



FOR LEASE

Discover a premier development site available for ground lease on a strategically positioned ±0.72-acre parcel located at 5340 Youngstown Warren Road in Niles, Ohio. The current structure is undergoing demolition at the owner's cost, delivering a clean slate ready for your vision. This offering features a competitive ground lease structure with an annual rent of \$95,000, an initial 10-year term, and flexible renewal options to support long-term business growth.

5340 YOUNGSTOWN WARREN RD
NILES, OH 44446



Lot Size (acres)	0.72
Parcel ID	20-011013
Zoning Type	Commercial
County	Trumbull
Frontage	104.40 Ft
Traffic Count	+/-13,874 VPD

- 0.72 Acre Parcel with +/-107 feet of frontage on primary road
- Zoned B-1, Highway Commercial Zoning with Permitted Uses including Drive-Thru Restaurant, Gas Station, Grocery, Bank, Retail, and more
- 13,874 VPD Traffic Counts with Visibility on Youngstown Warren Rd and 1-Mi from Niles Cortland Rd SE (18,368 VPD)
- Strong Demographics with 84,493 Residents and 90,098 Daytime Population with Average Household Income of ±\$69,125 (5-Mile)
- Located Directly Across from Eastwood Mall, Surrounded by National Anchors including Target, Meijer, Sam's Club, Lowe's, Macy's, Best Buy, and more

Tri Elite Holdings LLC

1043 Fordtown Road, Kingsport TN

37663

Kingsport, 37663

Office: 4236300130

Russell Emerson Taylor

RUSSELL TAYLOR

Executive Vice President

Mobile: 4239561292

russell@trieliteholdingsllc.com



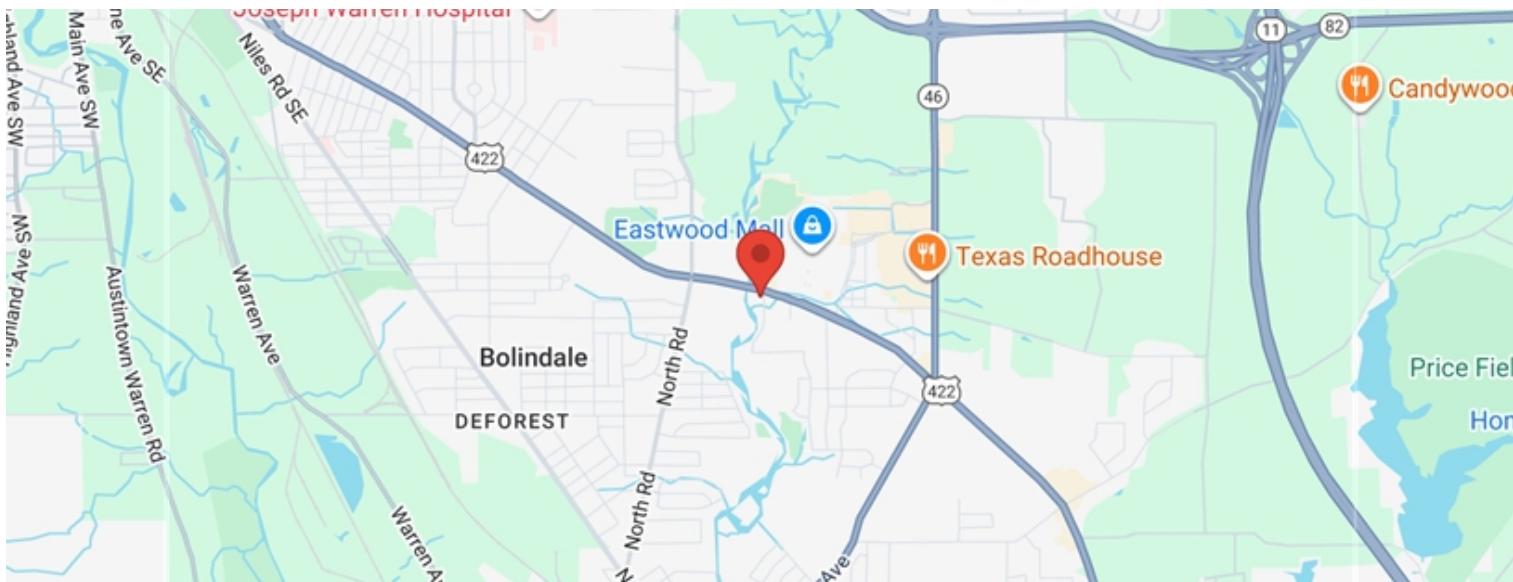
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,380	46,649	98,328
2010 Population	5,910	43,147	89,429
2025 Population	5,917	42,443	85,048
2030 Population	5,874	42,300	84,531
2025-2030 Growth Rate	-0.15 %	-0.07 %	-0.12 %
2025 Daytime Population	9,650	47,298	90,699

