



PROPERTY HIGHLIGHTS

- 2,142 SF available
- Join the United States Veterans Administration in its brand new outpatient center which serves 11,000 veterans annually
- Located 1 mile from Mercy Health's St. Elizabeth Hospital - Mahoning County's largest hospital system
- Located 2 miles from Youngstown State University which enrolls 13,000 students annually

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	44,974	\$48,441	45,160
3 Miles	117,575	\$52,048	66,590
7 Miles	203,688	\$57,801	106,964

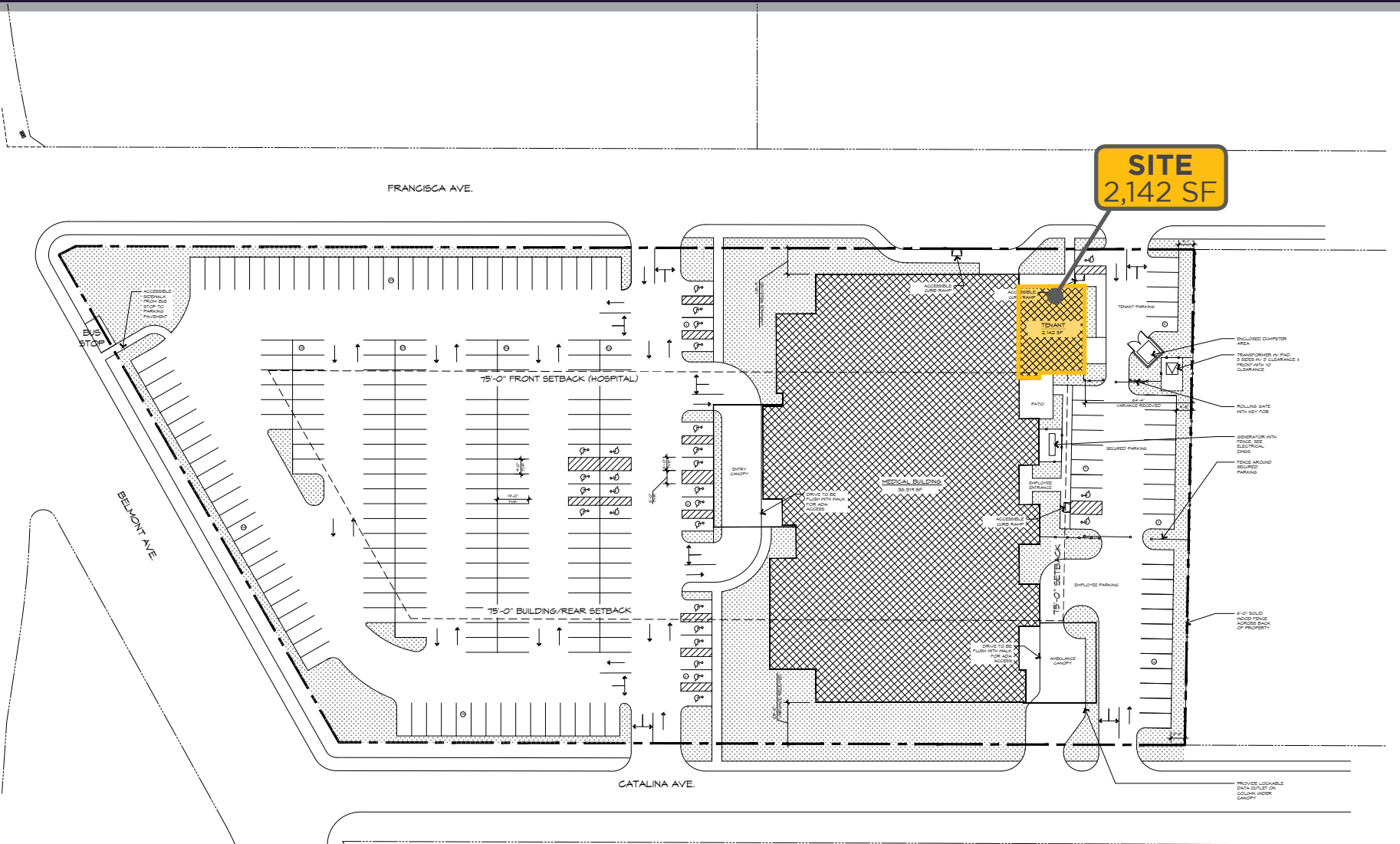
QUICK LINKS *(click to view)*

3401 Richmond Rd., Suite 200
Beachwood, OH 44122

www.passovgroup.com

FOR MORE INFORMATION, CONTACT: 216.831.8100

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SITE
2,142 SF

SITE PLAN

SITE INFO	
LOT SIZE	4.30 ACRES
LOT COVERAGE	23%
VA SPACE AREA	30,314 SF
TENANT SPACE	2,142 SF
TOTAL MULTI-TENANT BUILDING	40,561 SF
VA PARKING REQD @ 1 SPACE / 500 SF	150
VA PARKING PROVIDED	280
TENANT PARKING REQD @ 1 SPACE / 1,000 SF	2
TENANT SPACE PARKING PROVIDED	4

