

Marcus & Millichap



**±11,400 SQUARE FEET
FORMER RITE AID
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY**

**2840 YOUNGSTOWN RD SE
WARREN, OH 44484**

**ABSOLUTE
\$1 AUCTION**

FIRST BID MEETS RESERVE

**iR MARKETPLACE
ONLINE AUCTION
MARCH 23-25, 2026**

\$1

ABSOLUTE
AUCTION

±11,400 SF,
FREESTANDING,
VALUE ADD RETAIL WITH
DRIVE-THRU (FORMER RITE
AID) ON A ±1.341 AC PARCEL
OFFERED AT A SUBSTANTIAL
DISCOUNT BELOW
REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE ZONING
ALLOWING A VARIETY
OF USES

SIGNALIZED
HARD-CORNER
LOCATION IN THE
YOUNGSTOWN MSA WITH
FRONTAGE ALONG US-422/
YOUNGSTOWN RD SE AND
CENTRAL PARKWAY AVE SE
(16,000+ COMBINED VPD)
PROVIDING EXCELLENT
REGIONAL
ACCESS



2840 YOUNGSTOWN RD SE, WARREN, OH 44484

ONLINE AUCTION: MARCH 23-25, 2026

ABSOLUTE \$1 AUCTION



BUILDING: ±11,400 SF
PARCEL NUMBERS:
38-077810 AND
8 OTHERS (SEE DD)

LOT SIZE: ±1.341 AC
(±53,277 TOTAL SF)

PARKING: 50 SPACES



PROPERTY TYPE:
FREESTANDING RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT



YEAR BUILT: 1999

ZONING: COMMERCIAL B
& RESIDENTIAL A

DRIVE-THRU

PYLON SIGN



SIGNALIZED HARD CORNER
W/ FRONTAGE ON 3 ROADS

HWY FRONTAGE (US-422)

YOUNGSTOWN-WARREN
BOARDMAN MSA

±1-MI TO ST. JOSEPH
WARREN HOSPITAL

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 2840 Youngstown Road SE in Warren, Ohio 44484 (the "Property"). Formerly occupied by Rite Aid, the Property is being offered significantly below replacement cost, providing an attractive opportunity for owner-users or investors to acquire a highly visible, strategically positioned asset at a compelling basis. FIRST BID MEETS RESERVE!

Constructed in 1999, the Property consists of a one-story, free-standing retail building totaling approximately ±11,400 square feet on a ±1.341-acre parcel. The site features a drive-thru, pylon signage, two curb cuts for convenient ingress and egress, and 50 surface parking spaces. The building is currently equipped with existing coolers and refrigerators, along with in-place shelving throughout the sales floor, providing additional value and flexibility for a wide range of retail and service users. Situated at a signalized hard corner, the Property benefits from exceptional visibility and frontage along three roadways, including Youngstown Road SE (US-422) with over ±13,000 VPD, Central Parkway Avenue SE with ±3,204 VPD, and Beck Street SE, which provides access to an established residential neighborhood and Willard PK-8 School (±830 students). Previously leased to Rite Aid on a NNN basis, the Property offers a value-add opportunity through re-tenanting at prevailing market lease rates (CoStar-estimated retail rents of \$8-\$12/SF NNN). Zoned Commercial B & Residential A, the site allows for a wide range of retail and commercial uses.