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	401	2,692	6,190
\$15000-24999	233	1,557	3,311
\$25000-34999	361	2,098	3,998
\$35000-49999	404	2,870	5,767
\$50000-74999	456	3,538	6,708
\$75000-99999	282	2,036	3,805
\$100000-149999	294	2,257	3,974
\$150000-199999	204	1,127	2,198
\$200000 or greater	69	746	1,593
Median HH Income	\$ 47,866	\$ 51,475	\$ 48,651
Average HH Income	\$ 65,181	\$ 69,686	\$ 68,339

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,847	19,701	40,560
2010 Total Households	2,754	18,932	38,302
2025 Total Households	2,704	18,921	37,545
2030 Total Households	2,671	18,768	37,174
2025 Average Household Size	2.18	2.22	2.22
2025 Owner Occupied Housing	1,706	12,316	24,426
2030 Owner Occupied Housing	1,722	12,499	24,714
2025 Renter Occupied Housing	998	6,605	13,119
2030 Renter Occupied Housing	949	6,269	12,460
2025 Vacant Housing	247	2,008	4,397
2025 Total Housing	2,951	20,929	41,942



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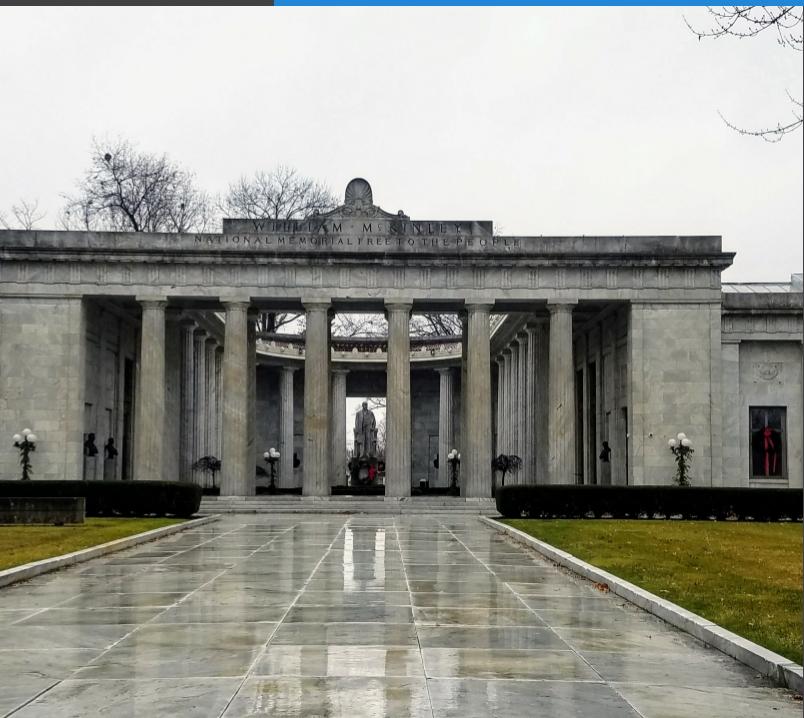
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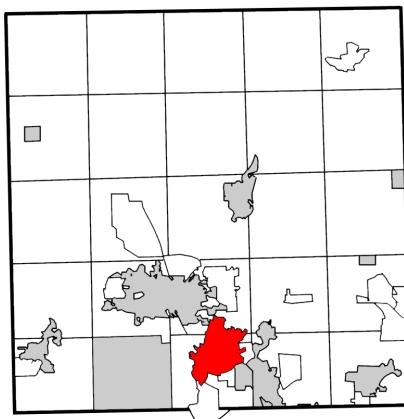
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ABOUT NILES

Niles is a city in Trumbull County, Ohio, United States. The population was 18,443 at the 2020 census. Located at the confluence of the Mahoning River and Mosquito Creek, Niles is a suburb in the Youngstown–Warren metropolitan area.



CITY OF NILES

COUNTY TRUMBULL

AREA

CITY	8.6 SQ MI
LAND	8.6 SQ MI
ELEVATION	899 FT

POPULATION

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Tri Elite
HOLDINGS

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#5340 Youngstown Warren Road Niles Ohio 44446	Commercial	\$ 95000.00	NNN	--	10 Yrs

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