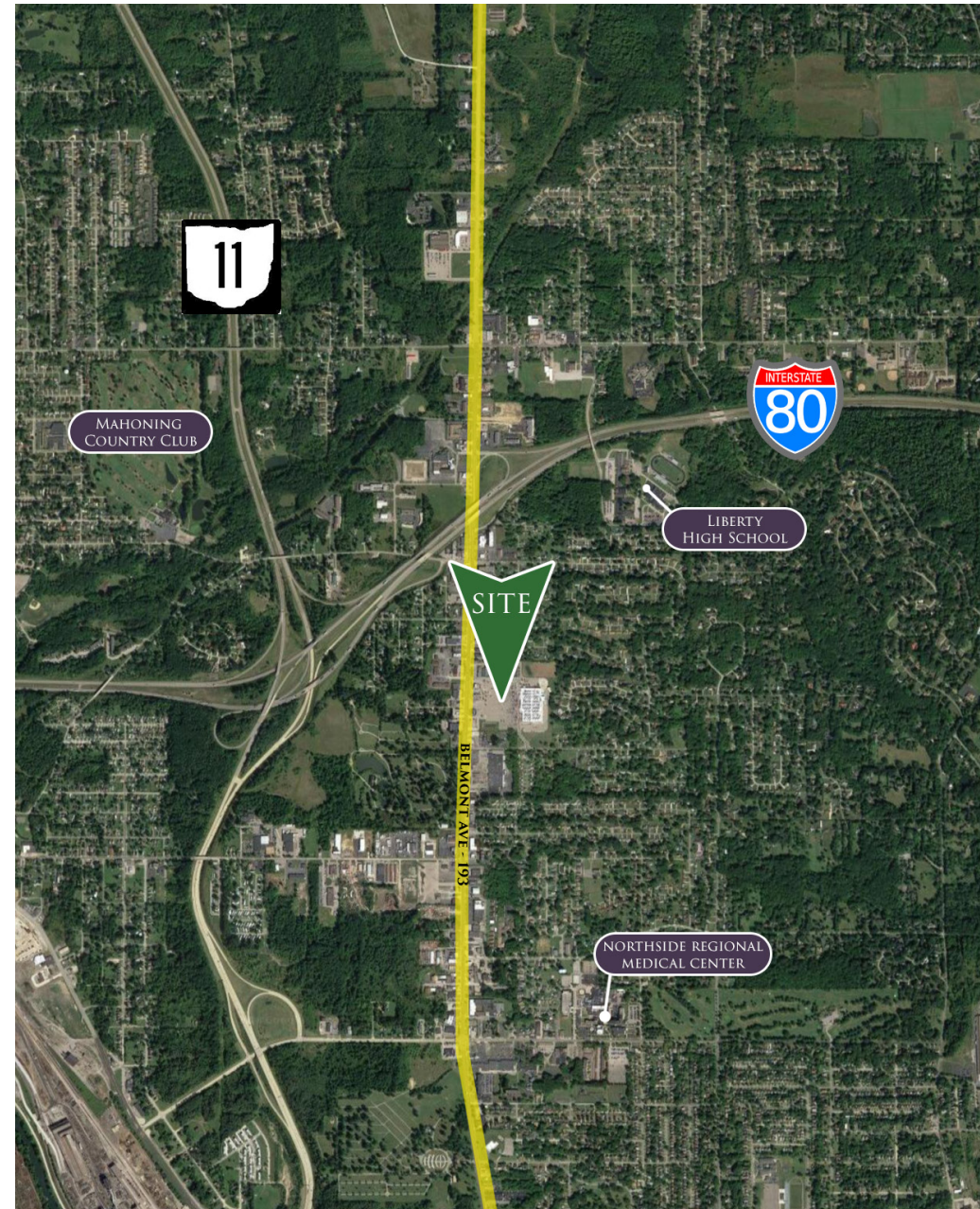
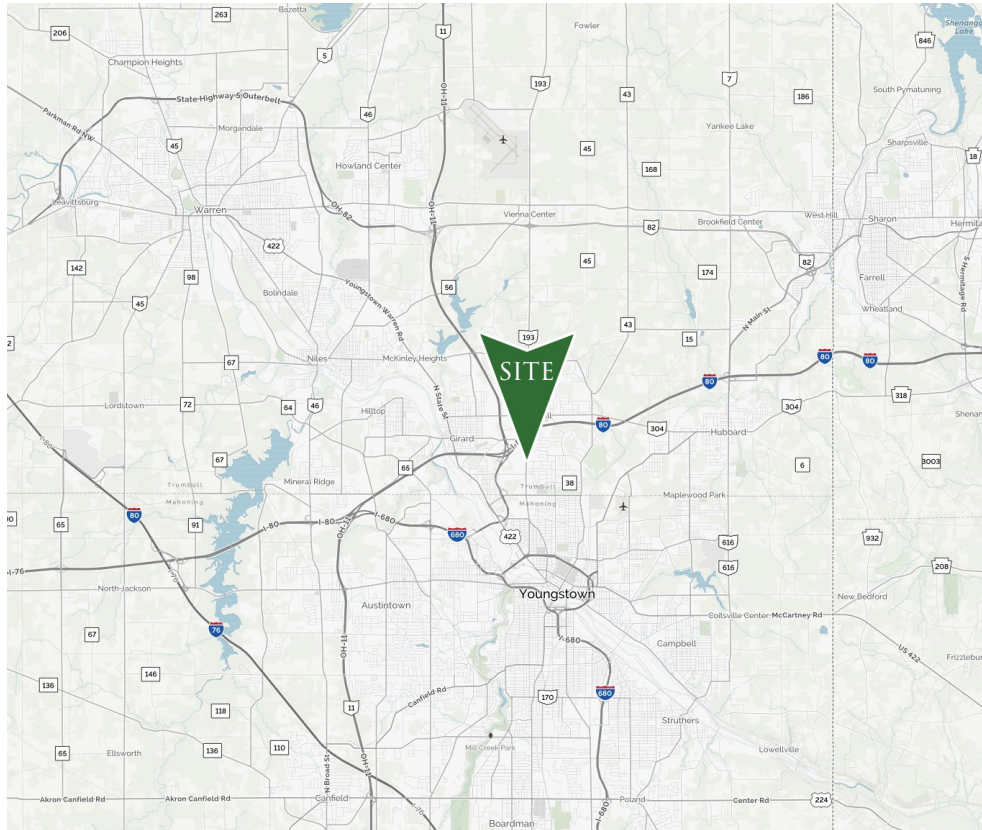
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# DEMOGRAPHICS & LOCATION MAP

