



JUST LISTED

Walgreens

LONG TERM LEASE | ABSOLUTE NET

40 N MERIDIAN RD
YOUNGSTOWN, OH



\$5,560,000

OFFERING PRICE



6.15%

CAP RATE



14+

YEARS LEASE TERM

Investment Highlights

LONG-TERM absolute net lease with zero landlord responsibilities

STRONG street visibility with exposure to over 40,000 vehicles per day on Meridian Road and Mahoning Avenue

THE PROPERTY features a large 74,662 SF lot and can have future development potential

STRONG RETAIL CORRIDOR

Across from the Mahoning Plaza Shopping Center, a 90,000 SF retail shopping center with multiple nationally recognized tenants including Burger King, Family Dollar, Dollar General, O'Reilly Auto Parts, CVS, Rite Aid, AutoZone, PNC Bank etc.

JOSHUA BERGER

424.653.1834

joshua.berger@kidder.com

LIC N° 01984719

MATT KRAMER

424.653.1803

matt.kramer@kidder.com

LIC N° 01995909

KELVIN ZHOU

310.300.8319

kelvin.zhou@kidder.com

LIC N° 02045670

RICHARD HERMAN

Capitol Real Estate
Advisors, Inc.

Broker of Record

LIC N° 0000305822

Kidder Mathews

KIDDER.COM

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