The Property is located in Warren, Ohio, the county seat of Trumbull County and a primary commercial hub within the Youngstown-Warren-Boardman metropolitan area, approximately ±15-min from Youngstown-Warren Regional Airport. Positioned along Youngstown Road SE (US-422), a major east-west corridor, the site benefits from close proximity to SR-11, OH-82 (42,000+ VPD), and I-80 (65,000+ VPD), providing efficient connectivity throughout Trumbull County and the broader Northeast Ohio region. The Property is located ±2-Mi from Kimberly-Clark's new ±\$800 million advanced manufacturing facility, currently under construction and expected to deliver ±500 high-skill jobs, with an additional ±\$160 million regional distribution center proposed nearby. The immediate vicinity features a mix of national and local retailers and service providers, along with major healthcare anchors including Mercy Health, St. Joseph Warren Hospital (152 beds), located just ±1-Mi from the Property, supporting consistent daily traffic and daytime population. The Property is also situated less than ±2-Mi from the Eastwood Mall Complex, one of the largest shopping destinations in the region, encompassing over 3.4M SF of retail space, including a 1.4M SF enclosed mall. This combination of retail density, healthcare presence, and regional infrastructure positions the Property favorably for future tenancy and long-term investment potential. The surrounding ±5-Mi trade area is home to nearly 85,000 residents and is supported by a diversified economy anchored by healthcare, manufacturing, logistics, and education, reinforcing the Property's long-term investment upside.

