



FRIEDKIN Realty, LLC

Youngstown's Premier Commercial Realtor

market street

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Market Street Youngstown, OH

Name	Market Street
Location	2900 Market Street Youngstown, OH
County	Mahoning County
Sq. Ft.	8,014 +/-
Individual Price	\$175,000
Potential Uses	office



PROPERTY HIGHLIGHTS

The 8,014 sq ft building is on a half (.50) acre lot with a "mixed use-community district (MU-C) zoning. This uniquely shaped corner lot building is designed to have full exposure on Market Street and Florida. Drive thru window is accessed on Florida Street off heavily traveled Market in Youngstown Ohio. Rear building parking and sidewalks on both Market and Florida lend convenience to pedestrian and vehicle clientele. Currently being leased by Chase Bank, this is an income producing property!

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Youngstown

MAHONING COUNTY

Mahoning County is a county located in the U.S. state of Ohio. As of the 2010 census, the population was 238,823. Its county seat is Youngstown. The county is named for an Indian word meaning "salt lick". Mahoning County was formed on March 1, 1846; the 83rd county in Ohio. Until 1846, the area that is now Mahoning County was part of Trumbull and Columbiana counties, when the counties in the area were redefined and Mahoning County emerged as a new county.



The City of Youngstown, named for John Young, was incorporated in 1867. Mr. Young purchased approximately 15,000 acres (the entire township) for slightly more than \$16,000 in 1797 from the United States Government through the Connecticut Western Reserve Land Company. By 1798 more families were settling in the Mahoning Valley between the Mahoning River and Mill Creek Park.

By 1820, Youngstown's population began to grow, as well as industrialization, with the opening of the Pennsylvania and Ohio Canal. This waterway, abandoned in 1872, was replaced by railroads thereby attracting more people and industries in ever increasing volume. In 1877 the canal was officially closed and the property sold. The Railroad and industry purchased most of this property.



In 1876, the Mahoning County Seat was moved from Canfield to Youngstown, with the city's population growing to 33,220 by 1890. The first steel company was established in the Mahoning Valley, changing Youngstown industry from iron to steel which was the forerunner of miles of steel plants in the valley. The Youngstown Historical Center of Industry and Labor, built in 1986, houses the exhibit *By the Sweat of Their Brow: Forging the Steel Valley* which shows the impact of the iron and steel industry on this area.

LARGEST EMPLOYERS:

- General Motors
- Vallourec Star Steel Company
- Exal Corporation

The 2010 United States Census population estimate was 65,062 people. Youngstown is the site of several steel and metalworking operations, though nothing on the scale seen during the "glory days" of the "Steel Valley". The largest employer in the city is Youngstown State University (YSU), an urban public campus that serves about 15,000 students, located just north of downtown.

A mainstay of Youngstown's industrial economy has long been the GM Lordstown plant. The General Motors' Lordstown Assembly plant is the largest industrial employer in the area. One of the nation's largest auto plants in terms of square feet, the Lordstown facility was home to production of the Chevrolet Impala, Vega, and Cavalier. It was recently expanded and retooled with a new paint facility.

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OHIO



Ohio is the 34th largest by area, the 7th most populous, and the 10th most densely populated of the 50 United States. The state's capital and largest city is Columbus. The United States Census Bureau estimates that the population of Ohio was 11,613,423 on July 1, 2015, a 0.67% increase since the 2010 United States Census.



The history of Ohio includes many thousands of years of human activity. What is now Ohio was probably first settled by Paleo-Indian people, who lived in the area as early as 13,000 B.C. A fossil dated between 11,727 and 11,424 B.C. indicates they hunted large animals, including Jefferson's ground sloth, using stone tools. Later ancestors of Native Americans were known as the Archaic peoples. Sophisticated successive cultures of precolonial peoples indigenous peoples, such as the Adena, Hopewell and Mississippian, built monumental earthworks as part of their religious and political expression: mounds and walled enclosures, some of which have survived to the present.



In 2010, Ohio was ranked No. 2 in the country for best business climate by Site Selection magazine, based on a business-activity database. The state has also won three consecutive Governor's Cup awards from the magazine, based on business growth and developments. As of 2010, Ohio's gross domestic product (GDP) was \$478 billion. This ranks Ohio's economy as the seventh-largest of all fifty states and the District of Columbia.

