

**Excellent Location for Business, Retail, or Investment.**  
**Frontage on Two Roads!**  
0 Mahoning Ave  
Lake Milton, OH 44429

**\$200,000**  
10± Acres  
Mahoning County





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**Lake Milton, OH / Mahoning County**

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**SUMMARY**

**Address**

0 Mahoning Ave

**City, State Zip**

Lake Milton, OH 44429

**County**

Mahoning County

**Type**

Hunting Land, Commercial, Lot, Business Opportunity

**Latitude / Longitude**

41.0994 / -80.9467

**Acreage**

10

**Price**

\$200,000

**Property Website**

<https://arrowheadlandcompany.com/property/excellent-location-for-business-retail-or-investment-frontage-on-two-roads-/mahoning/ohio/37359/>



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**PROPERTY DESCRIPTION**

Take a look at this 10 +/- acres in Mahoning County, Ohio! It is a vacant property that is zoned commercial. Entrance to property is about 3/10th of a mile to Interstate 76 East and West Interchange making it very valuable for development. Property is 10 +/- minutes to North Jackson, 20 +/- minutes to Youngstown, 30 +/- minutes to Boardman and 40 +/- minutes to Akron, Ohio. If you are looking for commercial/investment acreage with frontage on two main roads, you will want to see this property. You can build here, maybe build storage units, a restaurant, or maybe a drive through of some sort. 10+/- acres of land gives you many options, especially with the frontage on two roads, that's right, two roads! You could bring traffic in on one road, and exit them on the other road! The area is growing, and it also has great access to I-76, SR534 and Mahoning Ave., which gives you options and excellent exposure. It's far enough from the larger cities, but close enough to give you options and opportunities for business. This property is just minutes from Lake Minton, so a bait shop, boat dealership, or even a new and trendy shopping outlet are some other options. A national chain just built a store across the street from this property. There is some nice timber in the back of the property. There is water and electric at the road. There are a few older boats on the property, as it's being used as a storage yard now. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937.545-7764) or Josh Grant at [\(330\) 341-0997](tel:330.341-0997).