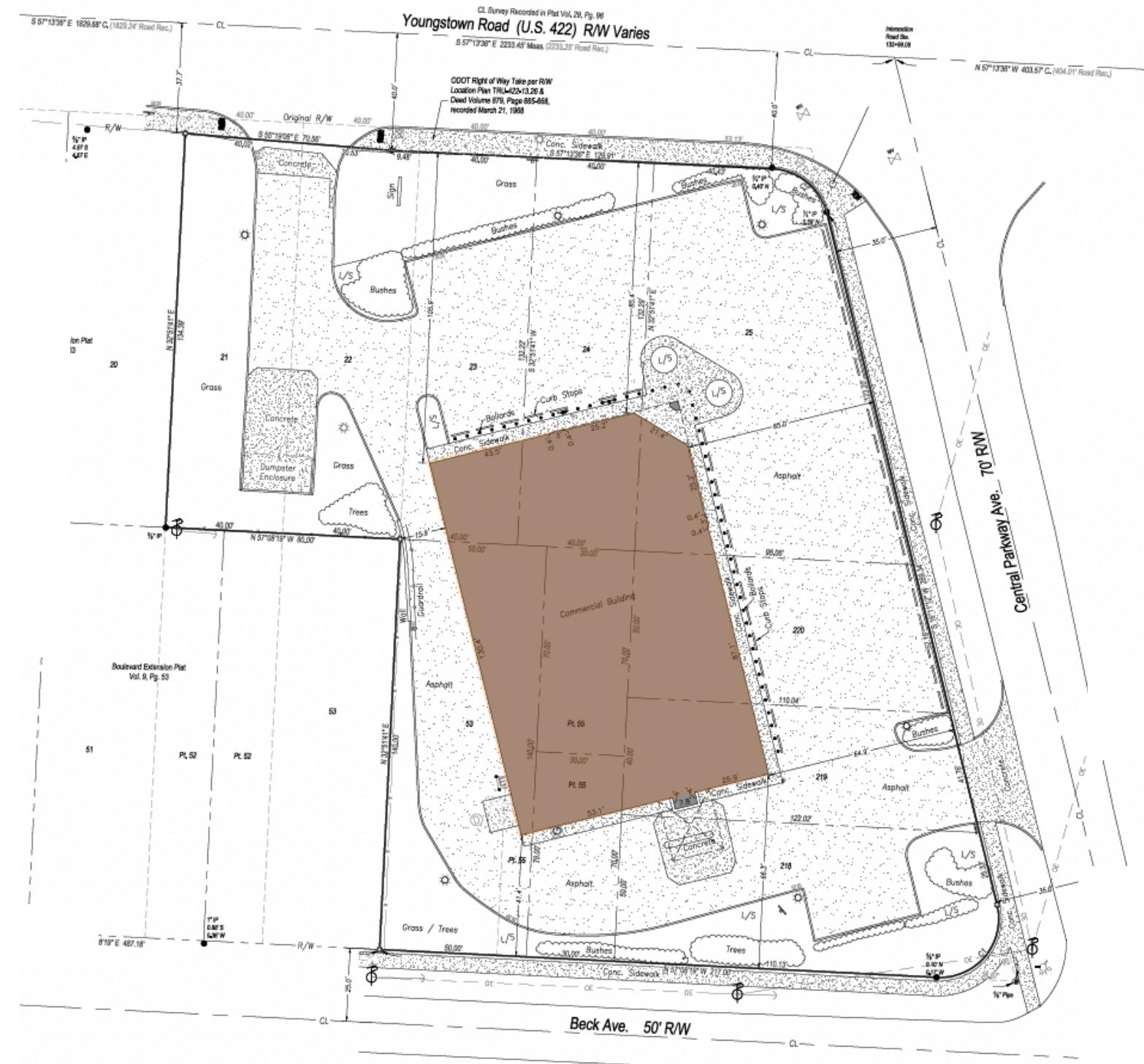
FREE-STANDING BUILDING FLEXIBLE ZONING

\$1 ABSOLUTE AUCTION

VIEW ONLINE AUCTION MARCH 23-25, 2026

FORMER RITE AID

WARREN, OH



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

INTERIOR PHOTOS



VIEW ONLINE AUCTION
MARCH 23-25, 2026

FORMER RITE AID

\$1
ABSOLUTE
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WARREN, OH



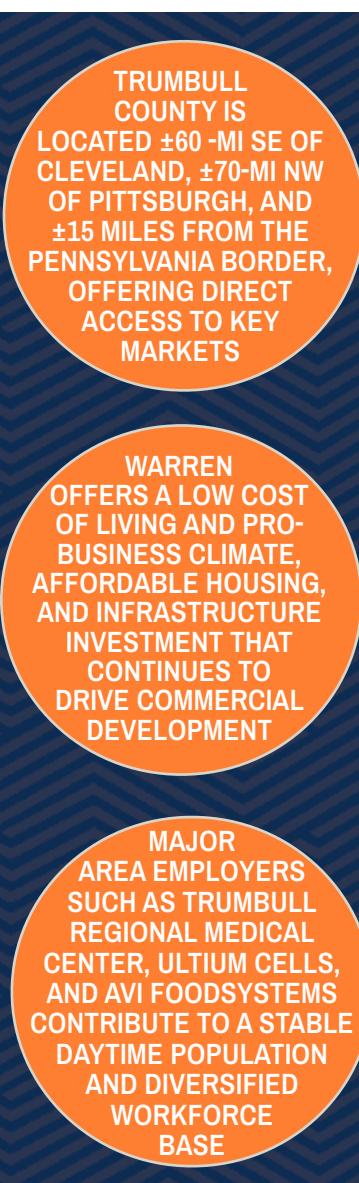
TRUMBULL COUNTY WARREN, OHIO

Trumbull County is located in northeastern Ohio and serves as a strategic gateway within the Youngstown-Warren-Boardman MSA and broader Rust Belt corridor. The County combines a legacy of industrial strength with evolving sectors like advanced manufacturing, energy storage, and healthcare. Warren, the county seat, is ideally positioned with access to major Midwest markets—located approximately ±60 miles southeast of Cleveland, ±70 miles northwest of Pittsburgh, and ±15 miles from the Pennsylvania border—offering a strong platform for logistics, regional commerce, and talent attraction.

The region benefits from direct access to key transportation corridors, including Interstate 80 (Ohio Turnpike), U.S. Route 422, and State Route 11, all of which connect Warren to larger population centers, distribution networks, and cross-state business corridors. The Property at 4999 Mahoning Avenue is located along one of the city's primary east-west retail corridors—an area anchored by service-oriented retailers, national QSRs, and healthcare providers. Air access is available via Youngstown-Warren Regional Airport (±15-minutes from the Property) and Akron-Canton Airport (±55 miles).