The Small Business & Entrepreneurship Council ranked the state No. 10 for best business-friendly tax systems in their Business Tax Index 2009, including a top corporate tax and capital gains rate that were both ranked No. 6 at 1.9%. Ohio was ranked No. 11 by the council for best friendly-policy states according to their Small Business Survival Index 2009. The Directorship's Boardroom Guide ranked the state No. 13 overall for best business climate, including No. 7 for best litigation climate. Forbes ranked the state No. 8 for best regulatory environment in 2009.

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AERIAL MAP



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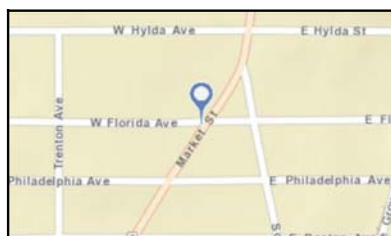
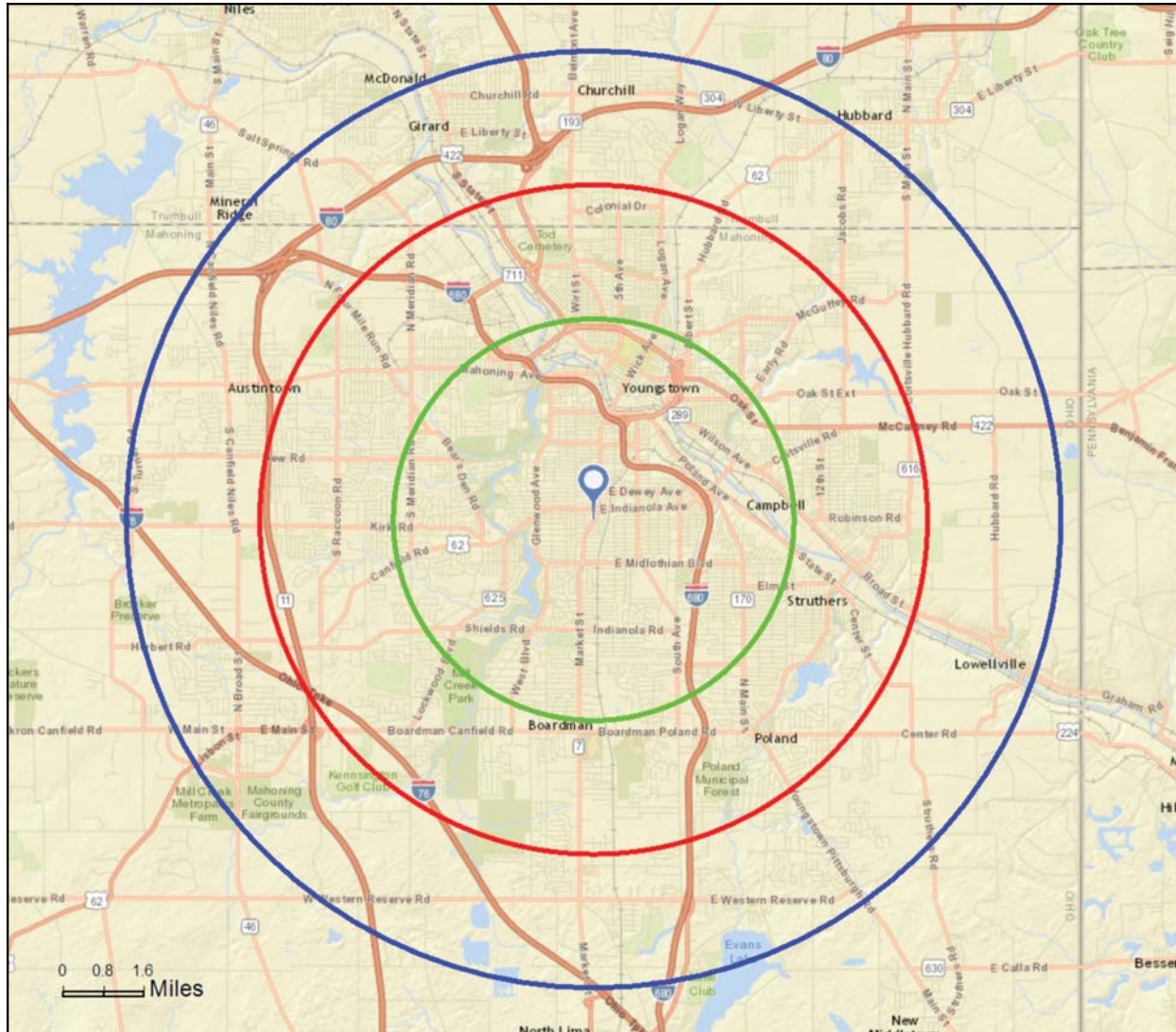