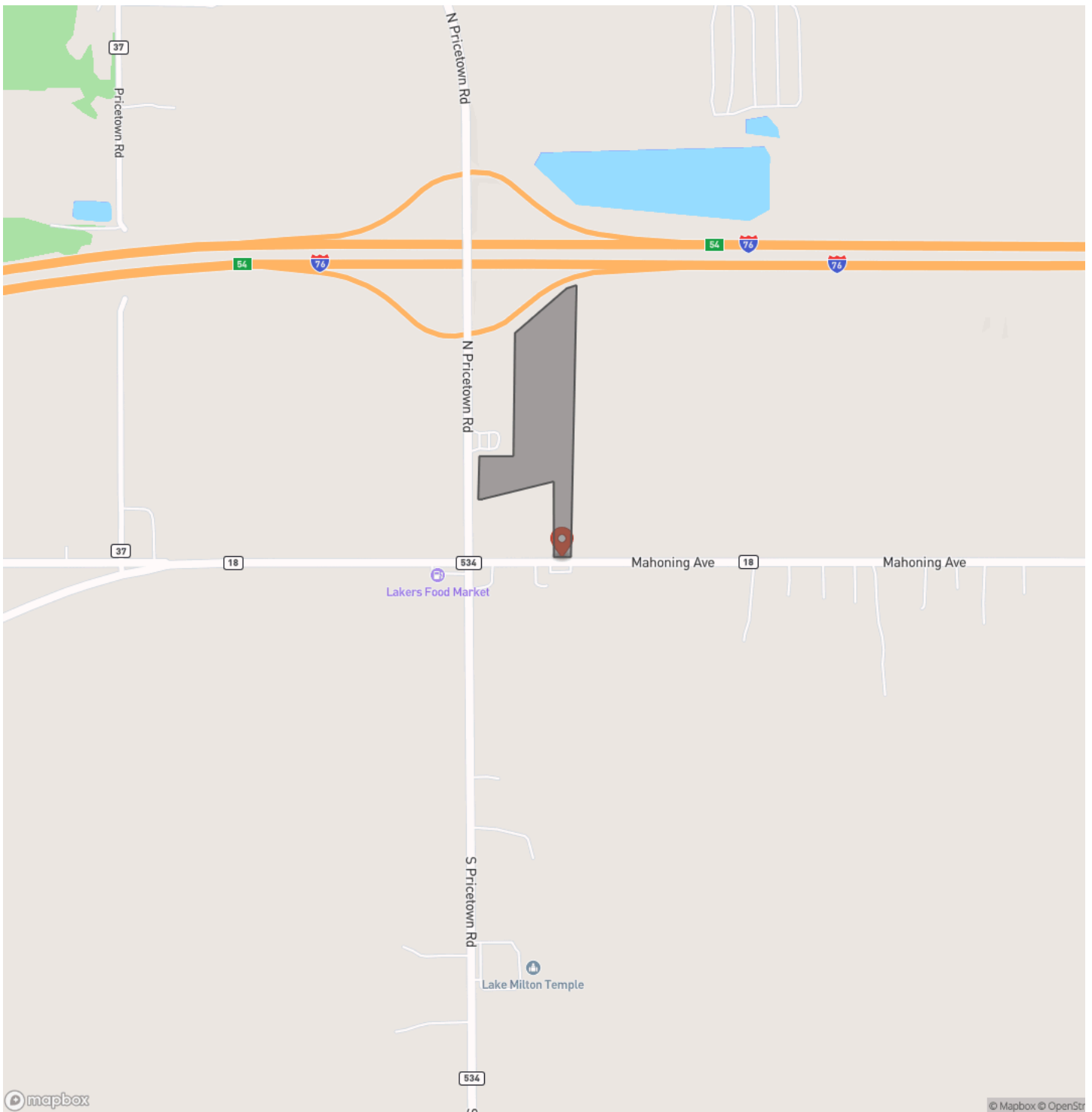
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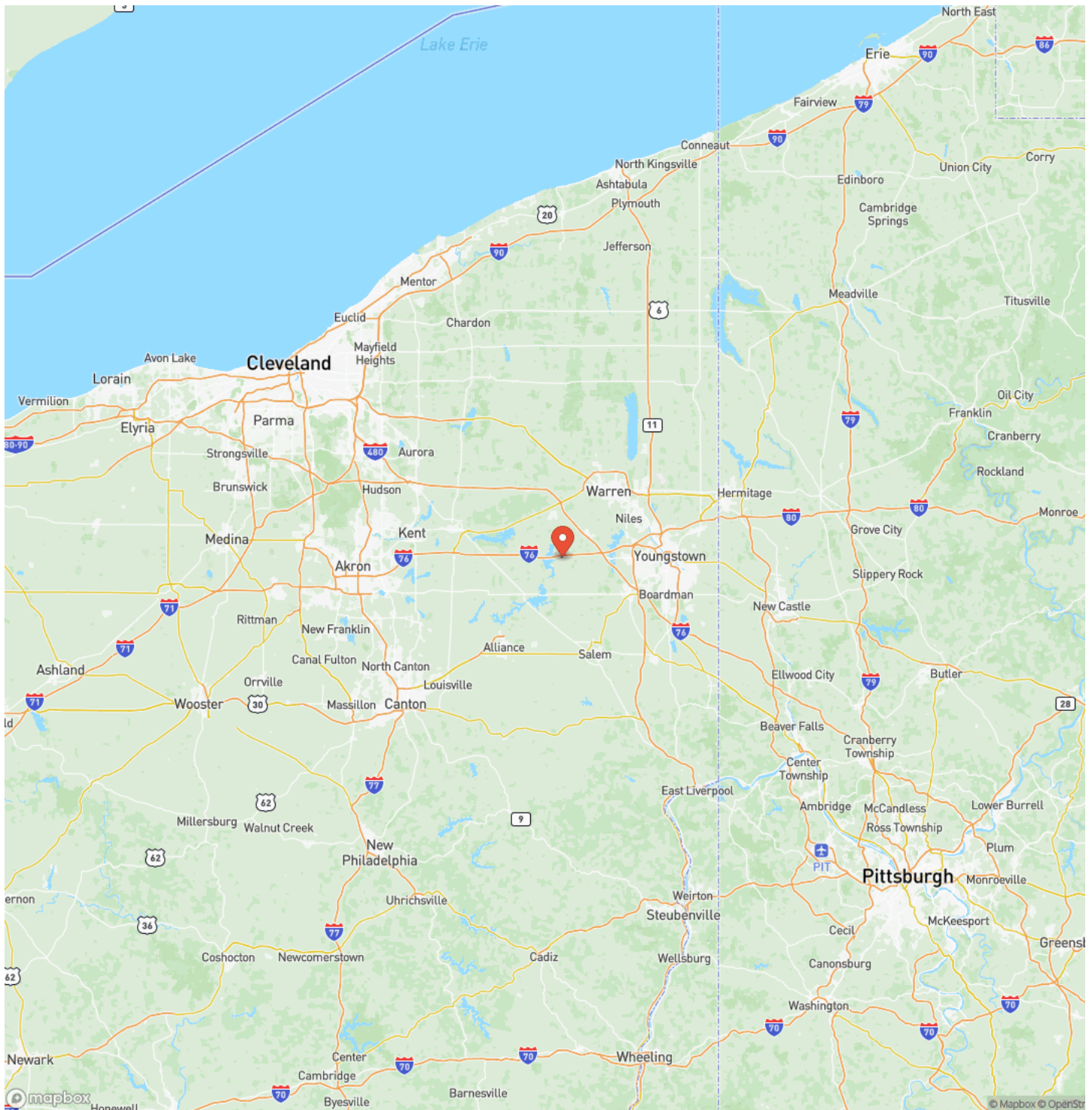
## Locator Map