Trumbull County's economic foundation is supported by key industries including automotive and EV battery manufacturing, logistics, energy infrastructure, healthcare, and technical education. Major area employers include Trumbull Regional Medical Center, Ultium Cells (GM-LG JV), and AVI Foodsystems, among others. The region has also benefited from new investment in next-generation manufacturing and energy innovation, particularly around the Lordstown Energy Corridor, less than 10 miles west of downtown Warren.

With a population of approximately 200,000 countywide and 38,000 within the city of Warren, the area provides a stable residential base, affordable housing options, and a cost-effective operating environment. Downtown Warren is home to civic, judicial, and cultural institutions, and the broader area continues to attract reinvestment into commercial, healthcare, and educational infrastructure. The city's balance of livability and connectivity makes it well-suited for logistics hubs, retail re-tenanting, light industrial use, and medical or service-based commercial operations, all of which continue to see traction as tenants expand into lower-cost, growth-oriented secondary markets like Warren. Warren's proximity to both urban and rural labor pools further enhances its appeal as a business-friendly location with regional connectivity and development momentum.



CORPORATE & WORKFORCE APPEAL

WHY WARREN

Warren, located in Trumbull County in northeastern Ohio, offers the unique combination of small-town affordability, multimodal accessibility, and a regional labor pool that supports a diverse economy. As part of the Youngstown-Warren-Boardman MSA, which includes portions of Ohio and Pennsylvania, Warren benefits from its position in a cross-state economic corridor that blends manufacturing, logistics, healthcare, and education. With a population of over 530,000 residents across the MSA, the region serves as a vital link between major Midwestern and Appalachian markets, including Cleveland, Pittsburgh, and Akron. Warren itself plays a central role in this ecosystem—anchoring Trumbull County's healthcare, public services, and retail infrastructure. Businesses in Warren benefit from affordable operating costs, a skilled workforce, and access to an interconnected network of highways and freight rail lines, enhancing its appeal for both employers and institutional investors.

Trumbull County

Trumbull County is located in northeastern Ohio and is known for its longstanding industrial presence, healthcare facilities, and strategic location between the Cleveland-Akron metro and western Pennsylvania markets. The county's proximity to I-80, U.S. Route 422, and State Route 11 ensures excellent regional mobility, while local recreation areas like Mosquito Lake State Park (±20-min) offer opportunities for fishing, boating, and camping. The county is also home to the Mahoning River Greenway, Packard Music Hall, and several cultural institutions.

Workforce & Employment Opportunities

Warren's workforce is supported by a diverse mix of industries, from advanced manufacturing and logistics to healthcare and education. Major area employers include:

- Trumbull Regional Medical Center – Full-service regional hospital with ±260 beds and more than 1,200 employees
- Ultium Cells – GM-LG Energy joint venture battery plant in Lordstown (±10 mi), supporting thousands of manufacturing jobs
- AVI Foodsystems – National foodservice and hospitality company headquartered in Warren
- Kent State at Trumbull: Local higher education hub supporting technical degrees and workforce training
- Youngstown Air Reserve Station – Regional military installation with a major logistics and support presence

The region's median commute time is under ±20 minutes, and Warren draws workforce inflow from Mahoning, Portage, and Mercer Counties.

Quality Education

Warren supports a strong K-12 school system and benefits from nearby higher education institutions.

- Warren City Schools serve over 5,000 students across elementary, middle, and high school campuses
- Kent State University at Trumbull offers associate and bachelor's programs in nursing, technology, and business
- Proximity to Youngstown State University enhances access to additional academic and R&D resources

Affordable, Connected Living

Warren and Trumbull County offer a cost of living 20-25% below the national average, with diverse housing options, low taxes, and accessible public services. Residents benefit from a mix of suburban and urban amenities, including parks, public libraries, and community centers. Proximity to the Ohio Turnpike and U.S. 422 makes Warren a practical location for commuting professionals and regional business operations.