SITE PLAN

Site Map

2900 Market St, Youngstown, Ohio, 44507
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 41.07004
Longitude: -80.65862



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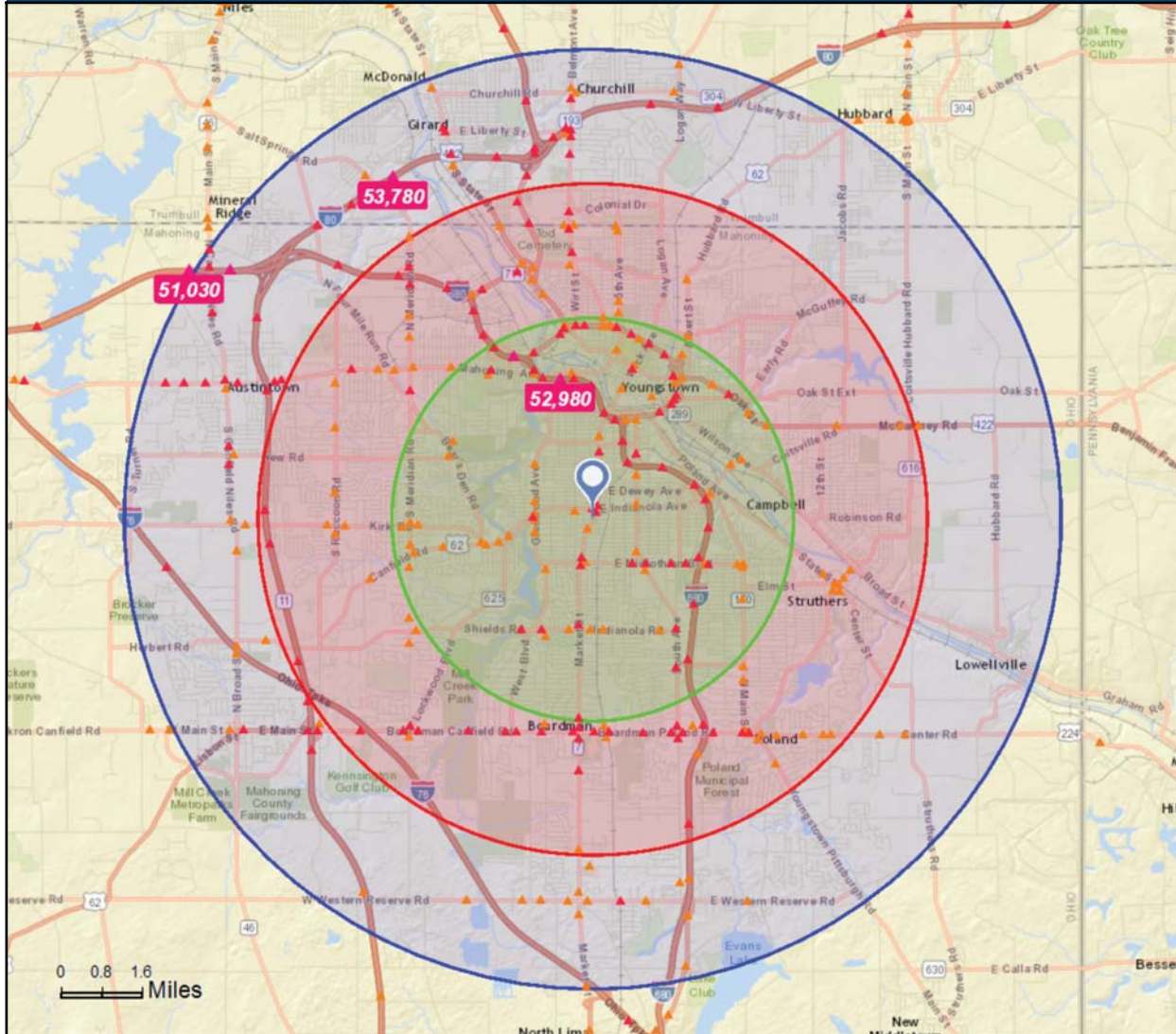


TRAFFIC COUNT

Traffic Count Map

2900 Market St, Youngstown, Ohio, 44507
Rings: 3, 5, 7 mile radii

Clift Marketing Inc
Latitude: 41.07004
Longitude: -80.65862



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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EXECUTIVE SUMMARY

