

**3,600 SF
FOR SALE**



MIXED-USE COMMERCIAL BUILDING AVAILABLE

3017 Belmont Ave, Youngstown, OH 44505

CONTACT:

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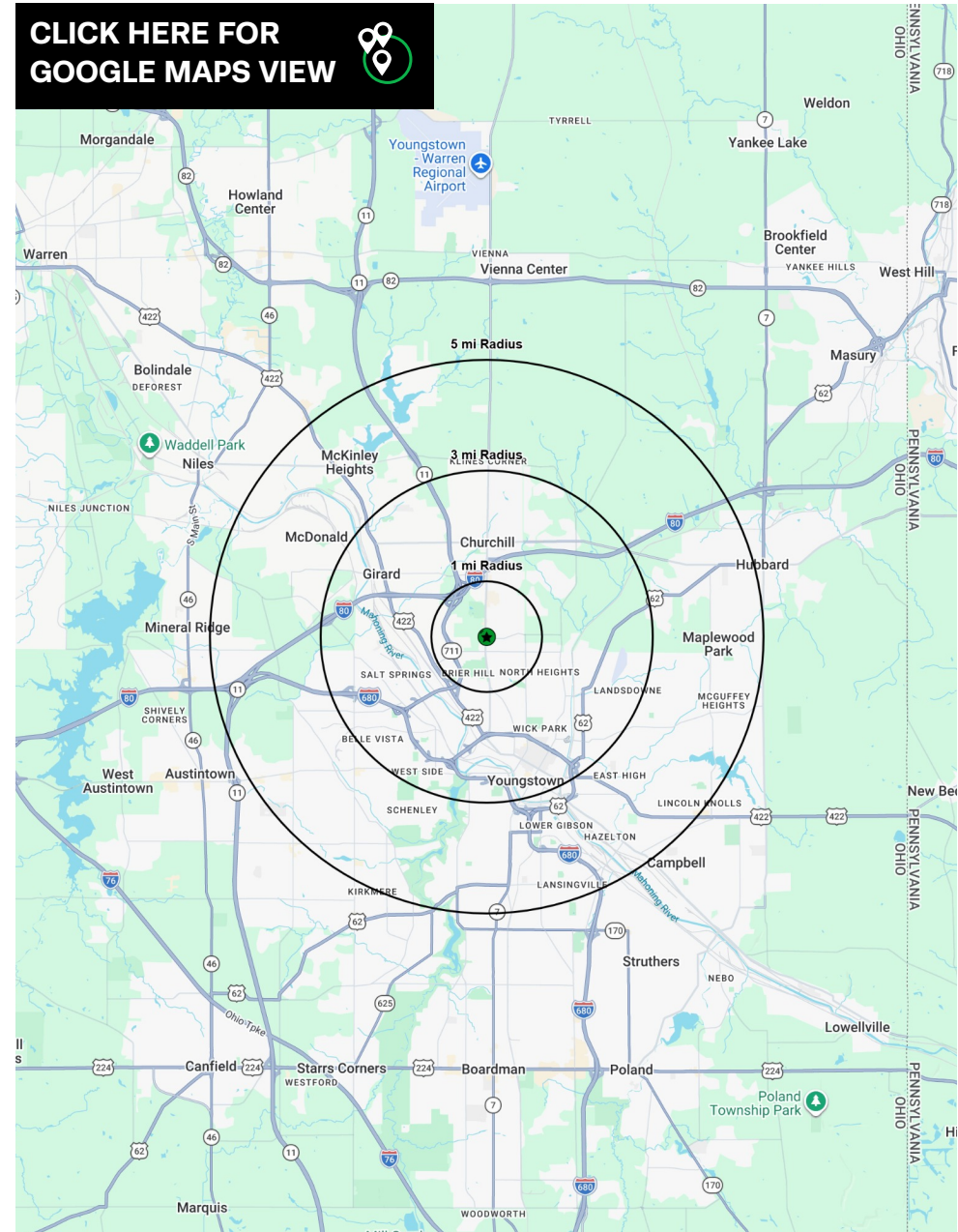
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Approximately 3,600 SF suitable for a variety of potential retail, office, entertainment, or specialty service uses.
- Located within convenient reach of Interstate 80 and downtown Youngstown.
- Existing on-site billboard reportedly generates approximately \$200 per month, providing an additional income stream.
- On-site parking accommodates customers, employees, and visitors.
- Excellent storefront visibility along an established commercial corridor in Youngstown.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	5,743	41,511	98,316
HOUSEHOLDS	2,557	17,225	42,493
AVERAGE HH INCOME	\$73,591	\$64,833	\$65,984
MEDIAN HH INCOME	\$54,693	\$48,178	\$50,886
DAYTIME POPULATION	4,950	47,516	83,610

