# WARREN, OH

## SEC NILES CORTLAND RD SE & SHAKER BLVD SE

## 18,460 SF BUILDING ON 1.67 ACRES AVAILABLE FOR LEASE, SALE OR REDEVELOPMENT

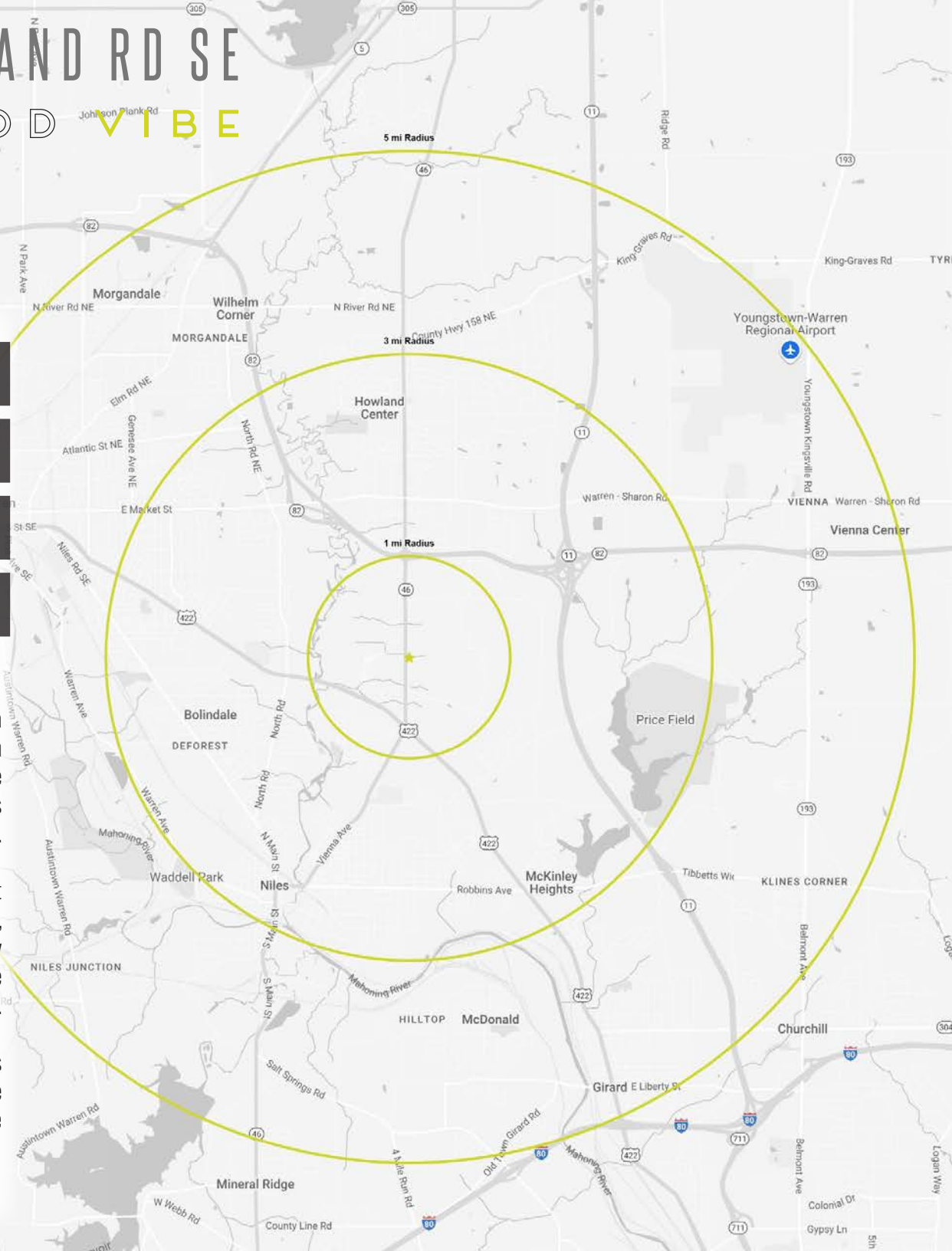
### 2075 NILES CORTLAND RD SE

LOCATION.
commercial real estate

# 2075 NILES CORTLAND RD SE

## NEIGHBORHOOD VIBE

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| POPULATION | 1,823 | 38,717 | 81,885 |
| HOUSEHOLDS | 777 | 17,738 | 36,474 |
| EMPLOYEES | 4,438 | 16,463 | 35,437 |
| MED HH INCOME | $56,784 | $60,608 | $57,337 |



