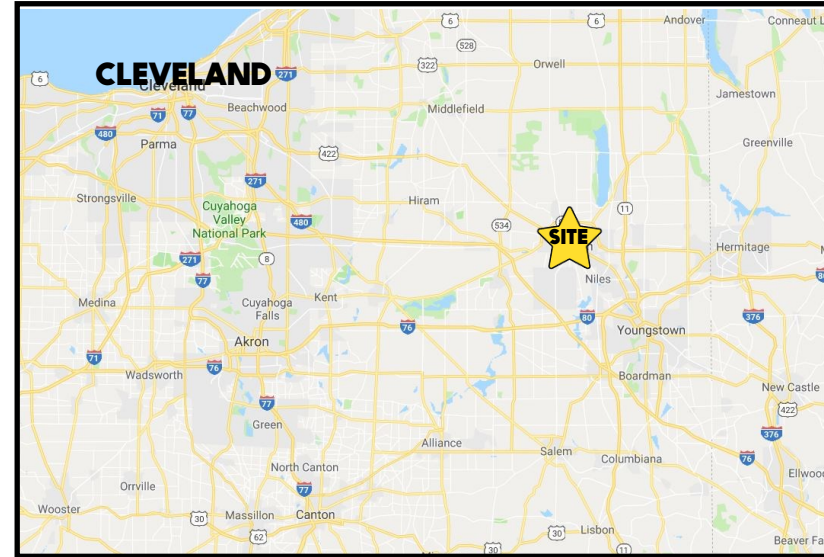


LOCATION

231 Main Ave SW, Warren, OH 44481



HIGHLIGHTS

- Fully leased retail plaza
- Major renovations in 2021-2022 include complete roof, new ceilings, electric, and plumbing
- Long term tenants + new tenants after renovations
- Across from courts, police and fire stations

