



2846 Mahoning Ave | Youngstown, OH 44509

\$2,326,020 | 4.75% CAP



Information Shown is Reported To Be From Reliable Sources, No Representation is Made to The Accuracy Thereof And is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

📍 | 125 Newtown Rd, Suite 300
Plainview, NY 11803
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Actual Photo



INVESTMENT SUMMARY

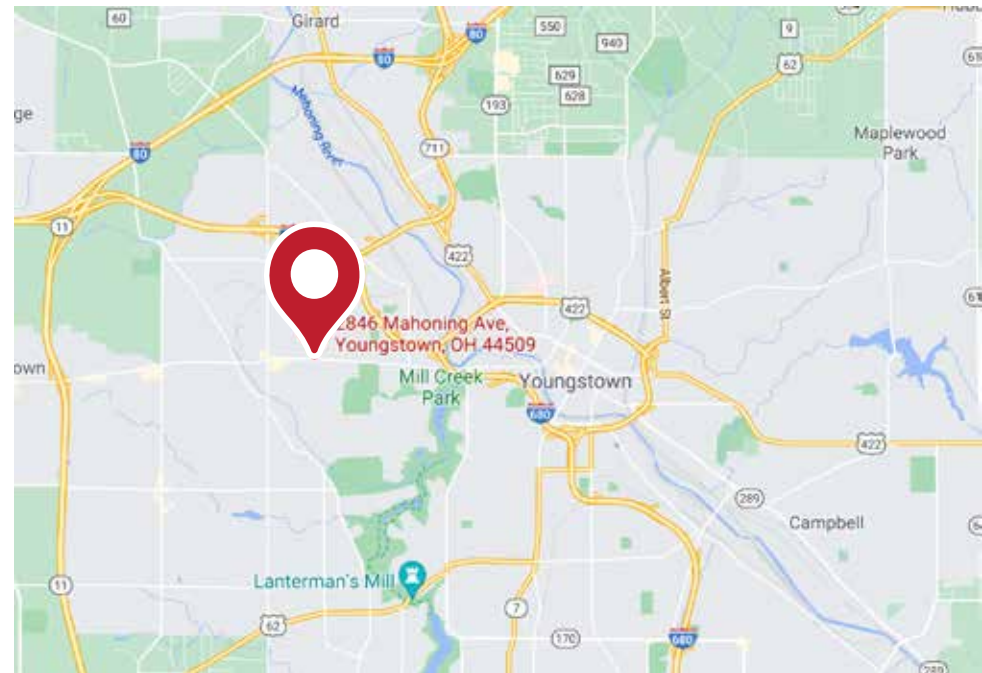
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FINANCIAL INFORMATION

Lease Expiration	2036
Annual Rent	\$110,486
Rental Increases	5% Every Option
Options	Three @ Five Years
Building Size	11,183 SF
Lot Size	.68 Acres
Lease Type	Net - Net (Landlord responsible for Roof, Structure, Parking Lot)
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INVESTMENT HIGHLIGHTS

- CVS has been here since 1994
- CVS signed a new 15 year extension indicating their commitment to this location
- Close proximity to Youngstown State University with over 12,000 Students
- Nearest CVS is over 7 miles away



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PROPERTY AERIAL

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MOHONING AVE - 14,915 VPD



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NEIGHBORHOOD AERIAL

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Walgreens



MOHONING AVE - 14,915 VPD



DOLLAR TREE

Mercy College
of Ohio



YOUNGSTOWN
STATE
UNIVERSITY



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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	8,917	55,833	138,306
2020 POPULATION	8,037	53,424	133,494
2024 POPULATION PROJECTION	7,824	52,665	131,812
ANNUAL GROWTH 2010-2019	-0.90%	-0.40%	-0.30%
ANNUAL GROWTH 2020-2024	-0.50%	-0.30%	-0.30%
2020 POPULATION BY RACE:			
WHITE	6,285	37,091	95,981
BLACK	1,373	14,088	31,911
AMERICAN INDIAN/ALASKAN NATIVE	37	183	451
ASIAN	19	350	1,009
HAWAIIAN & PACIFIC ISLANDER	0	9	60
TWO OR MORE RACES	322	1,703	4,081
HISPANIC ORIGIN	733	3,146	10,339
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	3,763	24,325	57,442
2020 HOUSEHOLDS	3,359	22,881	54,498
2024 HOUSEHOLD PROJECTION	3,267	22,512	53,724
ANNUAL GROWTH 2010-2019	0%	0%	-0.10%
ANNUAL GROWTH 2020-2024	-0.50%	-0.30%	-0.30%
OWNER OCCUPIED	2,217	13,463	34,782
RENTER OCCUPIED	1,050	9,048	18,942
AVG HOUSEHOLD INCOME	\$44,735	\$46,425	\$55,221
MEDIAN HOUSEHOLD INCOME	\$31,177	\$34,143	\$40,259

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PROPERTY PHOTOS

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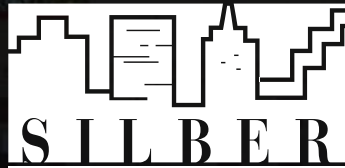
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FOR MORE INFORMATION



Investment Properties Ltd.

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