

FOR LEASE

**2348 Route 45
Austinburg, Ohio**

2,700 and 2,300 sf drive-thru opportunities



Description: Redevelopment of the existing 1.5 acres located to the North of I-90 and SR 45. intersection (exit 223). The new development is located at the west bound exit ramp of I-90 and SR 45. Highway signage on I-90 is available. Slated for a 2026 opening.

Nearby: Flying J, Pilot Travel Centers, Holiday Inn, Red Roof Inn, America's Best, McDonald's, Taco Bell, Waffle House and more.

Demographics:

Population:

3 miles: 2,580

5 miles: 13,600

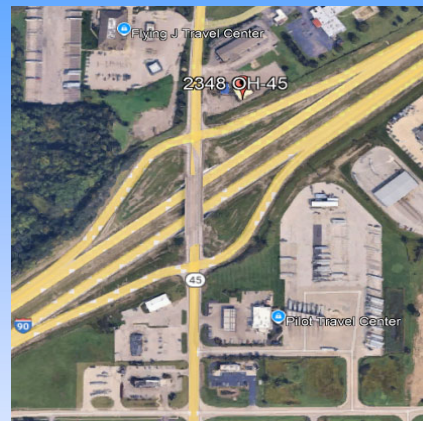
10 miles: 62,628

Average Household Income:

3 miles: \$78,350

5 miles: \$70,945

10 miles: \$63,365



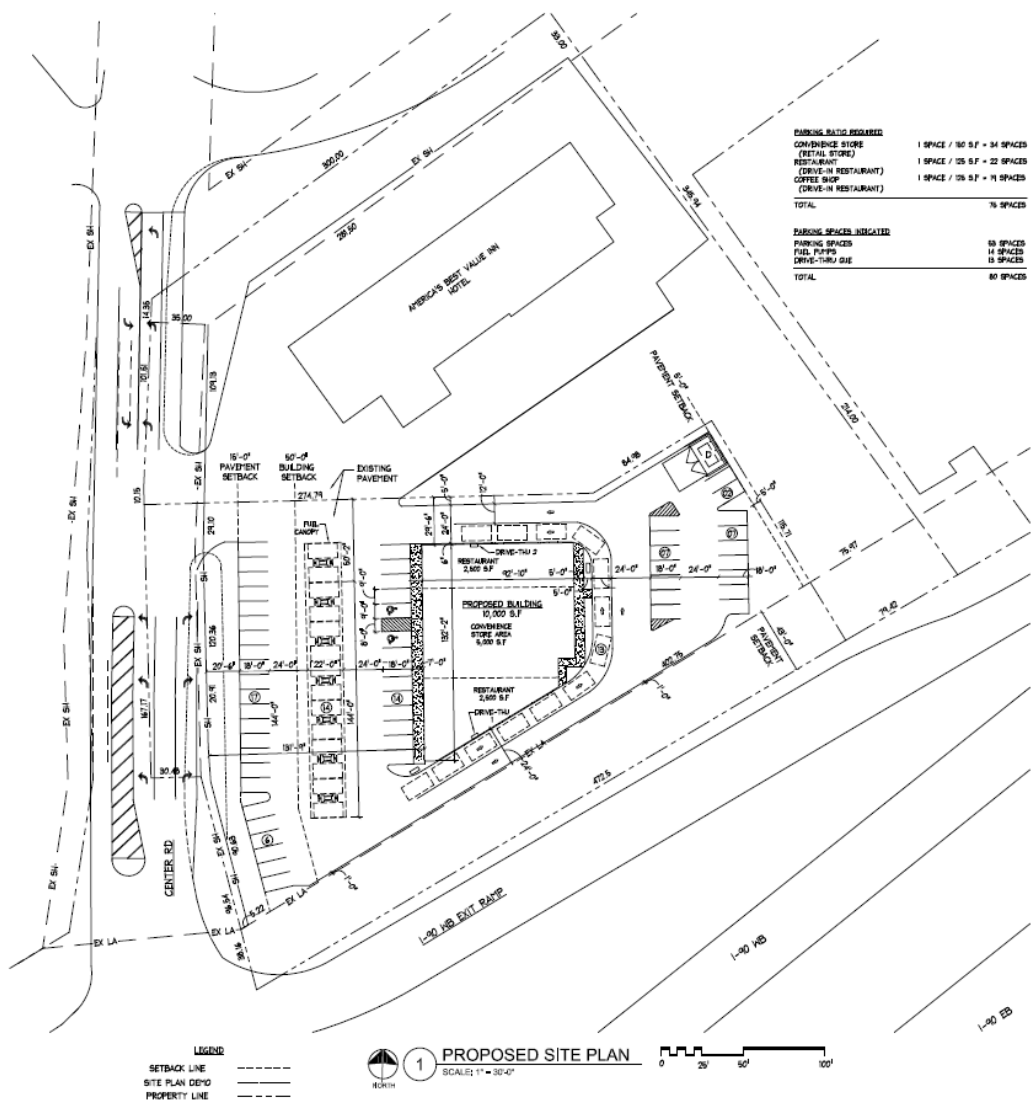
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Site Plan



Aerial

