

**LOCATION**

1780 Warren Ave, Niles, OH 44446

**HIGHLIGHTS**

- Acreage in Niles (Weathersfield Township), OH
- Industrial zoned property
- Adjacent to Kimberly Clark land
- 978' frontage on Warren Ave
- Over 1,000' frontage on active Norfolk Southern Railroad

**CONTACT****SHEA MACMILLAN**

330.360.9299    [smacmillan@platzrealtygroup.com](mailto:smacmillan@platzrealtygroup.com)

**MATT WILSON**

330.347.9677    [mwilson@platzrealtygroup.com](mailto:mwilson@platzrealtygroup.com)

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

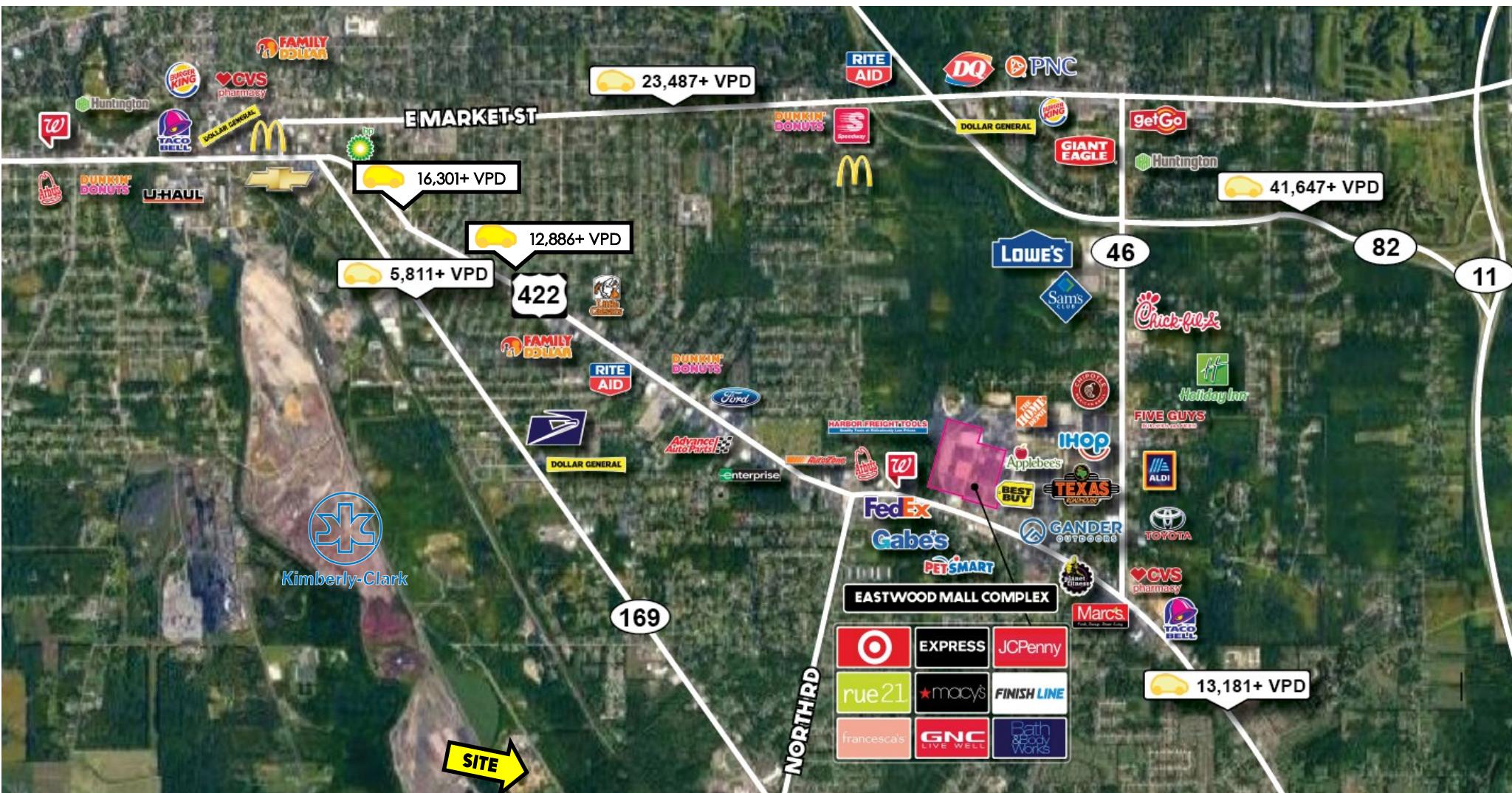
**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

