

## Property Summary



## 201 St Clair Ave

201 St Clair Ave  
Mingo Junction, Ohio 43938

### Property Highlights

- Church ~2,060+/- SF
- 2-Story house ~1,760+/- SF
- 3 Stall garage
- Vacant lot
- .5+/- Acres total
- PRICE REDUCED - Motivated Seller

### Property Description

Former Methodist Church, 2 story house and vacant lot for sale  
Situated in Mingo Junction along the Ohio River Corridor  
Easy access to Route 7

\*Located within the Federal Opportunity Zone Program\*

- Although the information is furnished regarding the sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

### OFFERING SUMMARY

Sale Price	\$79,000
Lot Size	0.5+/- Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,967	\$47,567
5 Miles	45,928	\$44,454
10 Miles	110,359	\$50,814

For more information

**Laurie Stanbro**

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## Additional Photos



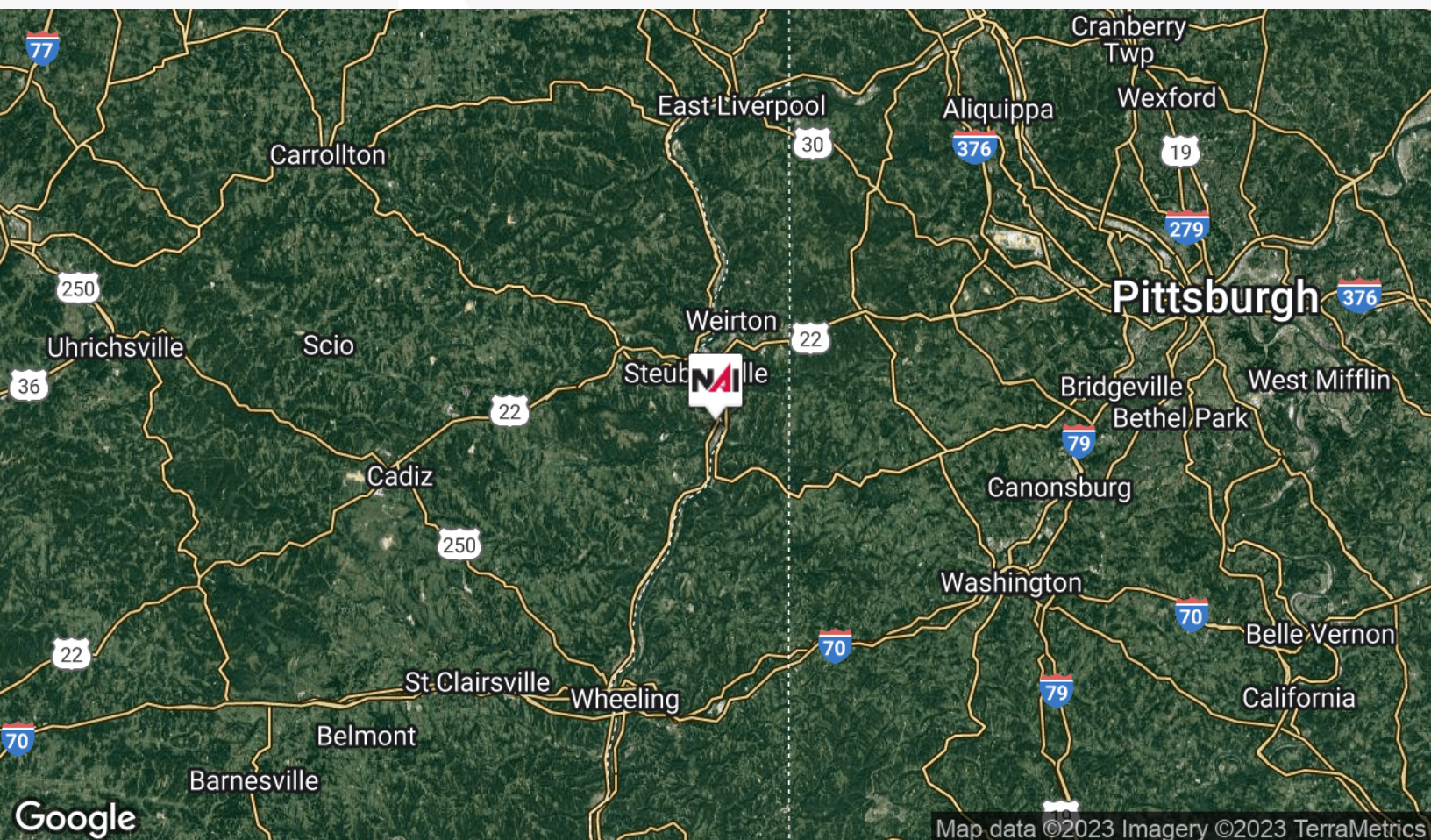


## Additional Photos



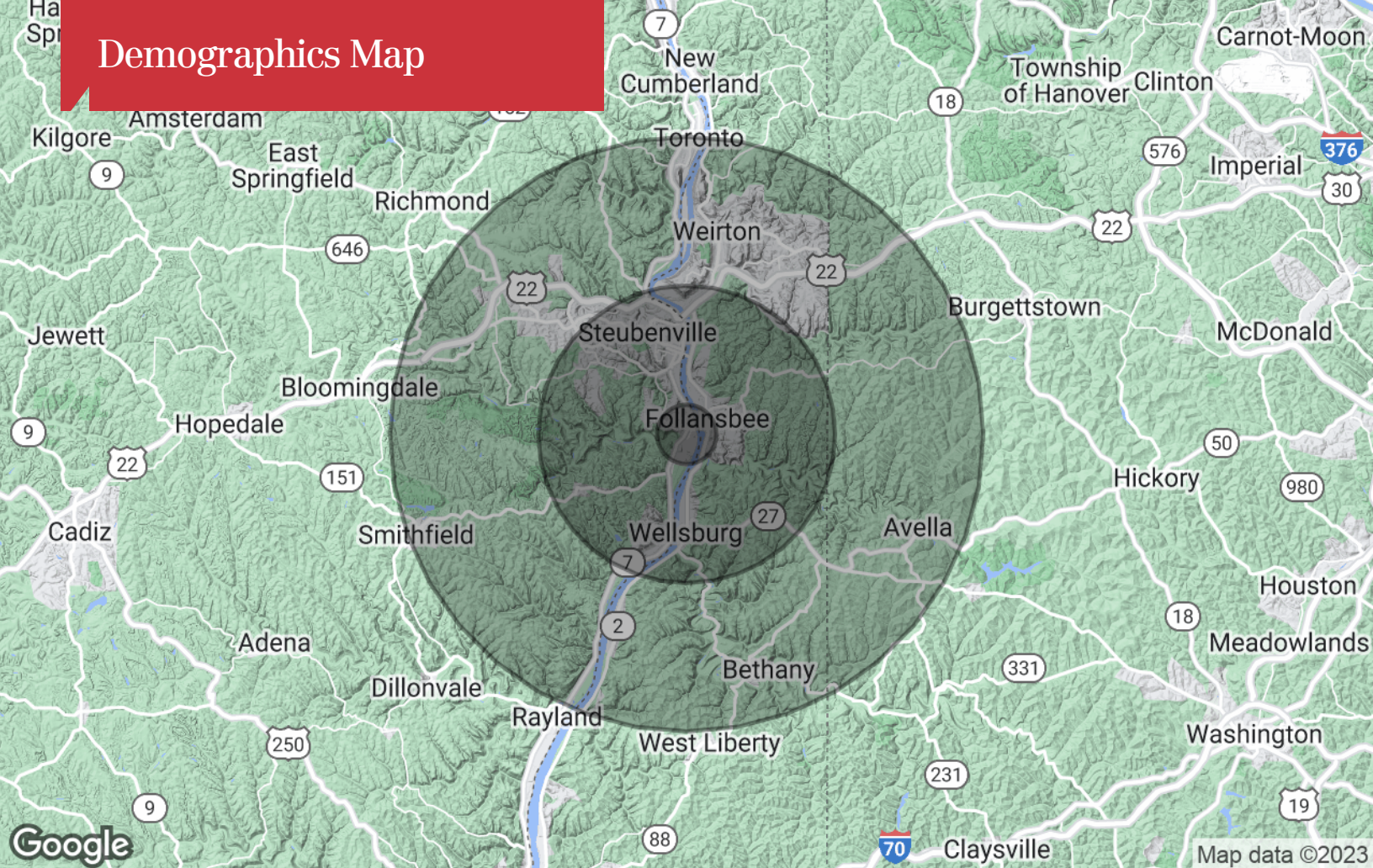


## Location Maps





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,967	45,928	110,359
MEDIAN AGE	44.9	42.1	43.0
MEDIAN AGE (MALE)	42.5	39.1	41.0
MEDIAN AGE (FEMALE)	47.3	44.1	44.6

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,298	18,832	46,342
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$47,567	\$44,454	\$50,814
AVERAGE HOUSE VALUE	\$88,069	\$118,021	\$114,334

\* Demographic data derived from 2020 ACS - US Census



# Laurie Stanbro

## Vice President of Operations

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### Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

### Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

### Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.