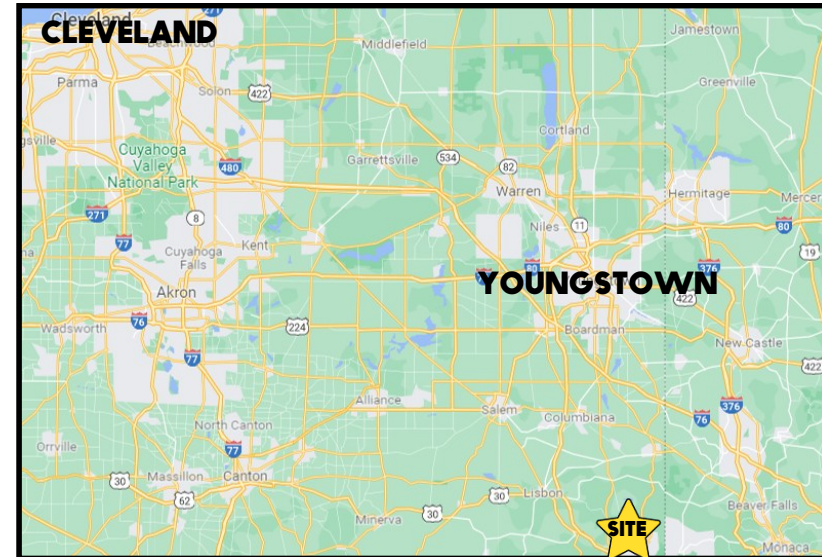


LOCATION

15981 SR 170, Calcutta, OH



TRAFFIC

St Clair Ave = 19,194 VPD

3D TOUR [Tour](#)

HIGHLIGHTS

- Former Big lots, adjacent to Tractor Supply
- Dock door
- Lots of parking and strong daily traffic
- Great street and building signage
- Convenient regional location by Walmart and Aldi

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

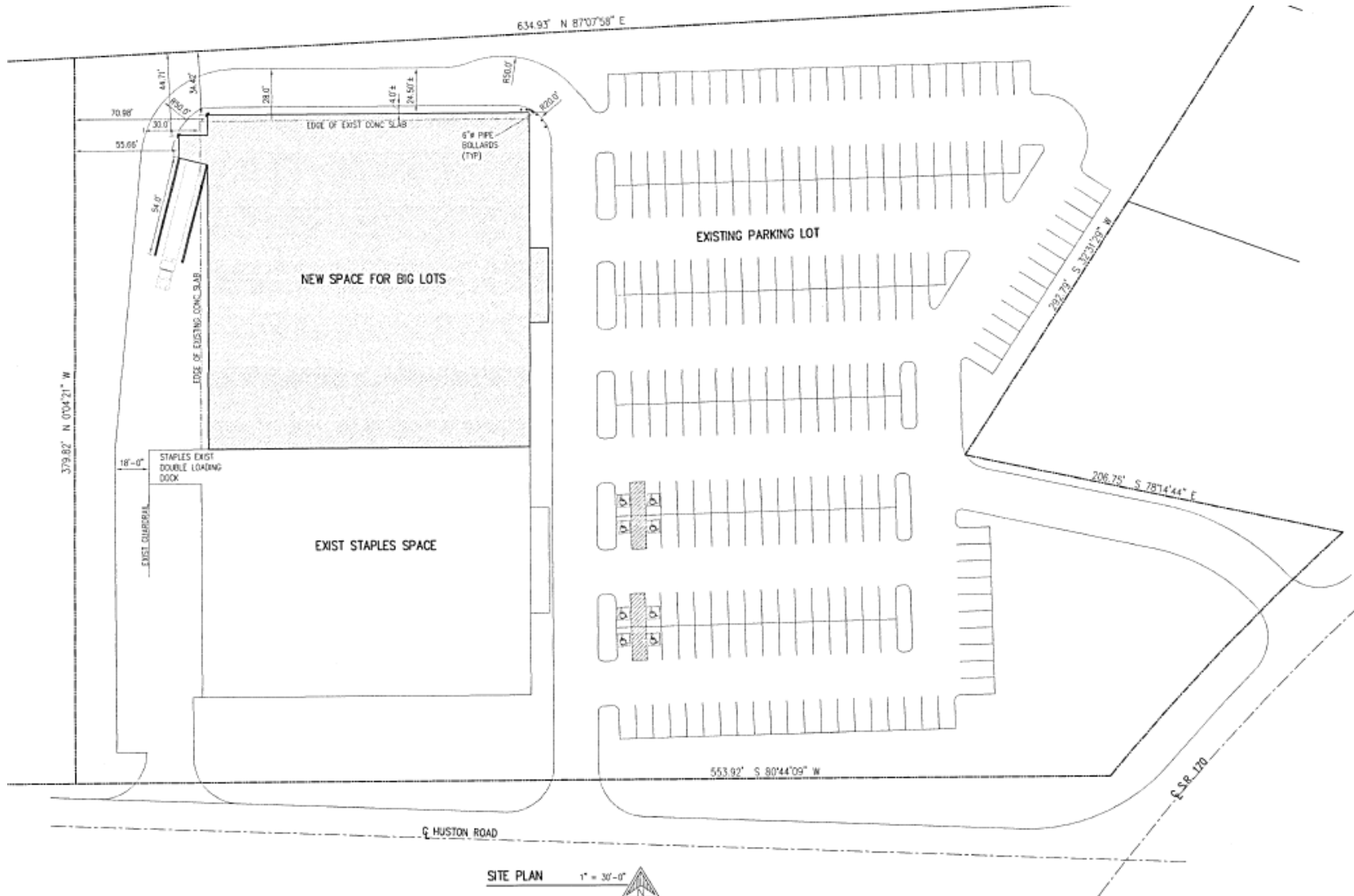
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