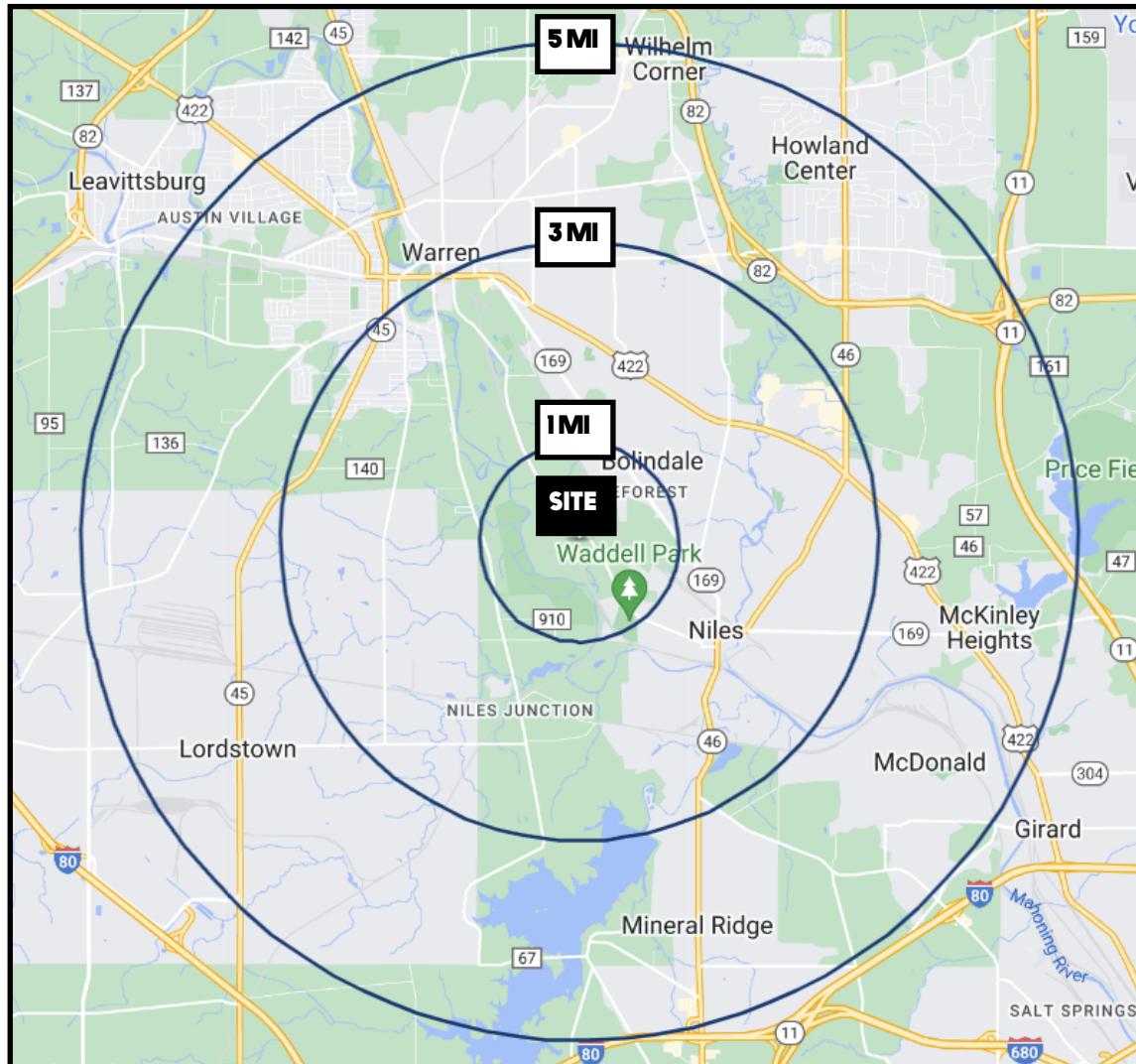
**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	8,562	43,924	87,804
<b>HOUSEHOLDS</b>	3,602	18,839	36,815
<b>MEDIAN AGE</b>	40	42	43
<b>AVERAGE HH INCOME</b>	\$40,210	\$43,821	\$55,884

## SITE INFORMATION

<b>LOCATION</b>	Weathersfield Township Trumbull County
<b>PARCELS</b>	21-154300 + 21-152000
<b>ZONING</b>	Industrial B
<b>ACREAGE</b>	30 acres
<b>FRONTAGE</b>	978' along Warren Ave 1,000' along active railroad
<b>PRICE</b>	<del>\$453,150</del> <b>REDUCED!</b> \$399,000

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**