



FORMER WALGREENS

2864 McCartney Road
Youngstown, Ohio 44505

AVAILABLE FOR LEASE

Former Walgreens

2864 McCartney Road | Youngstown, Ohio, 44505



HIGHLIGHTS

- ▶ 14,820 SF on 1.9 acres available for lease
- ▶ Centrally located in a dense residential trade area
- ▶ Subject property is located at the northeast corner of McCartney Road and Fincastle Lane providing full access to each road
- ▶ Signalized intersection
- ▶ Site has plenty of parking as well as a pylon sign with electric reader board
- ▶ Outstanding visibility with curb appeal



ANCHOR
RETAIL

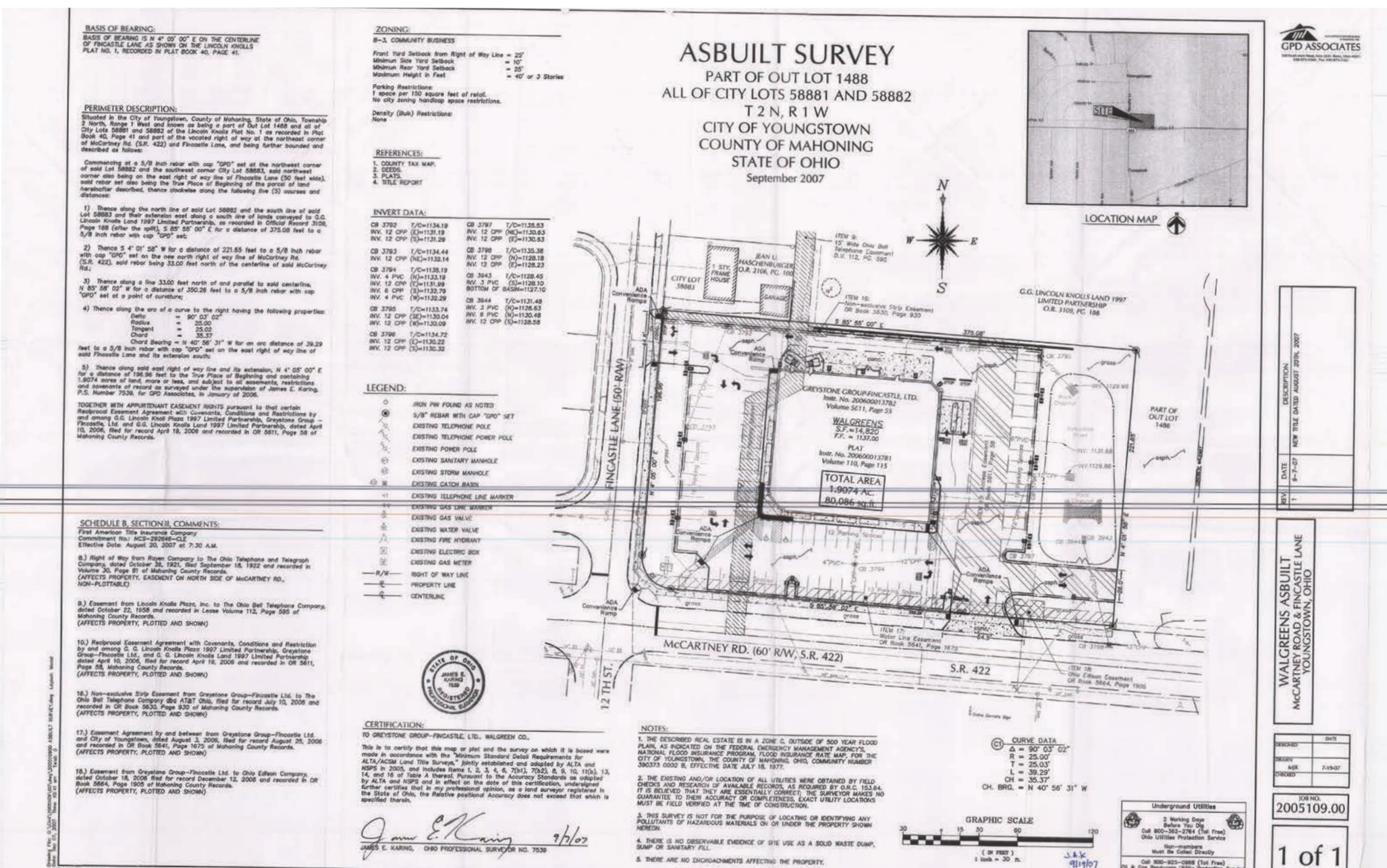
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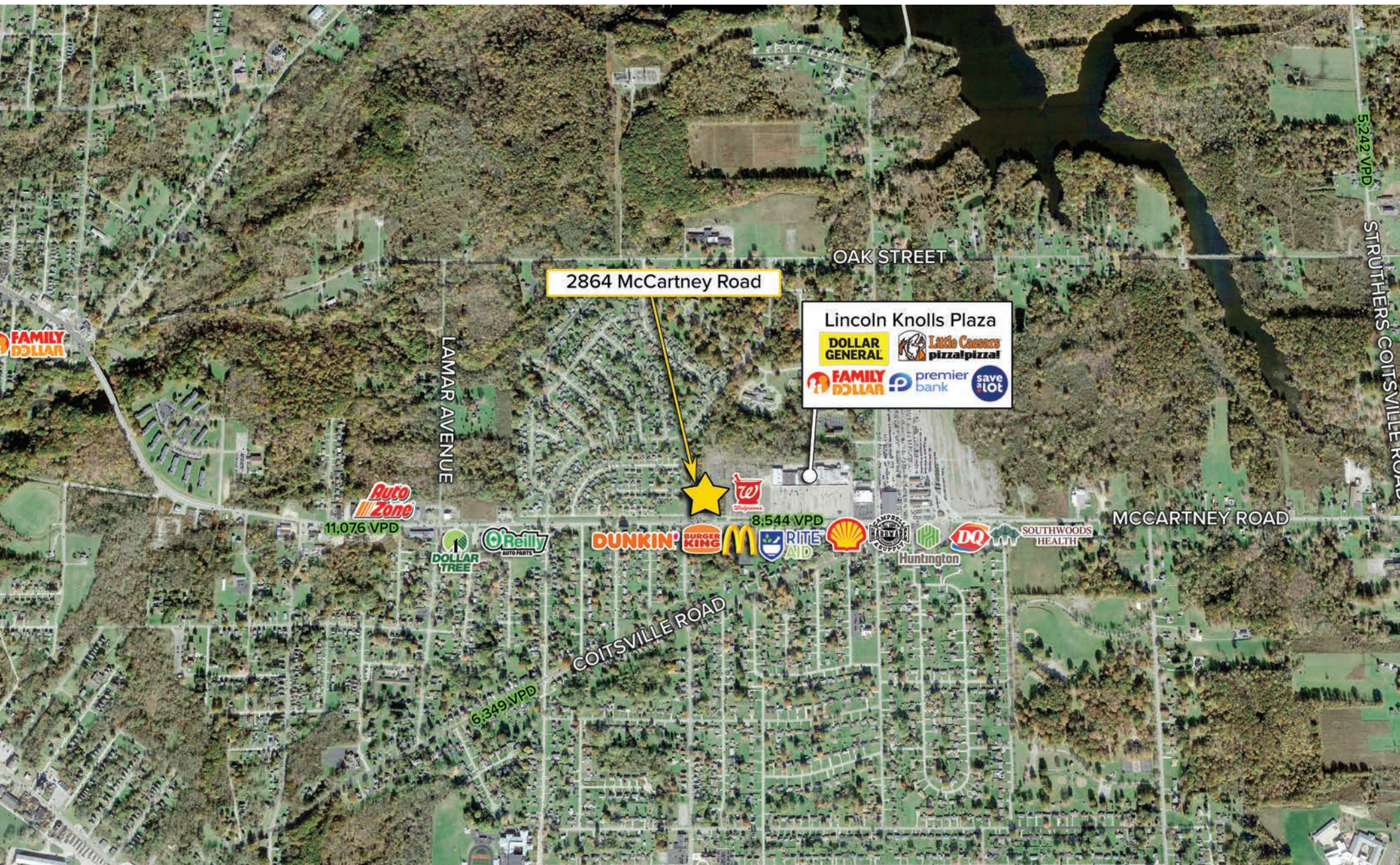
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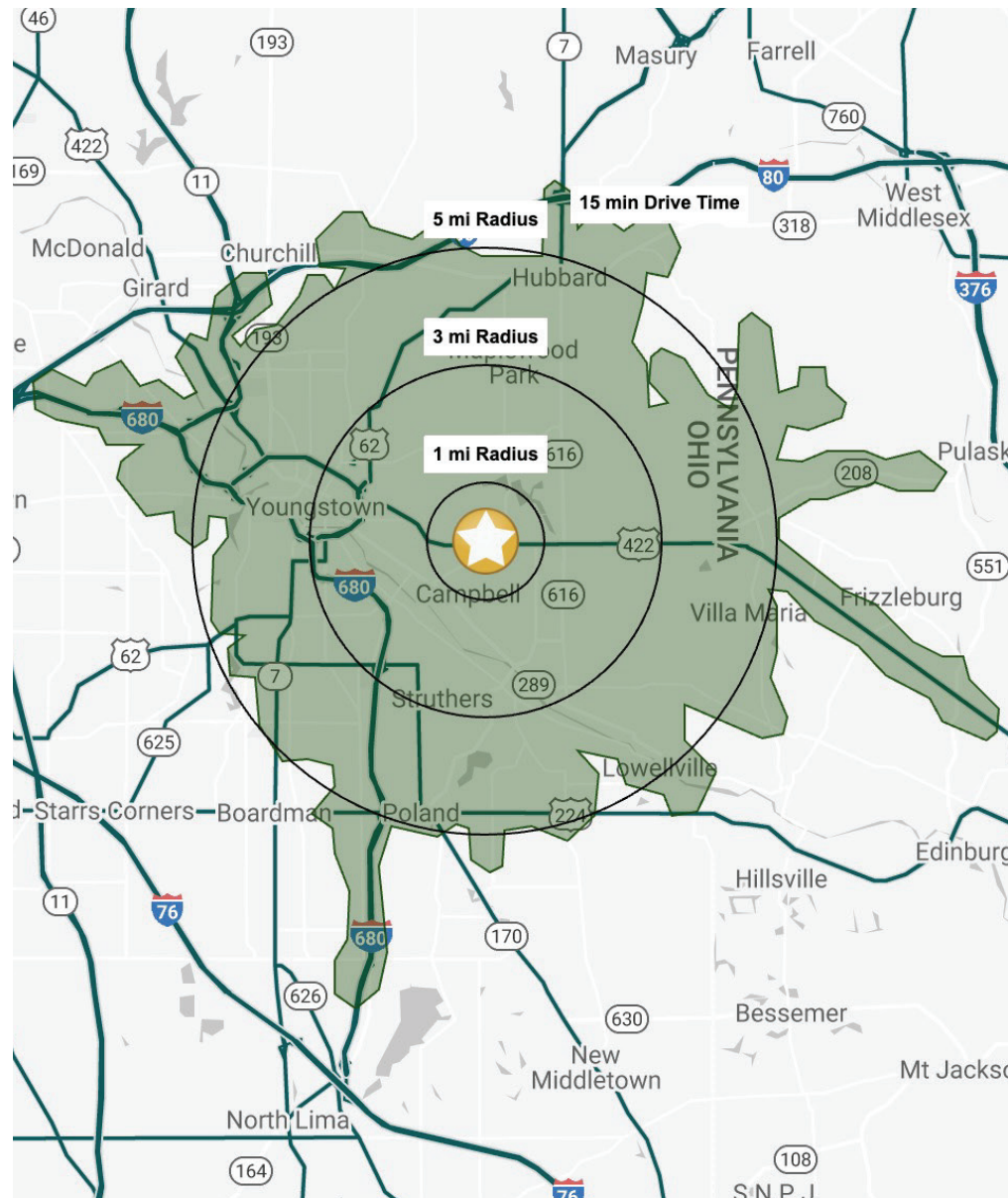
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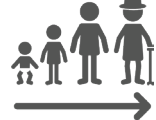





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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	5,278	32,824	96,162	110,331
 HOUSEHOLDS	2,287	13,731	40,808	47,141
 MEDIAN AGE	43.2	38.0	39.8	39.9
 AVERAGE HH INCOME	\$55,789	\$54,313	\$65,368	\$66,105
 MEDIAN HH INCOME	\$33,559	\$35,264	\$44,401	\$44,884
 BUSINESSES	120	911	3,081	3,840
 EMPLOYEES	806	10,064	35,642	46,155
 EDUCATION: BACHELORS +	14.3%	14.6%	19.9%	20.2%

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