TRAFFIC

Main Ave = 7,536 VPD
South Street SW = 13,635 VPD

CONTACT

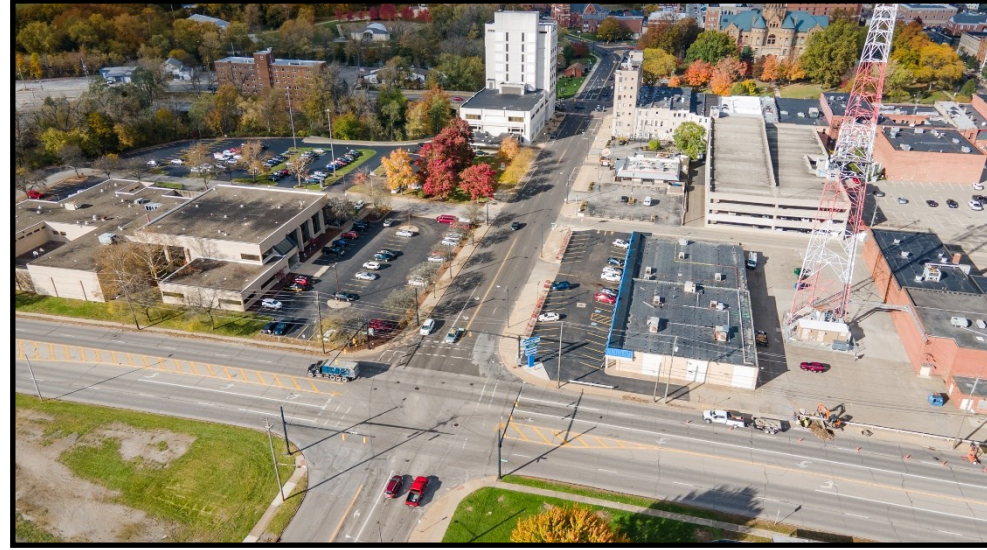
DAN CROUSE

330.647.0411

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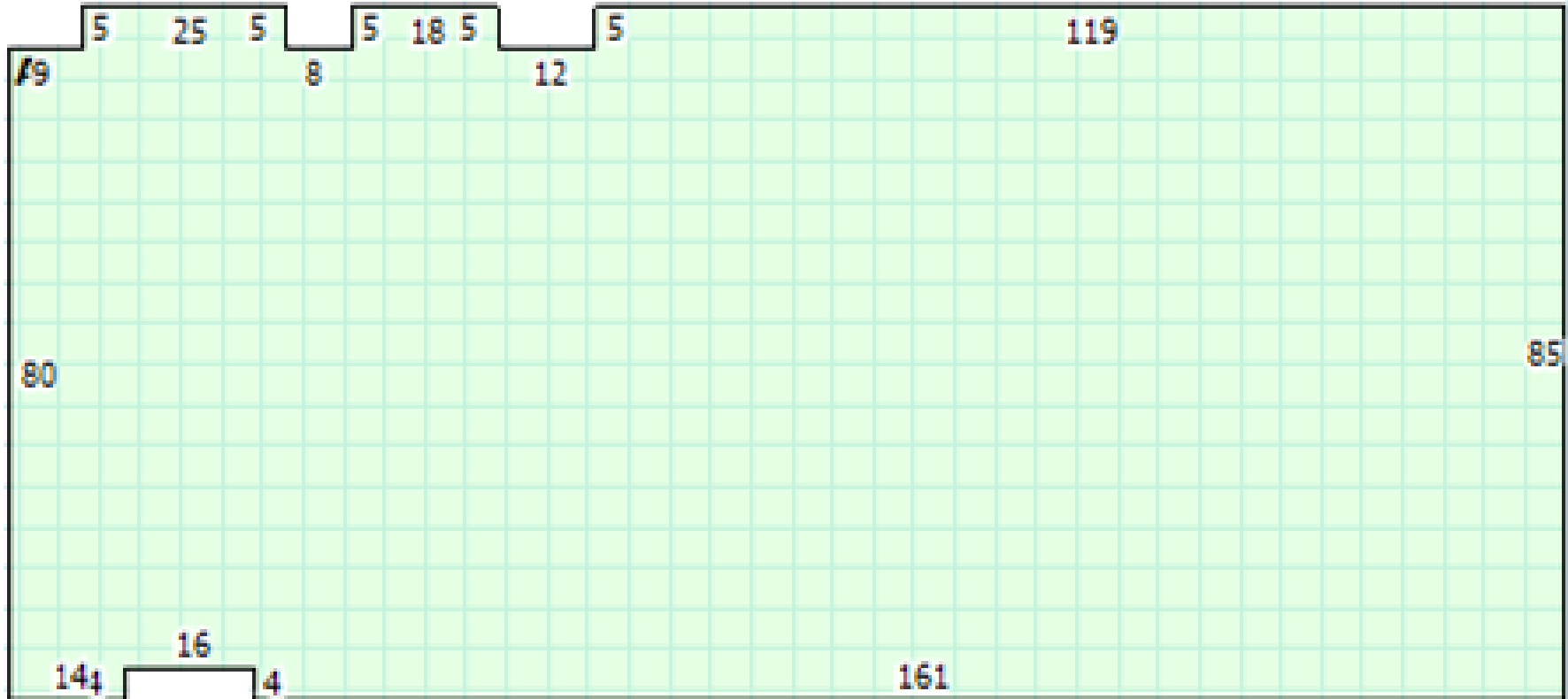
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