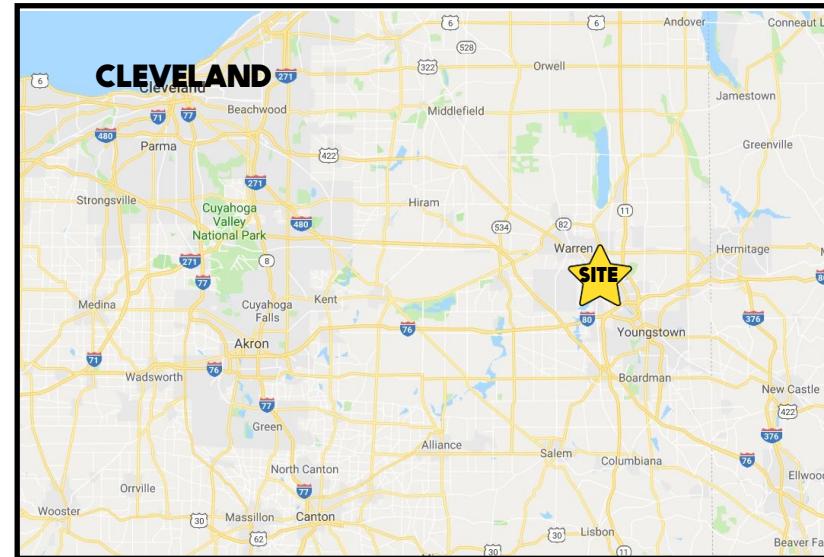


## LOCATION

5845 Youngstown Warren Rd, Niles, OH 44446



## HIGHLIGHTS

- Retail/office building with mezzanine by Eastwood Mall
- Located in Niles City, next to Best Buy
- 3 Drive thru lanes
- Great street signage
- Just west of Niles Cortland Rd (SR 46)

## TRAFFIC

Youngstown Warren Rd = 15,407 VPD  
Niles Cortland Rd = 13,271 VPD

## CONTACT

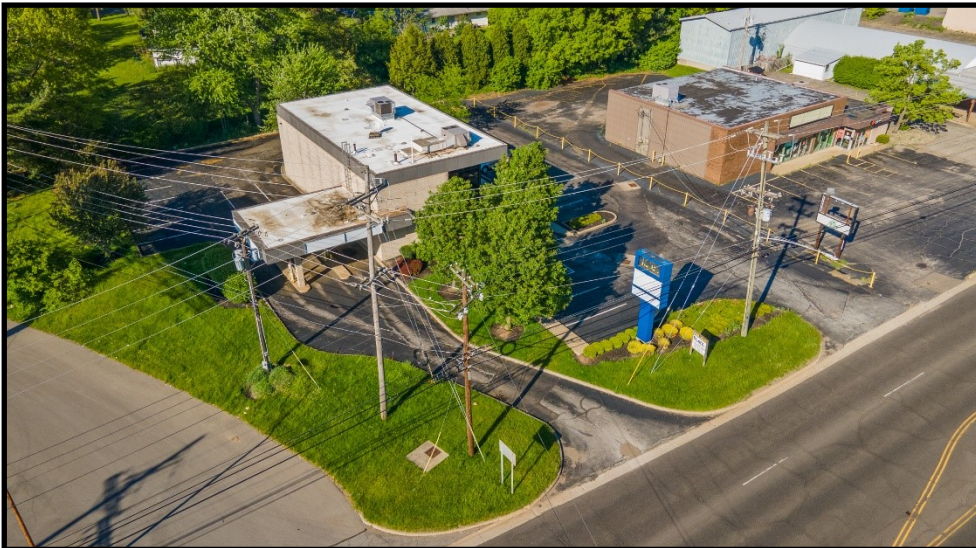
**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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