Strong Retail Environment

Warren is the primary retail hub for Trumbull County, drawing customers from the surrounding residential base. The Mahoning Avenue corridor and surrounding retail nodes serve more than 76,000 people within a 5-mile radius. A mix of daily-needs retailers, QSRs, healthcare clinics, and automotive services make the area well-positioned for national brands, value-based tenants, and redevelopment users seeking local market penetration.

3.3+ MILLION SF OF SPACE
EASTWOOD MALL COMPLEX
2-MILES FROM THE PROPERTY

VIEW ONLINE AUCTION MARCH 23-25, 2022



Located less than ±2-Mi from the Property, Eastwood Mall Complex is one of the largest and most dominant retail, entertainment, and mixed-use destination in Northeast Ohio. Strategically positioned roughly equidistant between Cleveland and Pittsburgh, the complex functions as a true regional draw, supported by strong visitation, an expansive tenant mix, and continued reinvestment. Eastwood Mall Complex serves as a major economic anchor within the Youngstown/Warren-Boardman MSA and continues to evolve through new retail, entertainment, office, and mixed-use development.

Complex Highlights

- One of America's largest shopping complexes, totaling ± 3.4 million SF, including a ± 1.4 million SF enclosed mall
- Attracts 15.8+ million visitors annually, drawing from across Northeast Ohio and Western Pennsylvania
- Home to 200+ retailers, restaurants, hotels, entertainment venues, and professional businesses
- Visitor profile includes approximately 960,000 unique visitors, with an average household income of $\pm \$79,000$ and a median age of 43
- Bass Pro Shops Outpost opened in 2023, the only location of its kind within a ± 150 -Mi radius
- Nearly two dozen new businesses added over the past 2 years, including Meijer Supercenter, Sierra, HomeGoods, LongHorn Steakhouse, and a $\pm 23,000$ SF Dave & Buster's
- Boscov's ($\pm 180,000$ SF) serves as the largest department store in the entire trade area
- Features the Eastwood Event Centre, offering $\pm 15,000$ SF of flexible meeting and event space with seating capacity for 1,000+
- Includes the Eastwood Office Centre, supporting nearly 200 professional employees on site
- Adjacent Enterprise Park at Eastwood, a ± 105 -AC greenfield site designated for future office, healthcare, research, light industrial, residential, and educational development
- Nearby Kimberly-Clark is developing a ± 1 million SF manufacturing facility as part of a \$2B U.S. expansion, with \$800M allocated and ± 500 jobs expected upon completion
- Dick's Sporting Goods is relocating to a significantly larger $\pm 72,000$ SF redeveloped space with interior mall access
- Introduction of residential with Elevate at Eastwood, bringing luxury apartments directly integrated with mall amenities and services



#1 MOST VISITED MALL COMPLEX IN OHIO

#15 MOST VISITED MALL COMPLEX IN THE USA

HOME TO SOME OF THE MOST VISITED STORES IN THE STATE



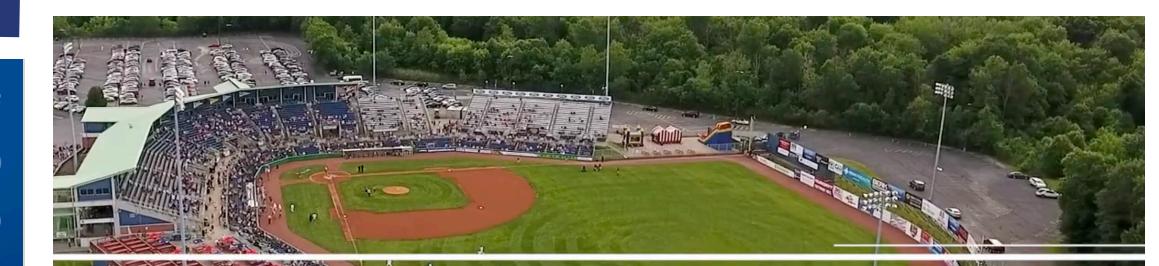
One of America's largest retail complexes. 3.3 million square feet of shopping, dining, entertainment and lodging. Anchored by Boscov's, Macy's, JCPenney, Dillard's, Target, Meijer, Bass Pro Shops Outpost, and surrounded by five power centers.