Executive Summary

2900 Market St, Youngstown, Ohio, 44507
Rings: 3, 5, 7 mile radii

Clift Marketing Inc
Latitude: 41.07004
Longitude: -80.65862

	3 miles	5 miles	7 miles
Population			
2000 Population	80,584	180,098	237,973
2010 Population	68,569	159,346	217,229
2016 Population	65,805	151,847	208,591
2021 Population	63,874	147,757	203,375
2000-2010 Annual Rate	-1.60%	-1.22%	-0.91%
2010-2016 Annual Rate	-0.66%	-0.77%	-0.65%
2016-2021 Annual Rate	-0.59%	-0.54%	-0.51%
2016 Male Population	48.1%	47.5%	47.8%
2016 Female Population	51.9%	52.5%	52.2%
2016 Median Age	40.7	42.4	43.7

In the identified area, the current year population is 208,591. In 2010, the Census count in the area was 217,229. The rate of change since 2010 was -0.65% annually. The five-year projection for the population in the area is 203,375 representing a change of -0.51% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	64.9%	71.1%	76.4%
2016 Black Alone	28.1%	22.3%	17.9%
2016 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2016 Asian Alone	0.5%	0.9%	1.0%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.8%	2.2%	1.7%
2016 Two or More Races	3.4%	3.2%	2.8%
2016 Hispanic Origin (Any Race)	8.0%	6.8%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	32,936	73,669	96,179
2010 Households	28,771	67,330	91,003
2016 Total Households	28,097	66,202	89,889
2021 Total Households	27,515	65,022	88,472
2000-2010 Annual Rate	-1.34%	-0.90%	-0.55%
2010-2016 Annual Rate	-0.38%	-0.27%	-0.20%
2016-2021 Annual Rate	-0.42%	-0.36%	-0.32%
2016 Average Household Size	2.25	2.23	2.26

The household count in this area has changed from 91,003 in 2010 to 89,889 in the current year, a change of -0.20% annually. The five-year projection of households is 88,472, a change of -0.32% annually from the current year total. Average household size is currently 2.26, compared to 2.30 in the year 2010. The number of families in the current year is 54,721 in the specified area.

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	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	\$32,553	\$36,266	\$39,806
2021 Median Household Income	\$31,647	\$35,925	\$42,811
2016-2021 Annual Rate	-0.56%	-0.19%	1.47%
Average Household Income			
2016 Average Household Income	\$44,664	\$49,941	\$55,314
2021 Average Household Income	\$48,573	\$54,464	\$60,696
2016-2021 Annual Rate	1.69%	1.75%	1.87%
Per Capita Income			
2016 Per Capita Income	\$19,740	\$22,086	\$24,218
2021 Per Capita Income	\$21,631	\$24,280	\$26,789
2016-2021 Annual Rate	1.85%	1.91%	2.04%

Households by Income

Current median household income is \$39,806 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,811 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$55,314 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,696 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,218 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,789 in five years, compared to \$32,025 for all U.S. households

Housing

	3 miles	5 miles	7 miles
2000 Total Housing Units	36,700	81,103	104,835
2000 Owner Occupied Housing Units	22,986	50,459	68,435
2000 Renter Occupied Housing Units	9,950	23,210	27,744
2000 Vacant Housing Units	3,764	7,434	8,656
2010 Total Housing Units	33,858	77,605	103,203
2010 Owner Occupied Housing Units	18,793	43,907	62,334
2010 Renter Occupied Housing Units	9,978	23,423	28,669
2010 Vacant Housing Units	5,087	10,275	12,200
2016 Total Housing Units	34,112	78,200	104,031
2016 Owner Occupied Housing Units	17,276	40,725	58,452
2016 Renter Occupied Housing Units	10,820	25,477	31,436
2016 Vacant Housing Units	6,015	11,998	14,142
2021 Total Housing Units	34,044	78,028	103,809
2021 Owner Occupied Housing Units	16,890	39,864	57,372
2021 Renter Occupied Housing Units	10,625	25,158	31,100
2021 Vacant Housing Units	6,529	13,006	15,337

Currently, 56.2% of the 104,031 housing units in the area are owner occupied; 30.2%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 103,203 housing units in the area - 60.4% owner occupied, 27.8% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 0.36%. Median home value in the area is \$91,228, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.24% annually to \$106,988.

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