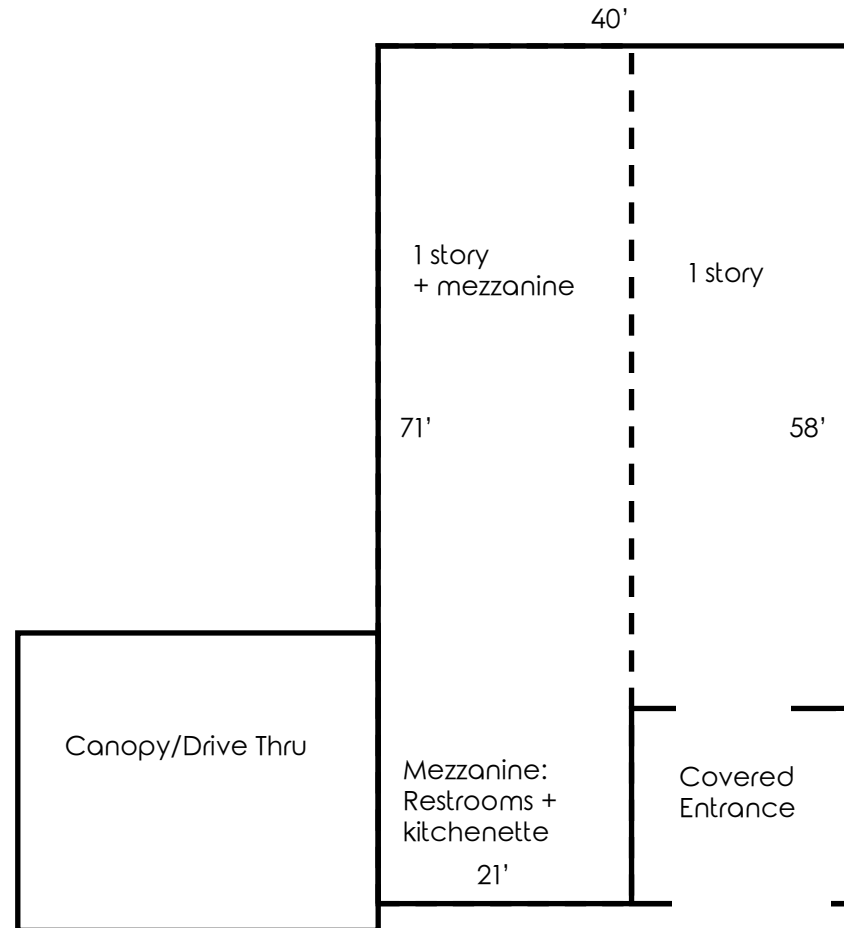
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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

