

2840 Youngstown Road SE
Former Rite Aid
11,400 SF/1.37 AC

CENTRAL PKWY AVE SE

YOUNGSTOWN RD SE

11,988 VPD



FOR SALE OR LEASE

Former Rite Aid at Central Pkwy and Youngstown Rd SE

2840 Youngstown Road SE | Warren, Ohio 44484



HIGHLIGHTS

- ▶ Freestanding 11,400 SF former Rite Aid available on 1.37 AC
- ▶ Located two (2) miles from Eastwood Mall, one of America's largest shopping complexes, with over 3.4 million square feet of space and home to more than 200 retailers
- ▶ Zoning: "A" and "B" commercial district
- ▶ The property has over 200' of frontage on both Youngstown Warren Road and Central Parkway Avenue
- ▶ Ample parking with 55 spaces available
- ▶ Asking price: \$1,400,000
- ▶ Lease rate: \$12.50/SF
- ▶ Taxes: \$3.18/SF per year



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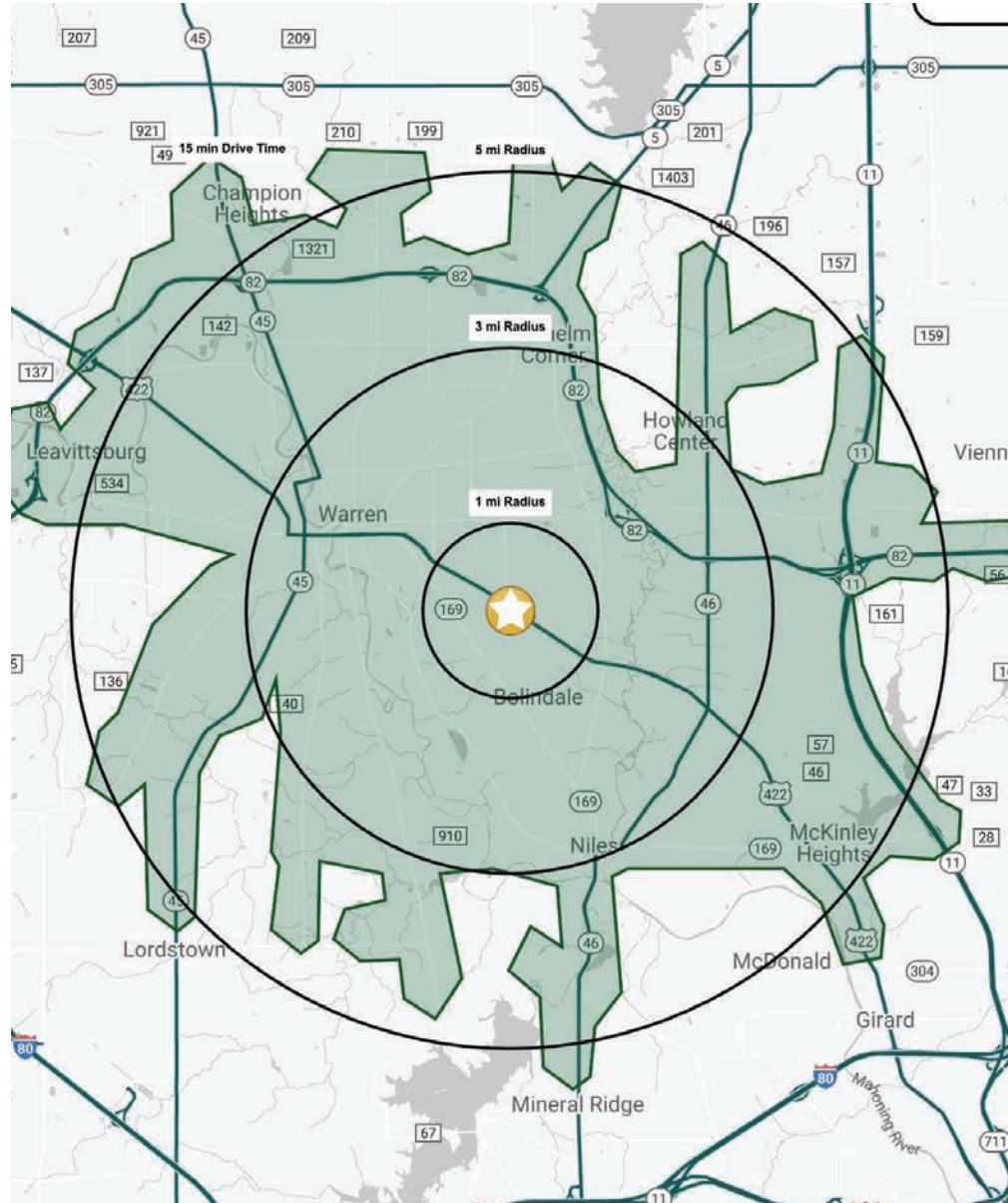
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	8,566	45,840	85,219	77,537
HOUSEHOLDS	3,820	20,488	37,747	34,316
MEDIAN AGE	39.5	41.3	42.2	41.8
AVERAGE HH INCOME	\$59,808	\$63,433	\$70,814	\$67,138
MEDIAN HH INCOME	\$48,008	\$49,228	\$52,100	\$49,780
BUSINESSES	258	2,021	3,017	3,006
EMPLOYEES	1,713	23,250	35,078	35,322
EDUCATION: BACHELORS +	15.3%	19.1%	21.1%	19.8%



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