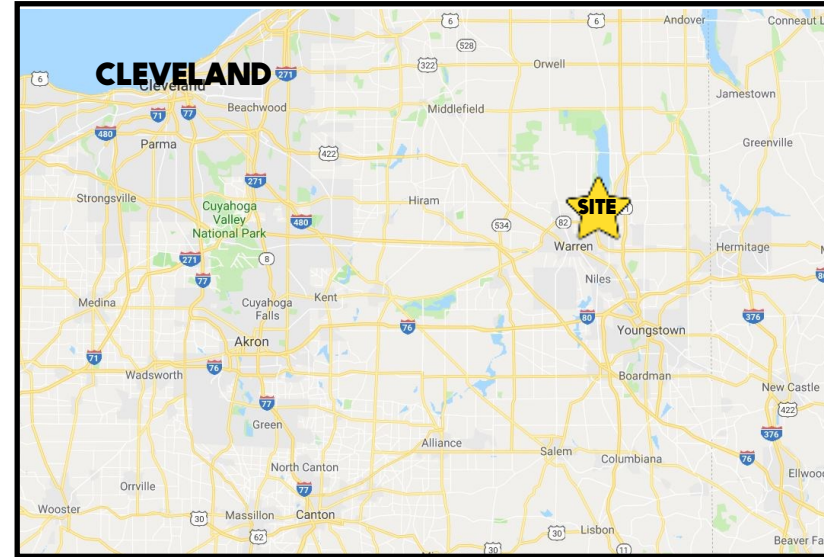


## LOCATION

3418 Elm Rd, Howland Township, OH 44483



## HIGHLIGHTS

- Excellent investment opportunity!
- NNN Lease with Cabinetworks, a long term tenant
- True NNN Lease, tenant also responsible for the roof
- Cabinetworks is the country's largest privately held kitchen cabinet manufacturer, over \$1.8 Billion in annual sales

## TRAFFIC

Elm Rd = 18,961 VPD  
North River Rd = 7,958 VPD

## CONTACT

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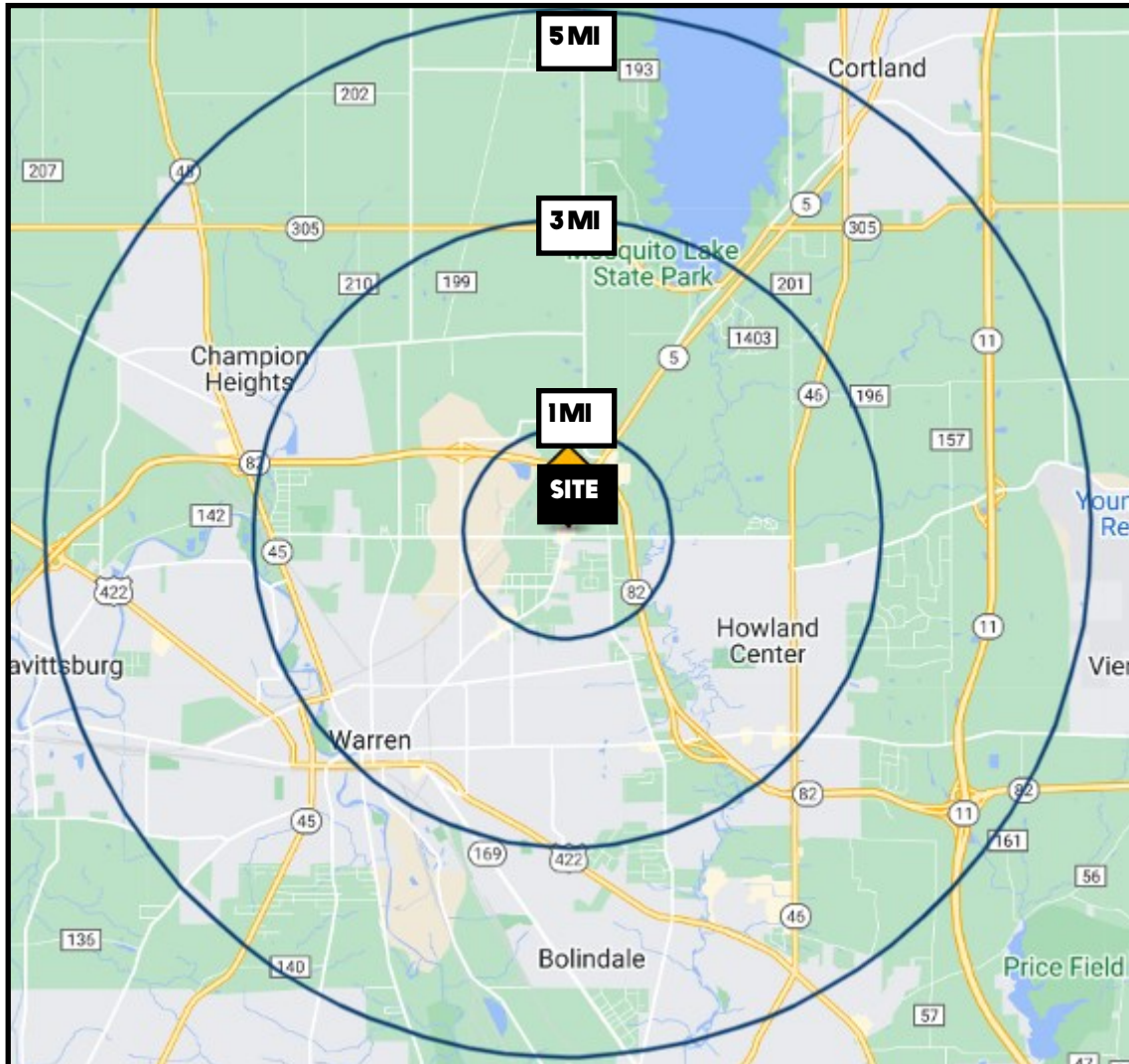
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	2,954	35,135	79,782
<b>HOUSEHOLDS</b>	1,296	14,266	31,893
<b>MEDIAN AGE</b>	49	45	44
<b>AVERAGE HH INCOME</b>	\$47,107	\$58,691	\$58,683

SITE INFORMATION	
<b>LOCATION</b>	Howland Township Trumbull County
<b>PARCELS</b>	28-135300 / 28-135260 / 28-135200 - to be replatted
<b>SIZE</b>	79,175 SF
<b>YEAR BUILT</b>	1993
<b>ACRES</b>	Approximately 8 acres To be replatted
<b>LEASE TYPE</b>	NNN Tenant responsible for the roof
<b>PRICE</b>	\$5,100,000

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