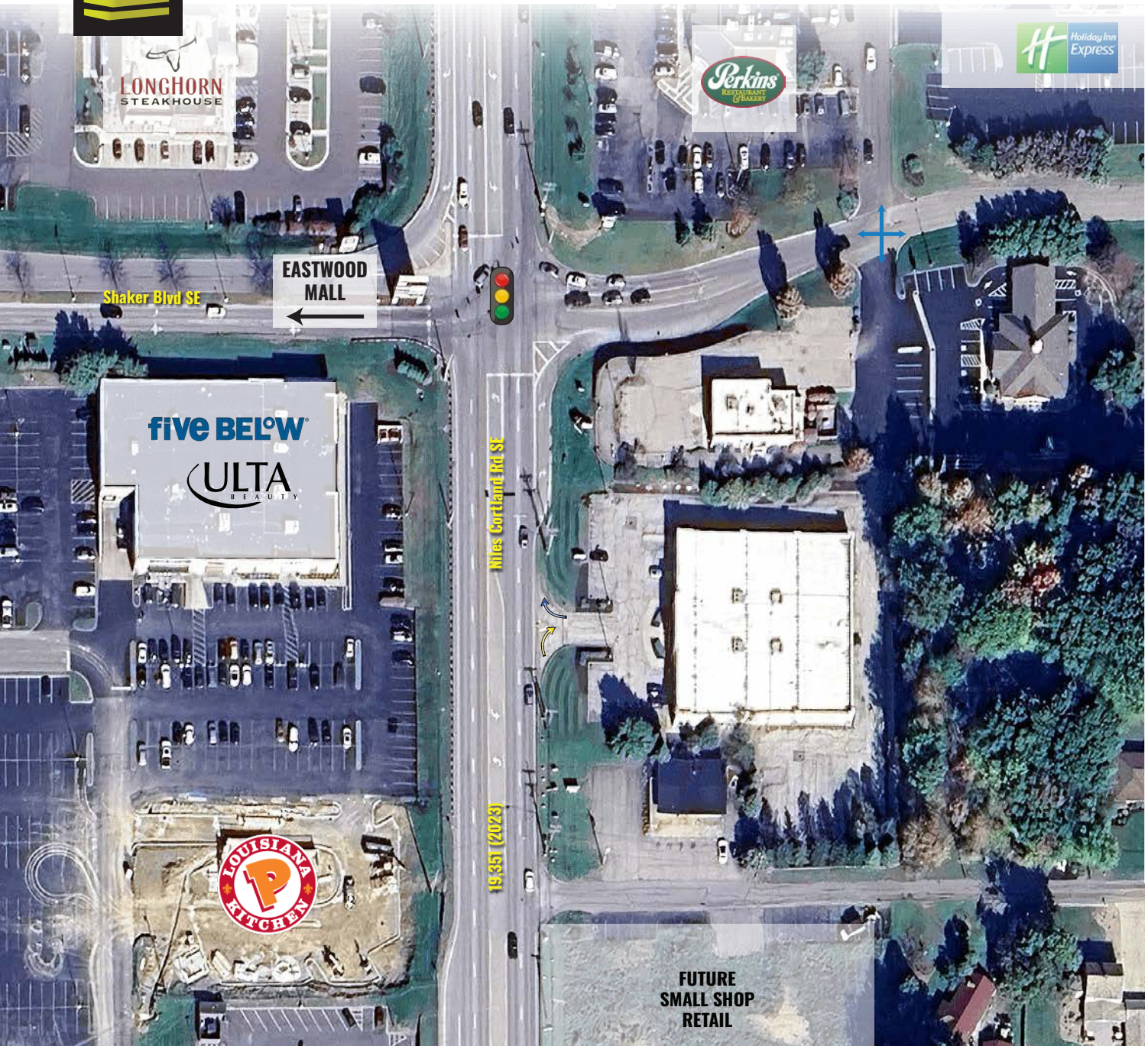

The Warren/Niles Trade Area, located in Trumbull County, Ohio, is a dynamic region that plays a vital role in the Youngstown-Warren-Boardman Metropolitan Statistical Area (MSA). With a rich industrial heritage, the area has evolved from its historical roots in manufacturing to encompass a diverse economy that includes retail, healthcare, and education.

Warren, the county seat, is known for its historical architecture and vibrant downtown, which features a variety of shops, restaurants, and cultural attractions, including the historic Trumbull County Courthouse and the Warren Community Amphitheatre. Niles, adjacent to Warren, is famous for its scenic parks and the Mahoning River, offering residents numerous outdoor recreational activities.

The trade area is home to several educational institutions, including schools and vocational programs that contribute to workforce development. The community is also supported by essential services such as healthcare facilities and a network of public safety services.

# 2075 NILES CORTLAND RD SE

## ZOOM AERIAL




- CROSS ACCESS BEHIND ADJACENT PROPERTY TO TRAFFIC SIGNAL AND 3/4 ACCESS ON NILES CORTLAND RD
- 18,460 SF (142' X 130') BUILDING ON 1.67 ACRES AVAILABLE FOR LEASE, SALE OR REDEVELOPMENT IN NILES, OHIO TRADE AREA
- "MAIN & MAIN" RETAIL SITE WITH UNOBSTRUCTED VISIBILITY TO OVER 19,000 VPD ON NILES CORTLAND RD
- ACROSS FROM EASTWOOD MALL WHICH WELCOMES 15 MILLIONS VISITORS ANNUALLY CONTAINING DILLARD'S, MACY'S, BOSCOV'S, TARGET, JCPENNEY, OLD NAVY, BAM!, OLLIE'S, AND MORE, ENCOMPASSING OVER 3.4 MILLION SQ FT!
- PROPERTY IS LOCATED DIRECTLY ACROSS FROM NEW MEIJER, BASS PRO, HOBBY LOBBY, HOMEGOODS, TJ MAXX (220.8K ANNUAL VISITS), KOHL'S (512.9K ANNUAL VISITS), AND BURLINGTON (555.9K ANNUAL VISITS)
  *DATA PROVIDED BY PLACER.AI

*LICENSEE LISTED HAS OWNERSHIP INTEREST IN THIS PROPERTY

# 2075 NILES CORTLAND RD SE

## MARKET AERIAL

LOCATION.
commercial real estate

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