The Eastwood Event Centre has become a premier destination for business and social events, with fine dining, superior technology, and excellent access to lodging and other amenities.

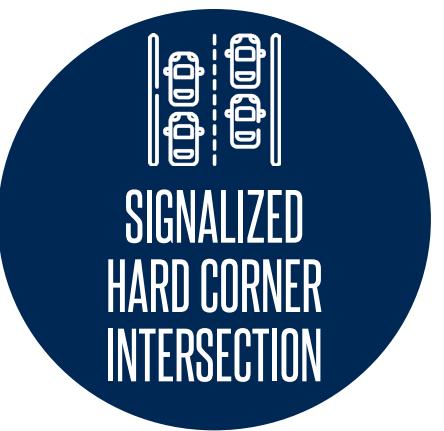


Super-regional center located equidistant between Cleveland and Pittsburgh, is the #1 visited mall complex in Ohio.



Nearly 200 businesses including over 35 eateries, 3 hotels, a movie theater and a minor league baseball stadium.

EXPANDED AERIAL



MAJOR AREA DEVELOPMENTS

KIMBERLY-CLARK CORPORATION

LESS THAN 2-MILES FROM THE PROPERTY

VIEW ONLINE AUCTION
MARCH 23-25, 2026

FORMER RITE AID

Together with the Eastwood Mall Complex, the nearby Kimberly-Clark manufacturing and distribution campus reinforces the area's role as one of Trumbull County's most significant retail, employment, and economic growth corridors.



Kimberly-Clark is making a transformative long-term investment in the Warren/Howland area with the development of a ±\$800 million advanced manufacturing facility on the former Republic Steel site, located less than 2-miles from the Property. The project represents Kimberly-Clark's first manufacturing facility in Ohio and is expected to deliver substantial economic and employment benefits to the region. Construction is currently underway, with operations anticipated to begin in Spring/Summer 2026. The campus will support the production of major personal care brands including Huggies, Kleenex, and Scott, reinforcing the Mahoning Valley's position as a strategic manufacturing and logistics hub.

In addition to the manufacturing plant, Kimberly-Clark has proposed a ±\$160 million, ±500,000 square foot regional distribution center adjacent to the facility, further strengthening the area's logistics and employment base and reinforcing long-term commercial demand throughout the surrounding trade area.

PROJECT HIGHLIGHTS

- ±\$800 million advanced manufacturing facility currently under development
- Additional ±\$160 million, ±500,000 SF regional distribution center proposed adjacent to the plant
- ±500 permanent, high-skill jobs upon full build-out
- Focus on advanced manufacturing and personal care products, including Huggies, Kleenex, and Scott
- Located on the former Republic Steel site, revitalizing a major brownfield property
- Significant state-supported infrastructure improvements, including new roadways and a bridge over the Mahoning River
- Leveraging the region's skilled labor base, industrial legacy, and central Midwest location