(VARIANCE REQUESTED FOR 15MIN-HOUR PARKING (SLANDS))





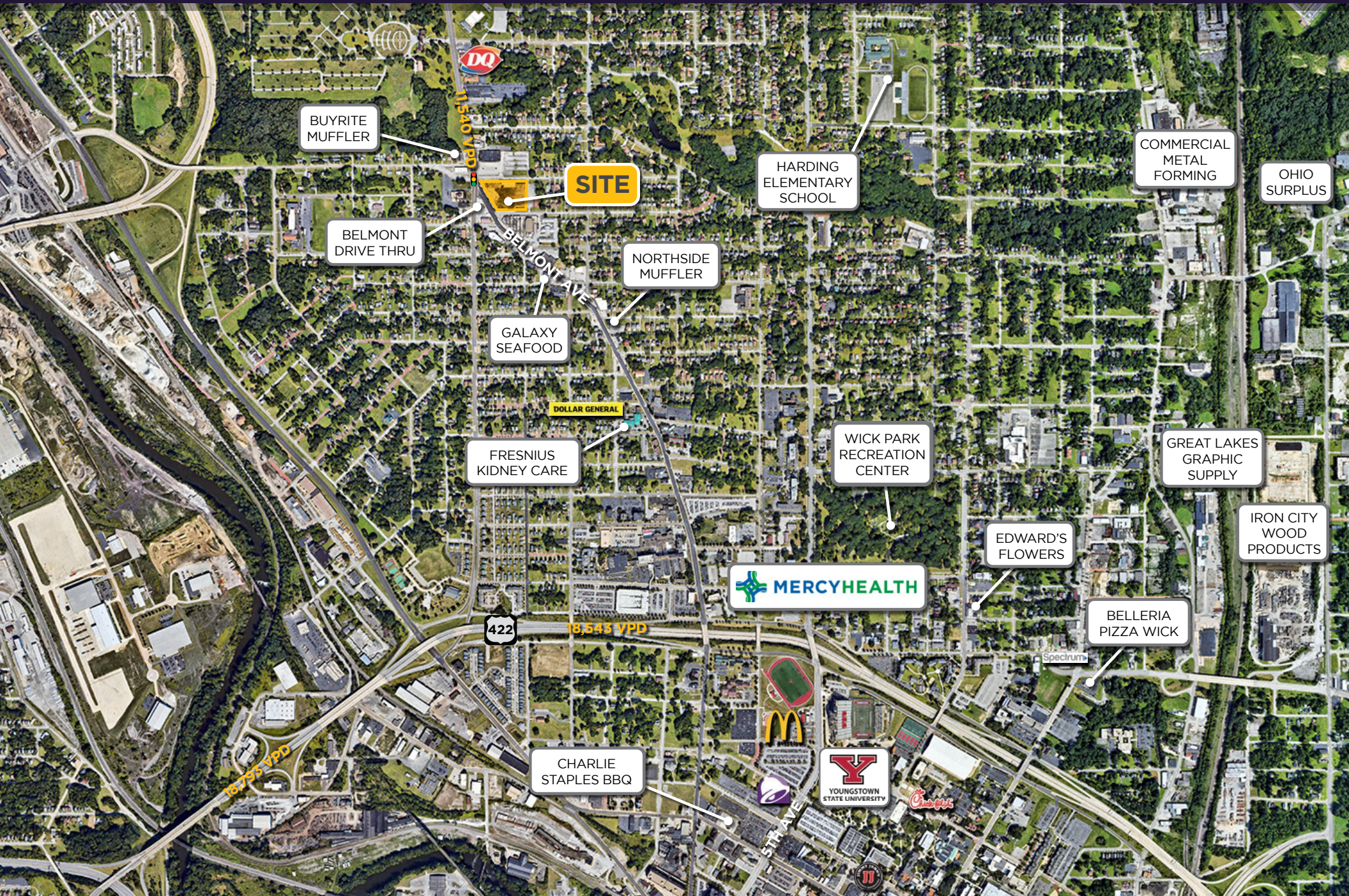
FRANCISCA AVE

SITE

BELMONT
DRIVE THRU

TRADE MASTERS
MEDICAL INC

11,540 VPD



BUYRITE
MUFFLER

SITE

HARDING
ELEMENTARY
SCHOOL

COMMERCIAL
METAL
FORMING

OHIO
SURPLUS

BELMONT
DRIVE THRU

NORTHSIDE
MUFFLER

GALAXY
SEAFOOD

DOLLAR GENERAL

FRESNIUS
KIDNEY CARE

WICK PARK
RECREATION
CENTER

GREAT LAKES
GRAPHIC
SUPPLY

IRON CITY
WOOD
PRODUCTS

MERCYHEALTH

EDWARD'S
FLOWERS

BELLERIA
PIZZA WICK

422

18,543 VPD

CHARLIE
STAPLES BBQ

Y
YOUNGSTOWN
STATE UNIVERSITY