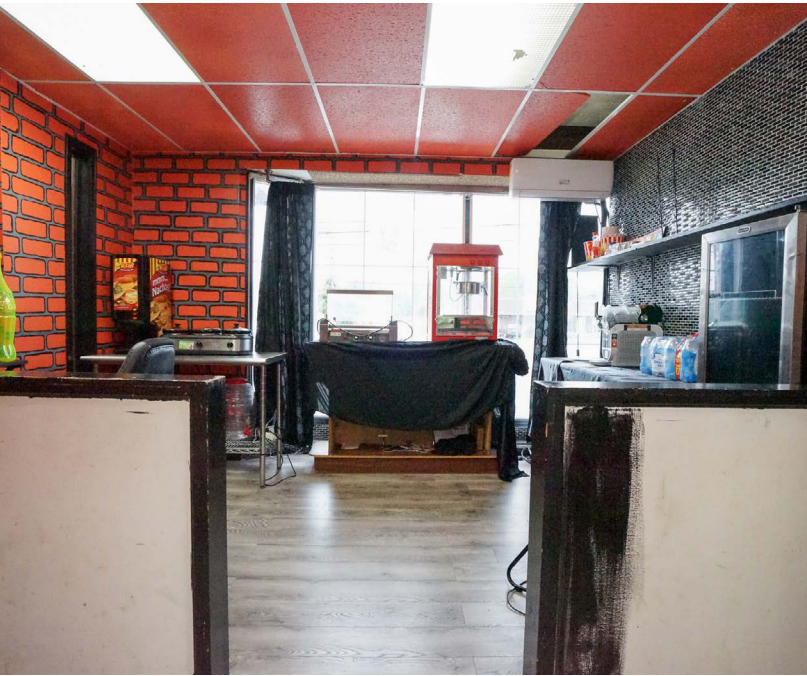
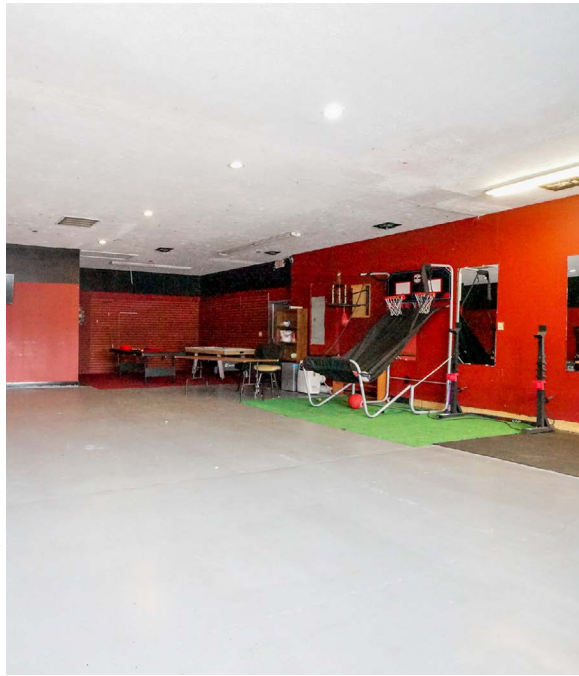
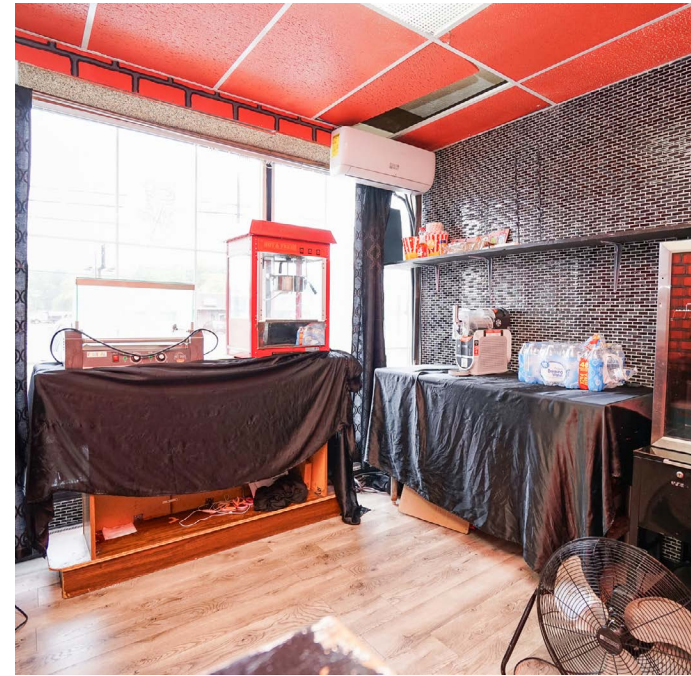
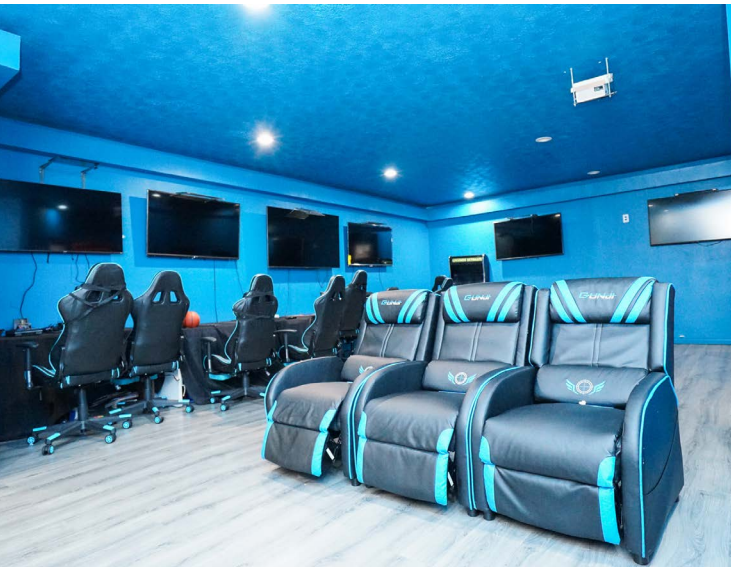
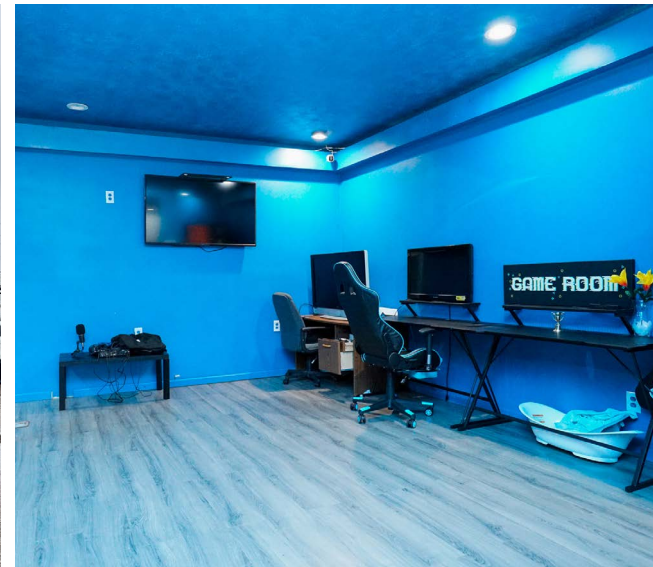
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GOOGLE MAPS VIEW



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PICTURES



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MACRO AERIAL