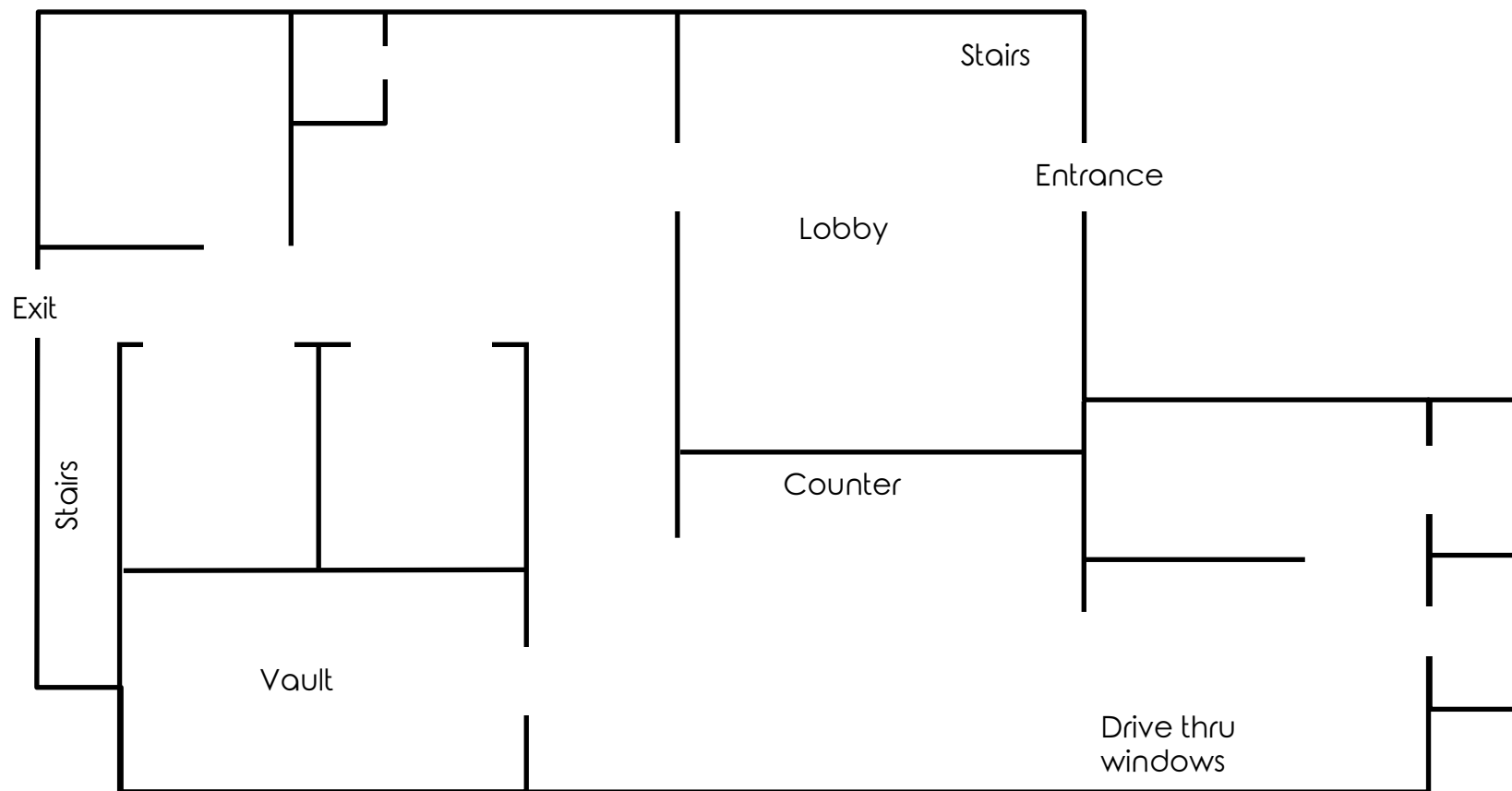
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