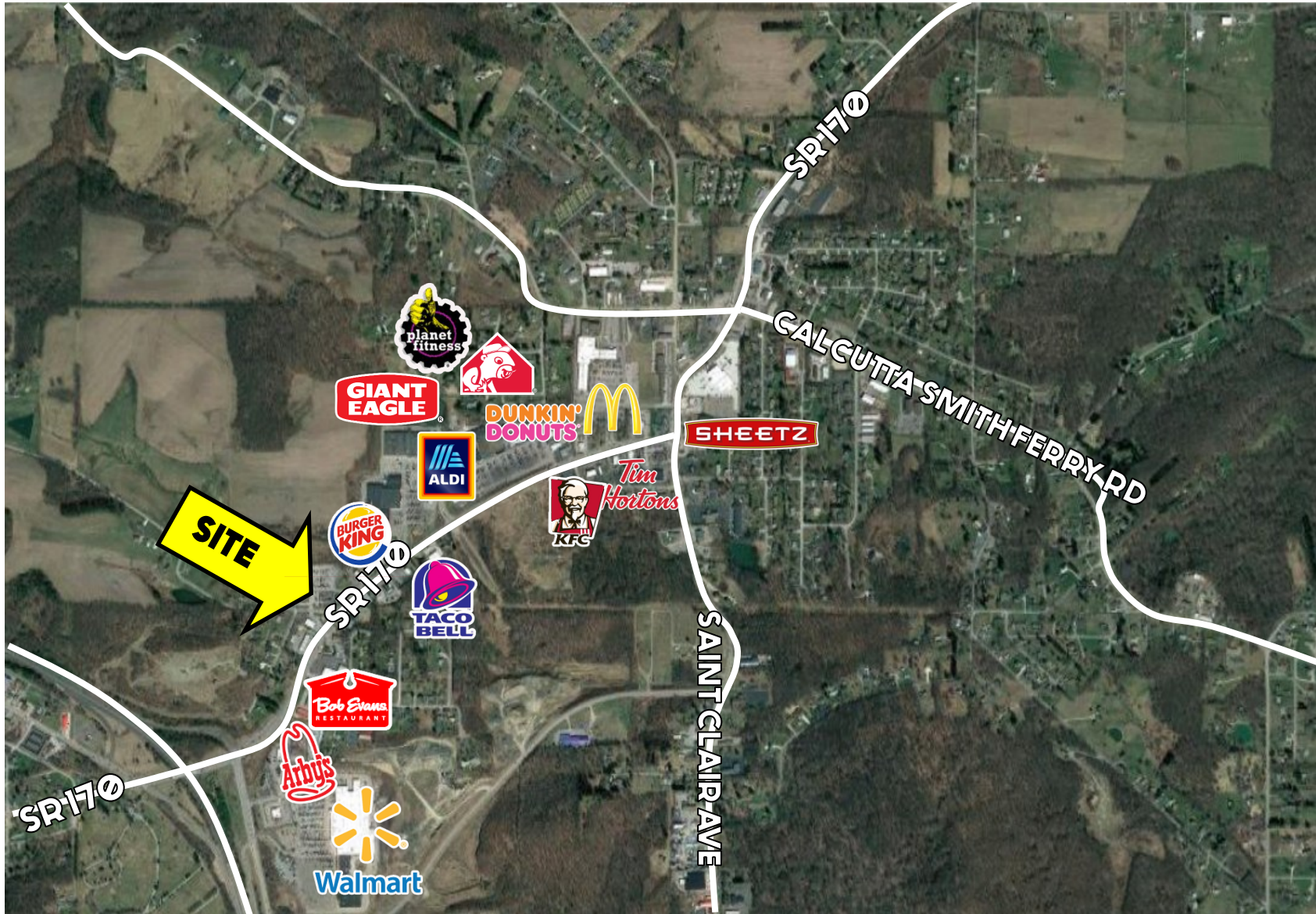
www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



