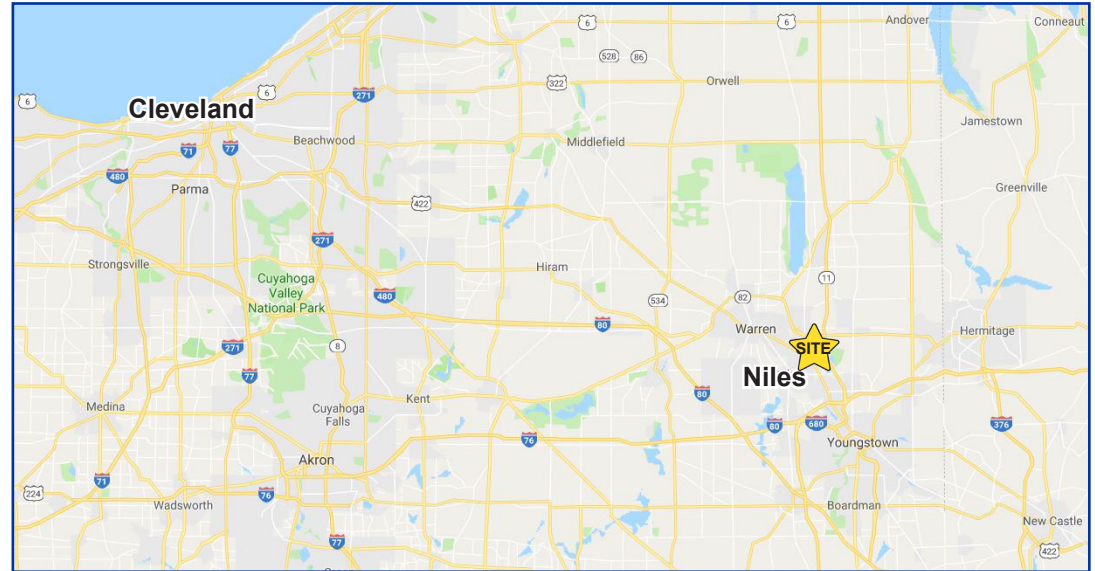


### LOCATION

1252 Youngstown-Warren Rd, Niles, OH 44446



### HIGHLIGHTS

- Former medical office located less than 1 mile from the Eastwood Mall, a retail complex with over 3.3 million SF in retail and lodging space
- 1,670 SF available office space + partially finished basement
- Move-in ready for medical professionals or easily converted into a general office
- Exterior property maintained by the Condo Association

### TRAFFIC

Youngstown-Warren Rd = 18,750 VPD  
Niles-Cortland Rd = 13,400 VPD

### CONTACT

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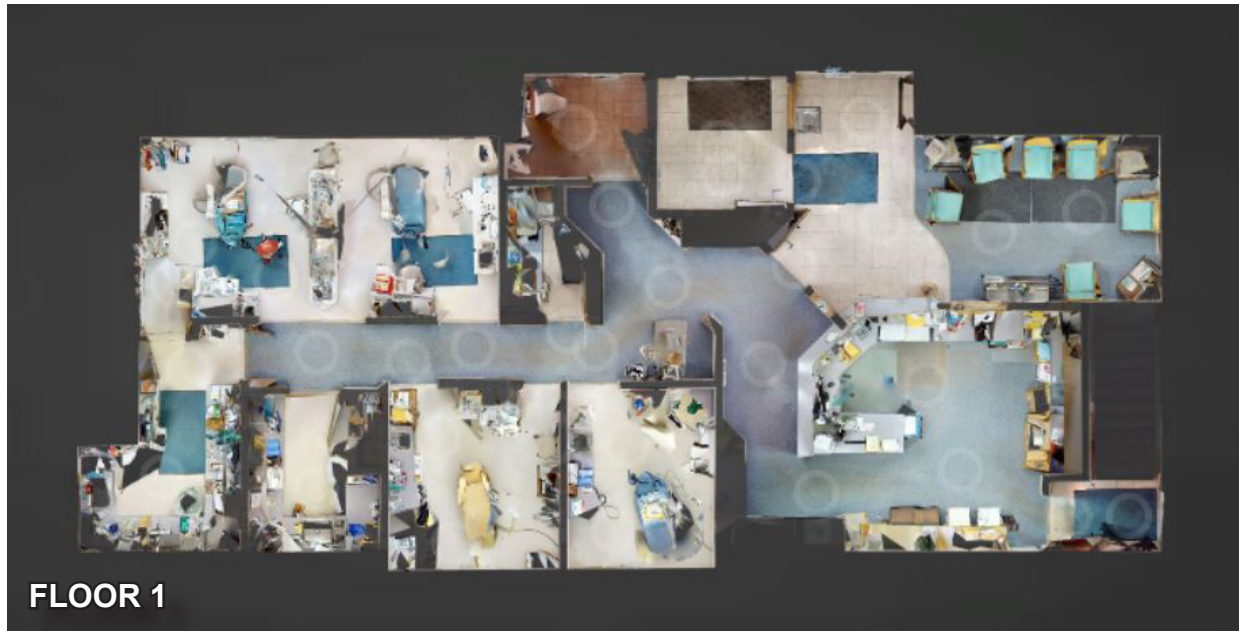
mwilson@platzrealtygroup.com