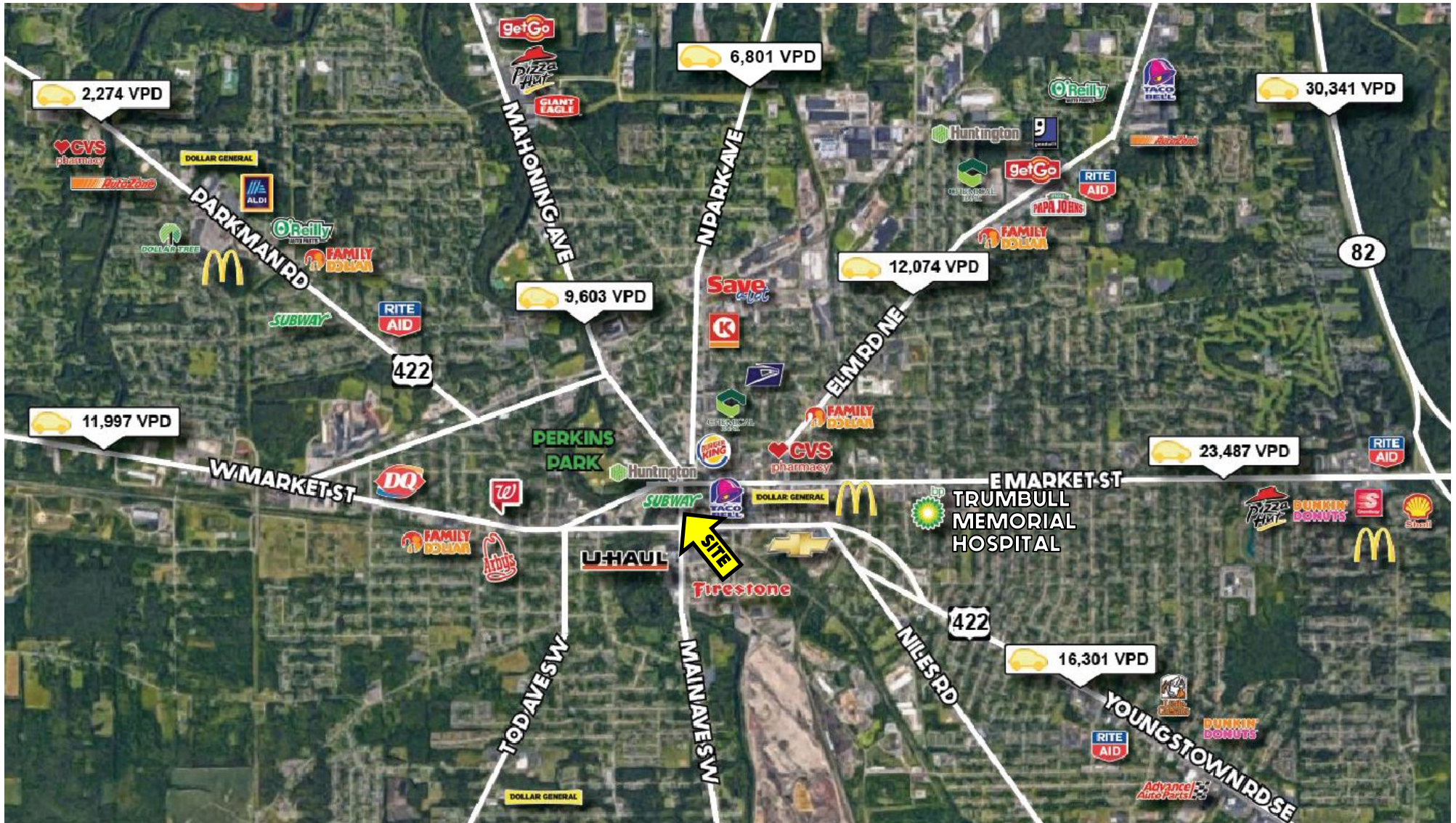
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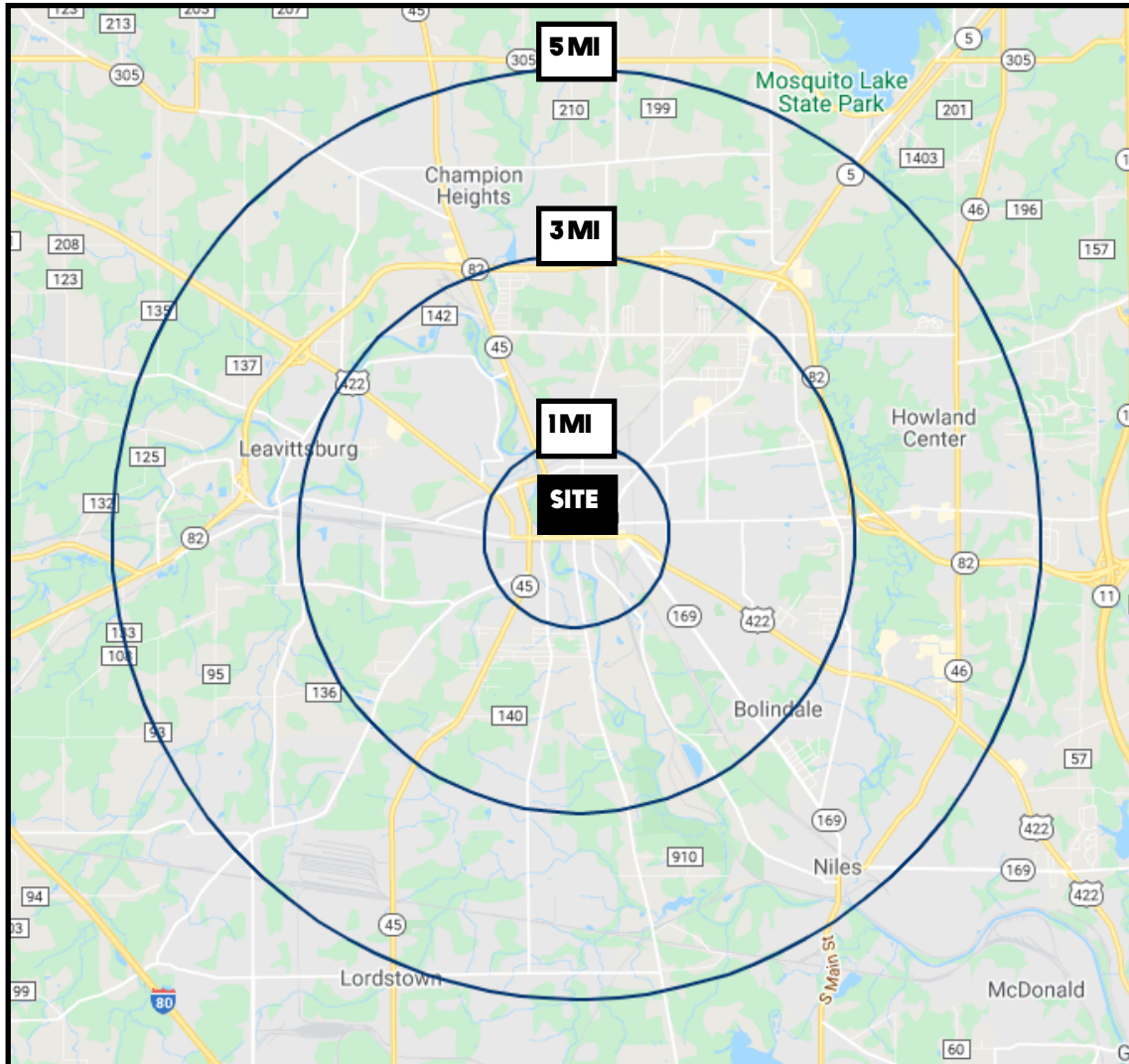
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,845	44,550	79,694
HOUSEHOLDS	3,100	18,628	33,154
MEDIAN AGE	37	41	43
AVERAGE HH INCOME	\$31,256	\$42,847	\$53,005

SITE INFORMATION

LOCATION	Warren City; Trumbull County
PARCEL	39-527835
PROPERTY TYPE	Retail plaza
PARKING	50+
YEAR RENOVATED	2021-2022
SIZE	16,026 SF + full basement
PRICE	\$1,750,000

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