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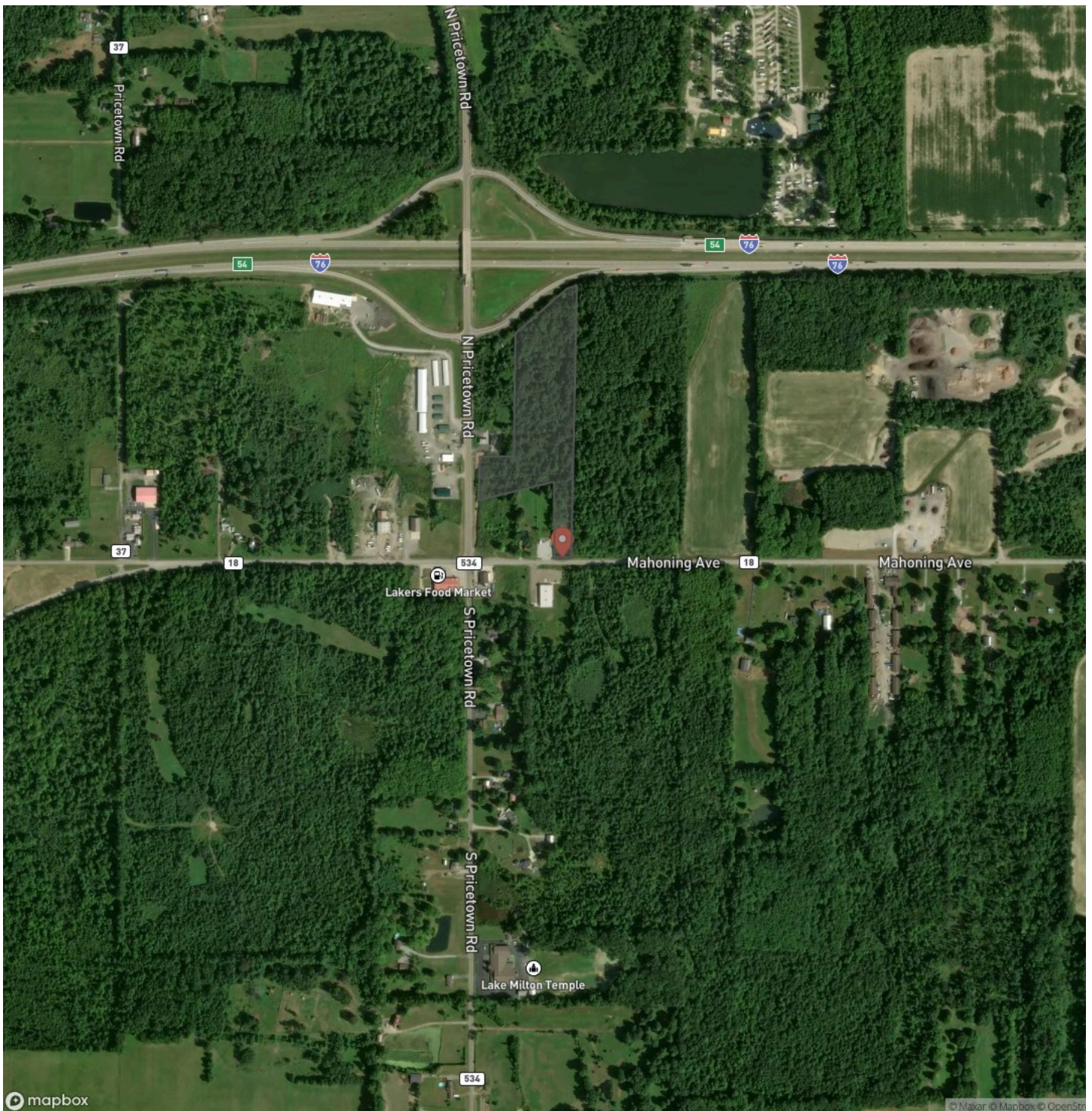
## Locator Map





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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Caryville, TN 42349

## NOTES

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**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Arrowhead Land Company**  
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[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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