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**FLOOR 1**

**Waiting Area  
Reception Area  
4 Patient Rooms  
Lab Area  
Restroom**

**BASEMENT**

**Partially Finished  
Employee Break Room  
Storage Room  
Restroom**



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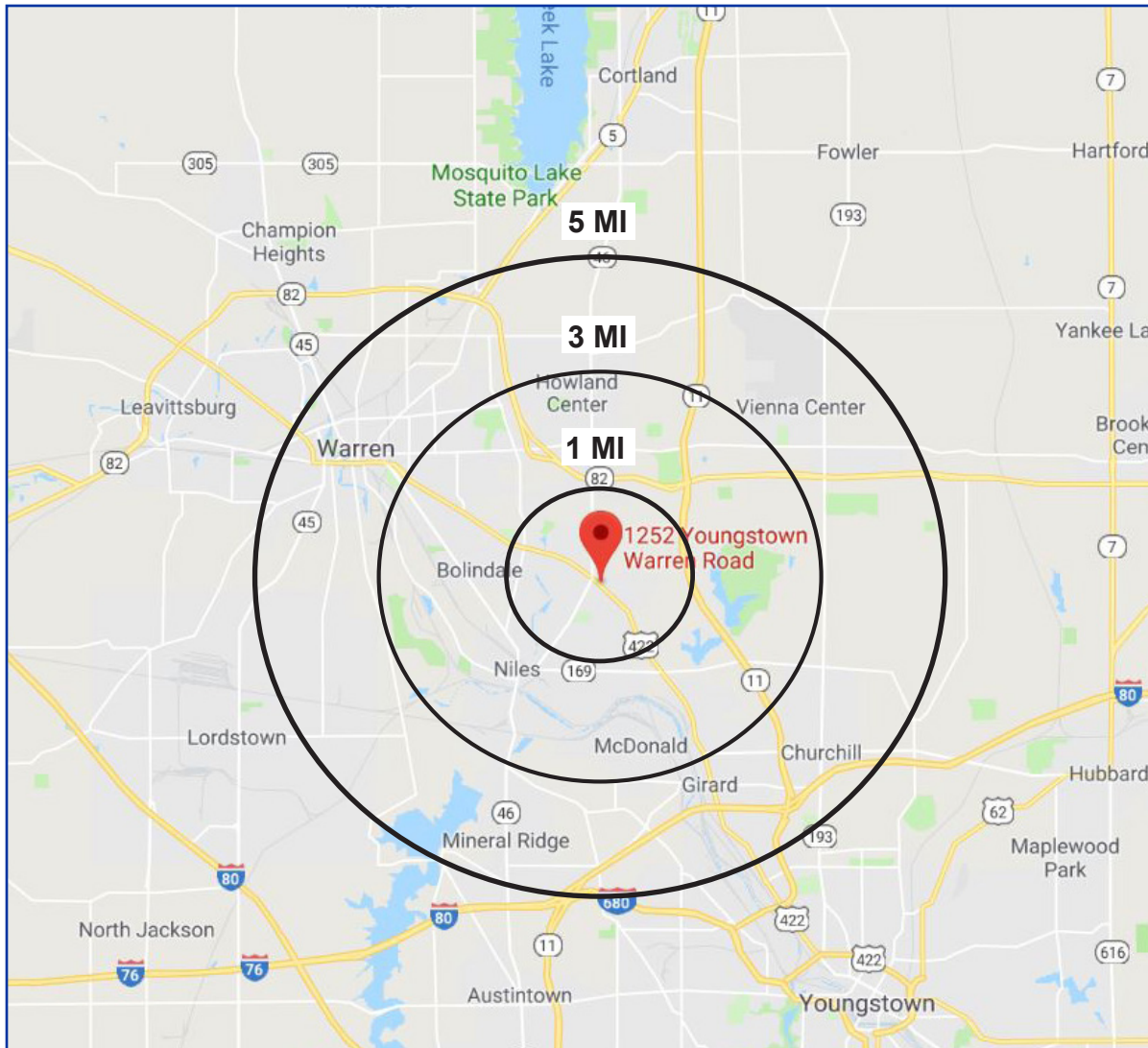
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## DEMOGRAPHICS



	1 MI	3 MI
Population . . . . .	4,952	35,329
Households . . . . .	2,236	15,293
Average Age . . . . .	43.50	42.70
Median HH Income . . . . .	\$47,795	\$43,858
Daytime Employees . . . . .	7,681	24,032



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