

FORMER RITE AID AVAILABLE!

5001 MAHONING AVENUE, WARREN, OH 44483

UNDER NEW OWNERSHIP



FOR SALE & FOR LEASE
11,233 SF | 1.21 AC

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CBRE

THE OPPORTUNITY

- Freestanding 11,233 SF former Rite Aid available for sale & for lease
- The property is located at a signalized intersection with 280' of frontage along Champion Ave and 178' of frontage along Mahoning Ave
- Zoning: C Commercial District
- Average household incomes of \$74,903 within a 20 minute drive radius
- Combined traffic counts of 12,129 VPD at the intersection of Champion Ave and Mahoning Ave (Source: ODOT TIMS)
- The site is located less than a mile from Kent State's Trumbull Campus with over 2,200 student enrolled
- Nearby retailers include O'Reilly Auto Parts, Dunkin', Big Lots, McDonald's, Burger King, Ace Hardware, and 1 mile from R82 access



QUICK STATS - 20-MINUTE DRIVE RADIUS



DAYTIME
POPULATION
145,773



POPULATION
154,087



HOUSEHOLDS
66,397



POPULATION
25 & OVER
111,790



AVG. HOUSEHOLD
INCOME
\$74,903

AERIAL VIEW



DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES	20 MINUTES
2024 Population - Current Year Estimate	7,682	38,870	94,326	154,087
2024 Daytime Population	7,815	39,498	95,808	145,773
2024 Households - Current Year Estimate	3,192	16,015	40,426	66,397
2024 Average Household Income	\$83,182	\$64,170	\$72,398	\$74,903
2029 Average Household Income Projection	\$96,842	\$74,567	\$83,488	\$86,816
2024 Median Household Income	\$65,476	\$46,233	\$52,779	\$54,865
2024 Population Over 25	5,595	27,912	68,381	111,790

CONTACT US

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