# LIBERTY PLAZA

3551 BELMONT AVENUE, YOUNGSTOWN OH

	1 Mile	3 Mile	5 Mile
<b>Population</b>	4452	34,976	86,970
<b>Households</b>	1,985	14,215	36,678
<b>Average HH Income</b>	\$56,659	\$49,576	\$48,774
<b>Median HH Income</b>	\$42,784	\$36,033	\$35,823



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## ABOUT THE NEIGHBORHOOD

**LIBERTY PLAZA**  
3551 BELMONT AVENUE, YOUNGSTOWN OH

SR-193 Belmont Avenue located in Liberty Township is the gateway into and from Mahoning and Trumbull Counties, a main access to Youngstown State University, as well as a significant entrance and exit to Interstate I-80, Interstate 711 (to SR 680) and State Route 11. Belmont Avenue has multiple commercial properties and contiguous single family homes in safe, quiet neighborhoods.

Interstate I-80 runs through Liberty Township with entrances and exits at SR193. From Interstate I-80, Liberty Township is one hour's drive to Pittsburgh, PA, Cleveland, OH, or Akron, OH. Liberty Township is half way between Chicago and New York.

State Route 11 runs through Liberty Township with access heading north and south and just two minutes drive off St. Rt. 193 to access. From there, it's an hour drive to the shores of Lake Erie or to the border of West Virginia.

Access to and from State Route 711 is located in Liberty Township and a convenience for reaching all regions of the Mahoning Valley, including Interstate 680.

The completion of the \$4 million dollar Ohio Department of Transportation project upgrade in roadway, curbing and drive approaches along SR-193 Belmont Avenue has enhanced our business districts aesthetic. Locally, we have been working diligently to improve our main thoroughfare by installing pedestrian oases, sidewalks, a flagpole with new signage and lighting at I-80 and Belmont Avenue. We have extensive flowers planted along Belmont Avenue thanks to our Liberty in Bloom volunteers, including the entrances and exits of Interstate I-80.

A newly developed beautiful Comfort Inn and Suites hotel, as well as, a Hampton Inn, a Quality Inn, a Days Inn and Suites, and many other national

chain hotels are all located on SR-193 with easy access for commuters. A new Metroplex Expo Center offers the largest grand ballroom in the area and hosts many large exhibitions, such as Bridal Shows, Motor Vehicle Shows, & Sportsman shows.

A Super Wal-Mart, Aldi's, and Giant Eagle are all conveniently located on SR-193 Belmont Avenue servicing the needs of the community and travelers. SR-193 offers a variety of restaurants, including the highly rated Station Square Italian Restaurant, the Youngstown Crab House, Chad Anthony's, Jimmy's Italian Eatery (and Store), Kravits Deli, and a variety of diverse dining establishments - as well as national chain fast food restaurants.

Liberty Township was recognized for earning the distinction of one of the safest communities in the State of Ohio. This recognition is from the National Council for Home Safety and Security, a national trade organization in Washington, DC. It is a reflection on our proactive policing and the hard work and dedication of our members in the police department. We are the safest community in Trumbull County!