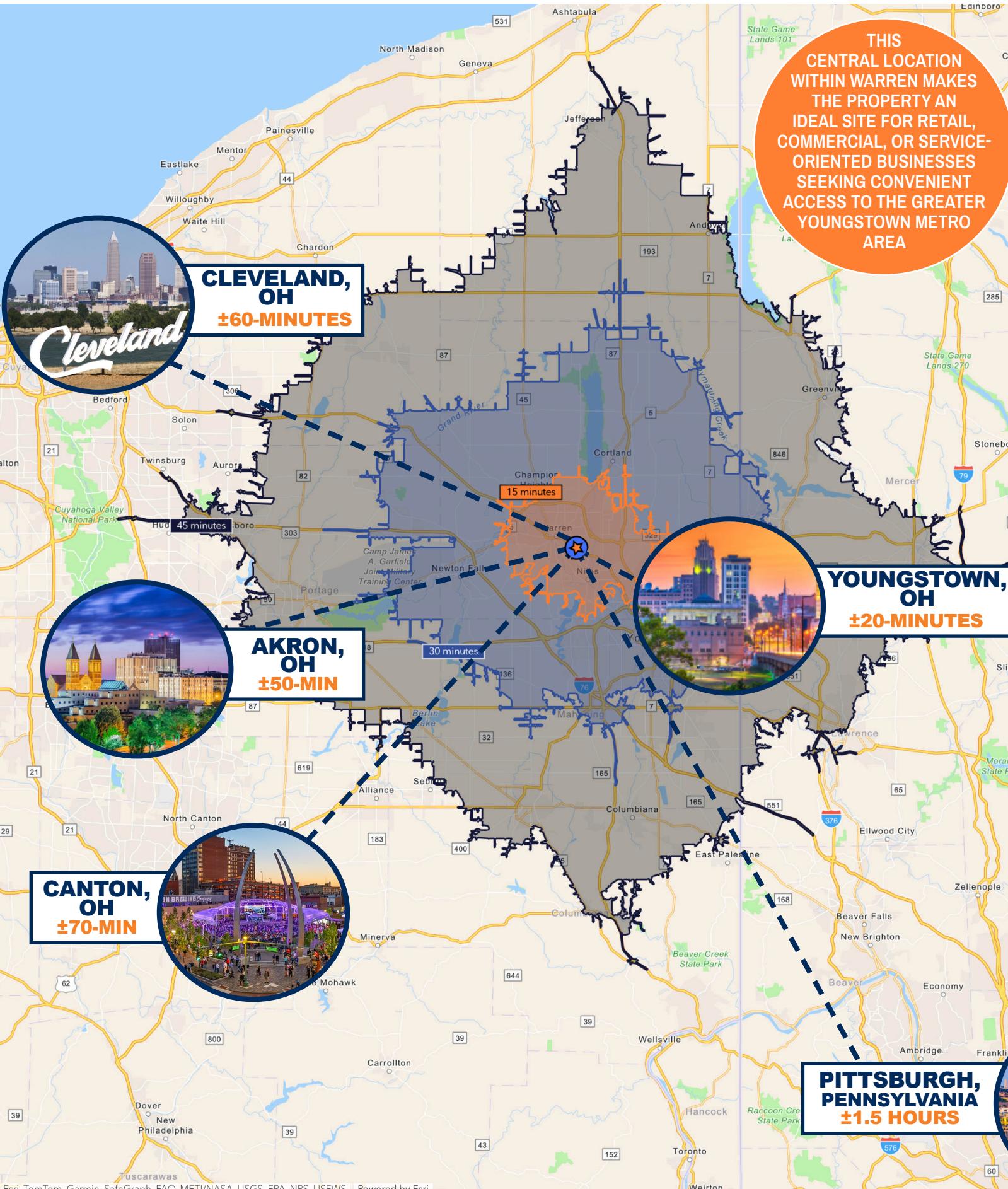
Source: <https://www.wfmj.com/story/53167151/kimberlyclark-proposing-dollar160m-distribution-center-next-to-warren-plant>

\$1
ABSOLUTE
AUCTION



WARREN, OH

YOUNGSTOWN-WARREN-BOARDMAN MSA DRIVE TIME MAP (15, 30, 45-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
MARCH 23-25, 2026

FORMER RITE AID

WARREN, OH

Households

In 2018, there were **37,491** households with an average size of **2.21** people per household.

Household expenditure is **\$58,873** per year, with **\$2,266** spent eating out, **\$7,016** on transport and **\$20,313** on retail.

Household Income

Disposable income averages **\$46,907** per household or **\$29,107** per capita.

An estimated **21.0%** households live below the poverty line while **2.4%** have \$200,000 or more in disposable income.

