



**PROPERTY HIGHLIGHTS**

- Approximately 3,000 SF available for lease. Space can be divided
- Located directly across the street from KSU - Trumbull Campus and just north of RT82/5
- Site has over 19,000 VPD on Mahoning Ave
- KSU Trumbull has approximately 2,800 students with all of them being commuters

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>3 Mile</b>	47,976	\$57,918	24,457
<b>5 Miles</b>	111,371	\$60,288	68,675
<b>10 Miles</b>	276,463	\$48,802	163,176
<b>10 Minute</b>	31,171	\$41,636	15,257

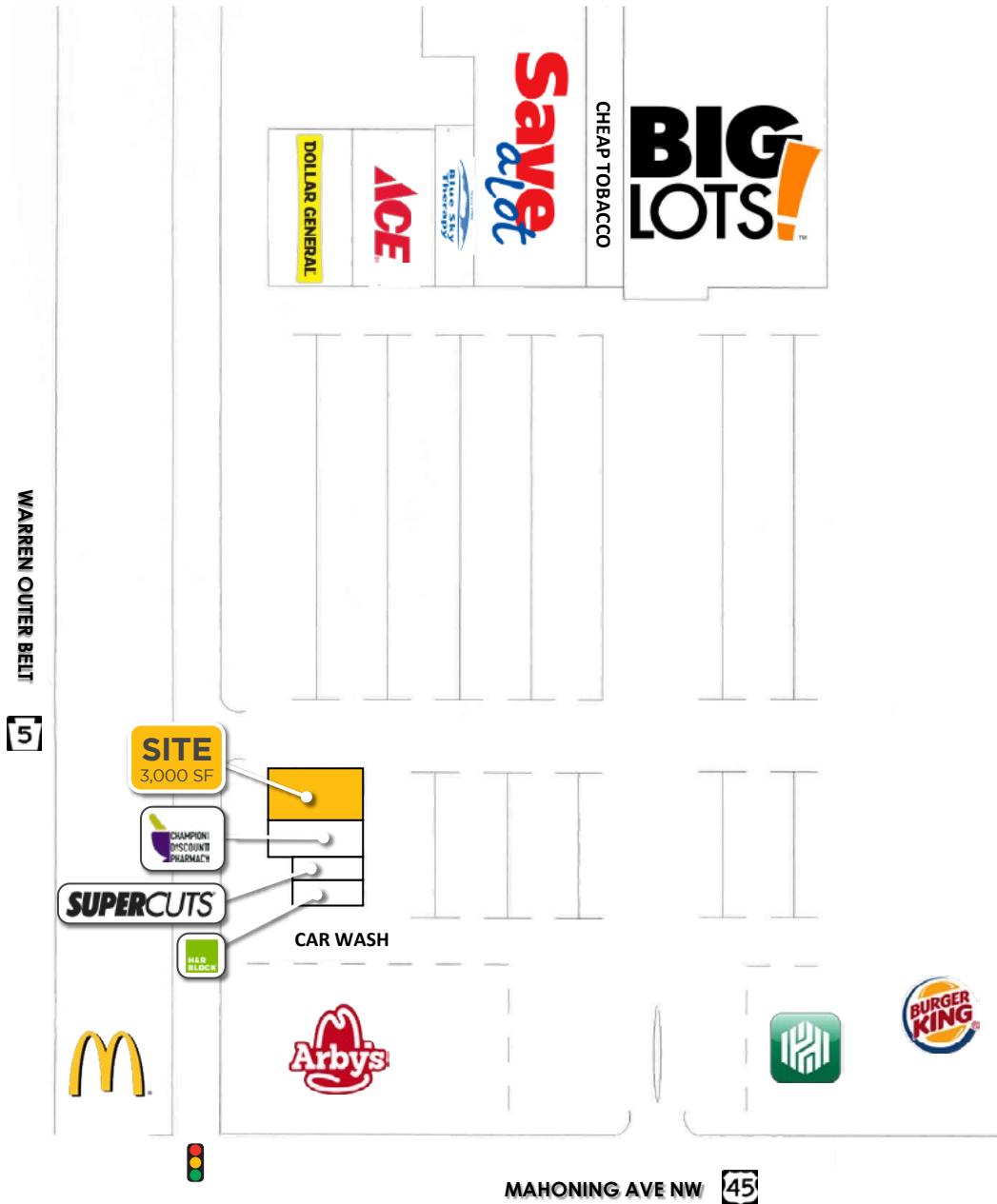
**QUICK LINKS** *(click to view)*

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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**SITE - CHAMPION PLAZA**

**BIG LOTS!** **BURGER KING** **H&R BLOCK**

**Save a lot** **CHAMPION DISCOUNT PHARMACY** **ACE**

**CHEAP TOBACCO** **Huntington** **Arby's**

**SUPER CUTS** **DOLLAR GENERAL**

**TACO BELL** **Pizza Joe's**

**DUNKIN' DONUTS**

**CHASE** **Speedway**

**Domino's**

**KENT STATE**

**TRUMBULL**

**OSF** **OHIO STAR FORGE CO.**

Division of DAIDO Steel

422

82

WARREN OUTER BELT

29,711 VPD

21,265 VPD

13,361 VPD

MAHONING AVE

45