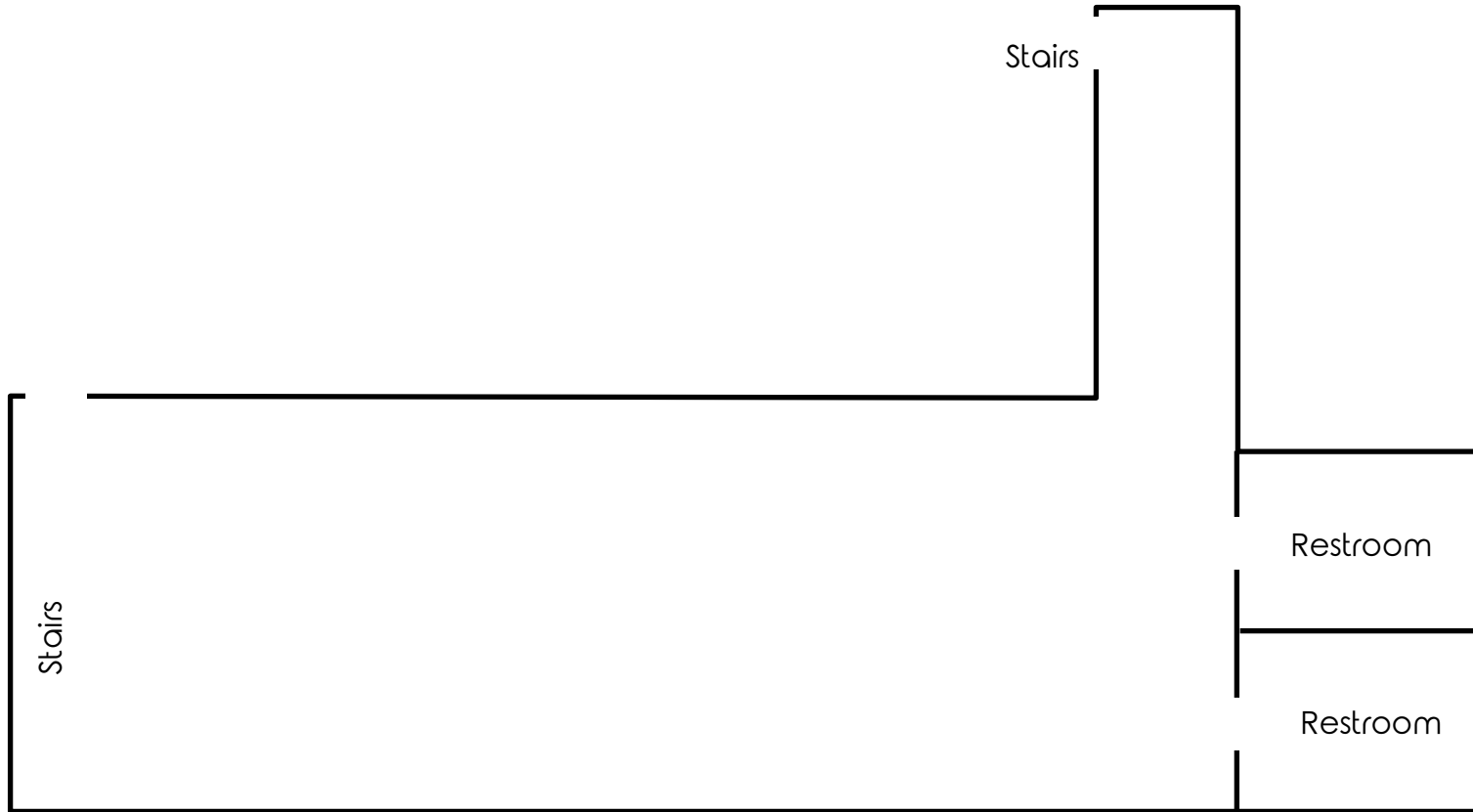
First Floor



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

Mezzanine

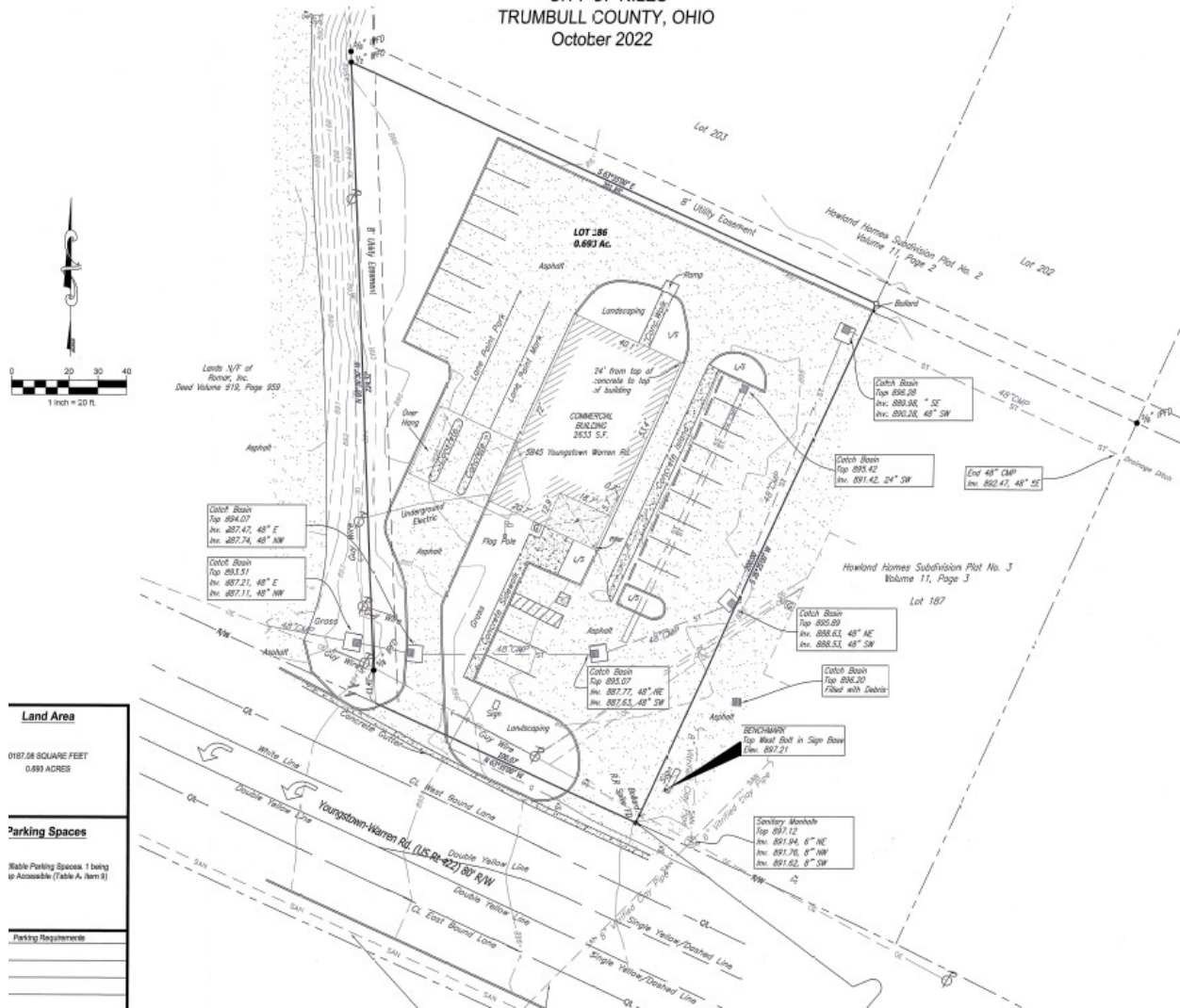


Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

**ALTA/NSPS LAND TITLE SURVEY**

CITY OF NILES  
TRUMBULL COUNTY, OHIO  
October 2022



<b>Land Area</b>
0187.08 SQUARE FEET 0.899 ACRES
<b>Parking Spaces</b>
15 Available Parking Spaces, 1 being Inaccessible (Table A, Item 3)
<b>Parking Requirements</b>