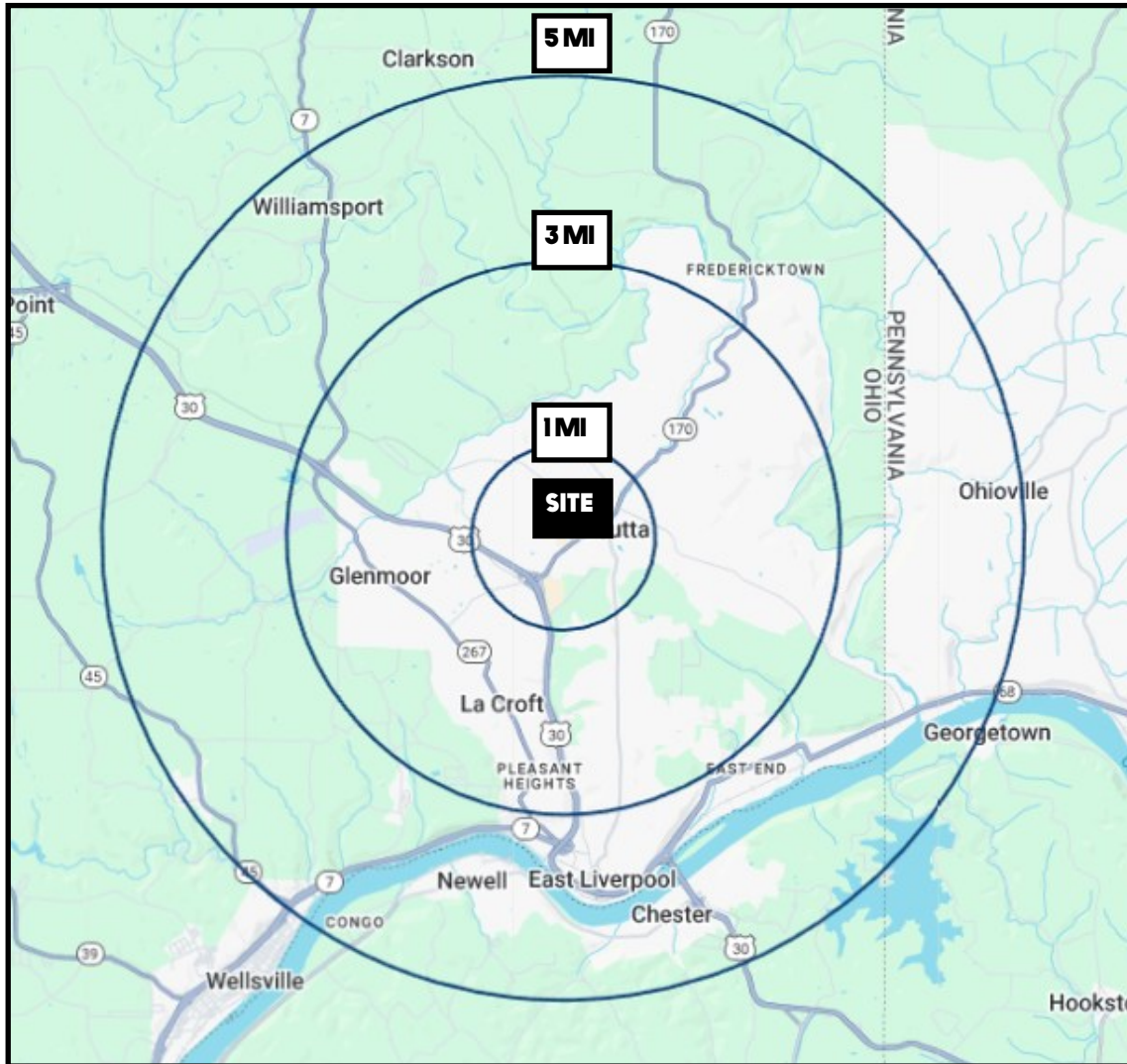
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,969	14,807	30,308
HOUSEHOLDS	851	6,259	12,953
MEDIAN AGE	50	46	44
AVERAGE HH INCOME	\$70,942	\$69,904	\$60,822

SITE INFORMATION

LOCATION	St. Clair Township Columbiana County
PROPERTY TYPE	Retail
YEAR BUILT	2002
SIZE	30,716 SF +/-
UTILITIES	Separately metered
RENT	\$9.75/SF NNN
NNN CHARGES	Estimated at \$2.01/SF

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406