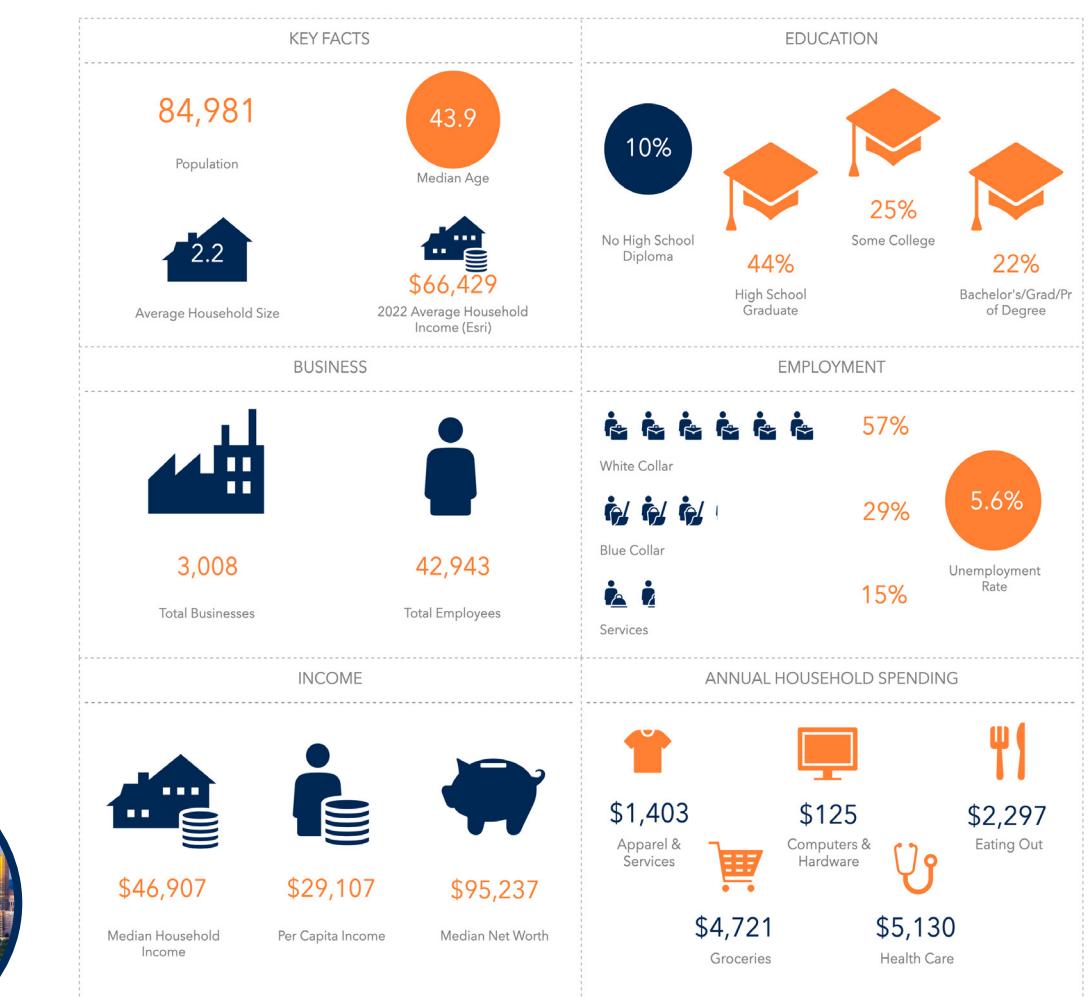


84,981 people live in the area, 41,484 men and 43,497 women.

With growth of **-0.1%**, the population is expected to reach **84,586** by 2024.

The median home value is **\$121,488** with home ownership at **63.4%**.

Of the **41,896** homes **23,772** are owner occupied and **4,405** (10.5%) vacant.



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027.



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: MARCH 23-25, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for MARCH 23-25, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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Marcus & Millichap

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #XX