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

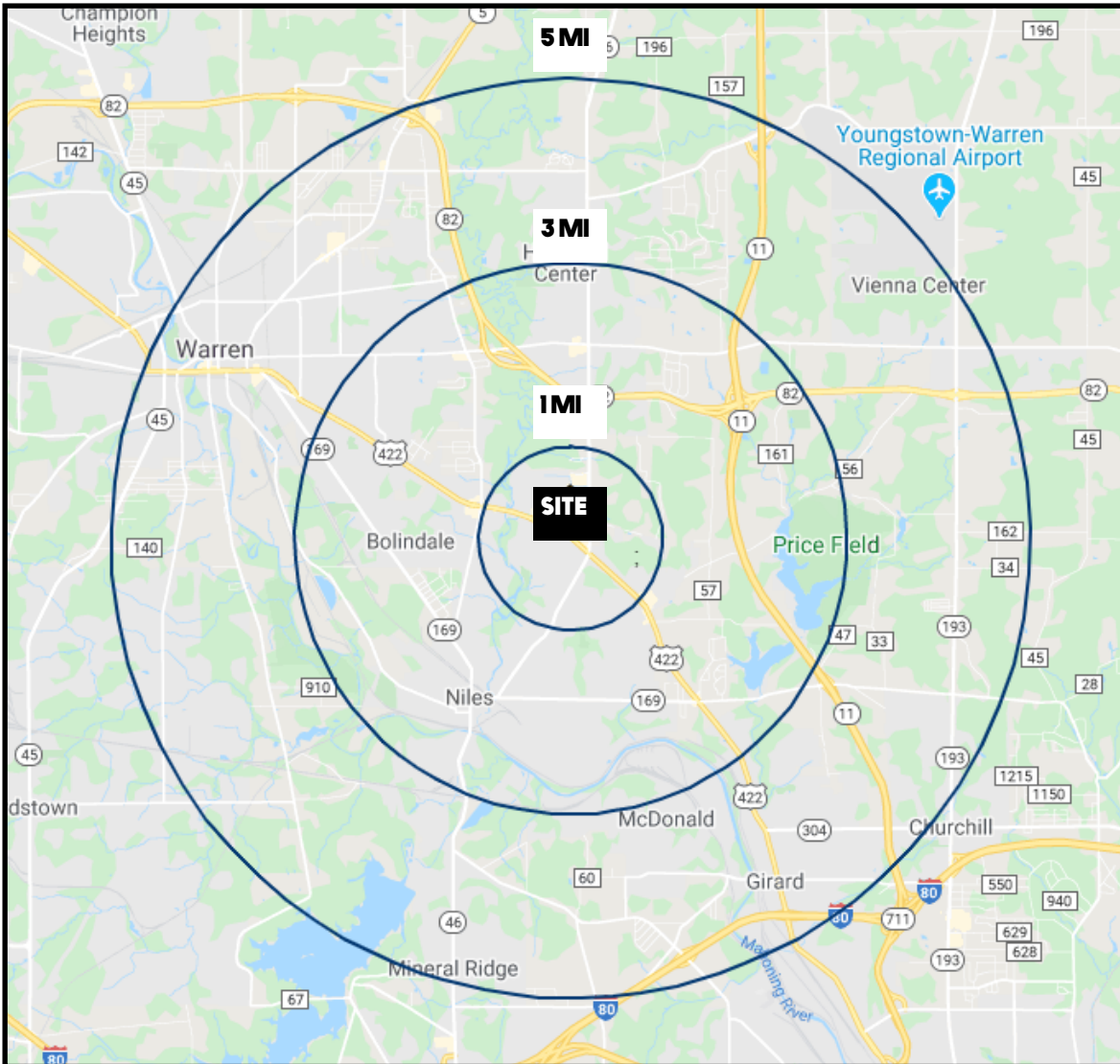


Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[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.





DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,035	37,302	83,120
<b>HOUSEHOLDS</b>	1,845	16,310	35,427
<b>AVERAGE AGE</b>	43	43	43
<b>MEDIAN HH INCOME</b>	\$53,293	\$42,959	\$41,813

SITE INFORMATION	
<b>LOCATION</b>	Niles City Trumbull County
<b>PROPERTY TYPE</b>	Retail / office
<b>ZONING</b>	B1 Highway Commercial
<b>PARCELS</b>	20-037015
<b>SIZE</b>	First Floor: 2,593 SF Mezzanine: 1,491 SF +/-
<b>ACREAGE</b>	.69 acres
<b>REAL ESTATE TAXES</b>	\$9,895/year
<b>PRICE</b>	Call for pricing

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406