

YOUNGSTOWN, OHIO FORMER WALGREENS AVAILABLE FOR LEASE

525 E. MIDLOTHIAN BLVD., YOUNGSTOWN, OHIO (STORE 1398)



Commerce Real Estate Services



PROPERTY OVERVIEW

Parking Spaces:	61 spaces
Drive Thru:	Yes
Square Footage:	14,820
Asking Price:	\$6.50 per sq. ft. on a modified gross basis
Notes:	Excellent location as the subject property is centrally located to dense residential. Outstanding visibility and signage. Property realizes a a pylon sign with digital reader board. Strong traffic counts and demographics. Less than 1 mile to I-680 interchange.

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	9,970	69,059	142,588
Total Households:	2,649	28,795	58,577
Daytime Employees:	3,157	32,243	62,145

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 in a well-established residential area
- Signalized intersection
- Excellent Visibility
- Pylon Sign has digital reader board
- Easy access to E. Midlothian and South Avenue
- Convenient as well as ample parking
- Subject property is located at the SWC of E. Midlothian Blvd and South Avenue



TRAFFIC COUNTS:

17,999 ADT (E. Midlothian Blvd)

13,701 ADT (South Avenue)

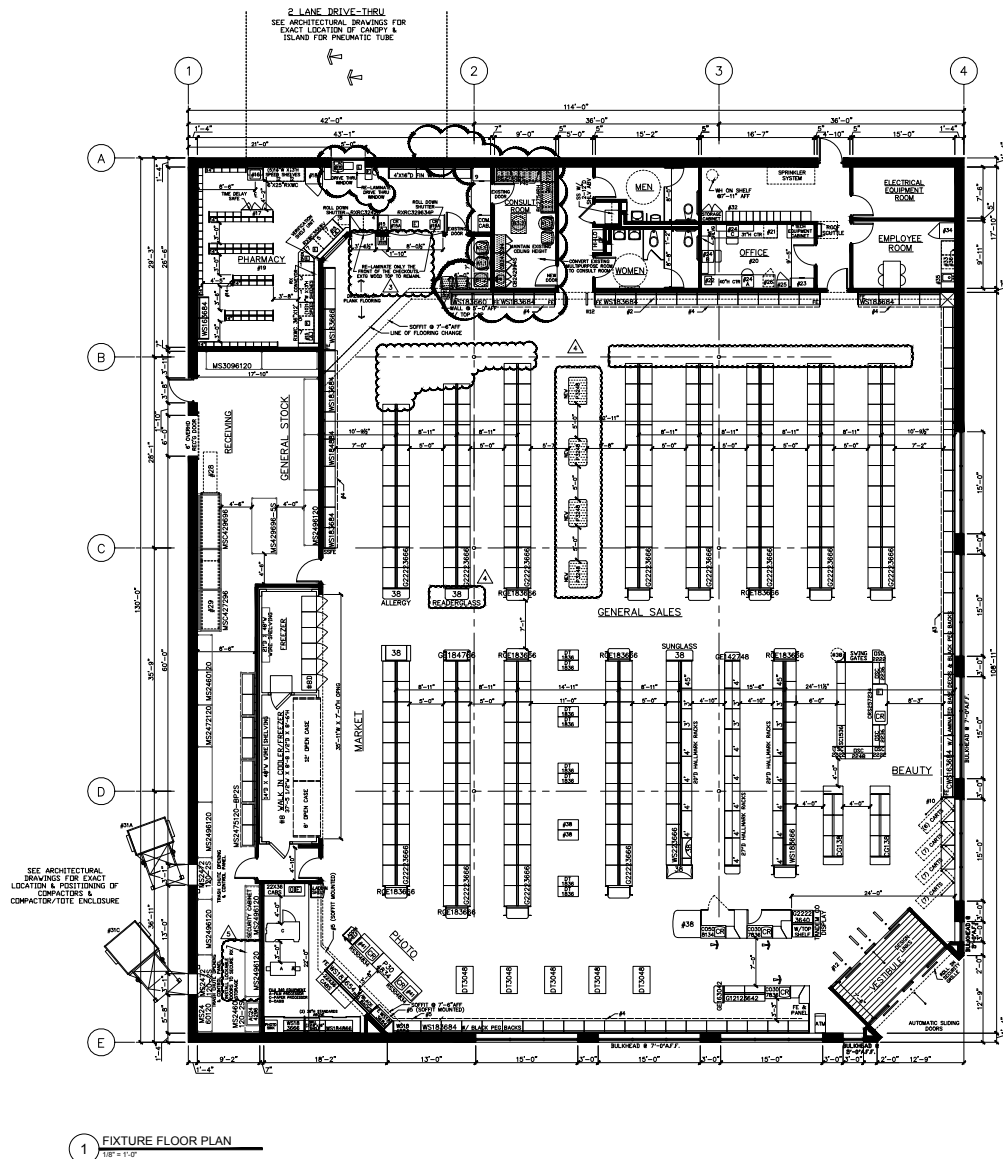
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SITE PLAN



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