

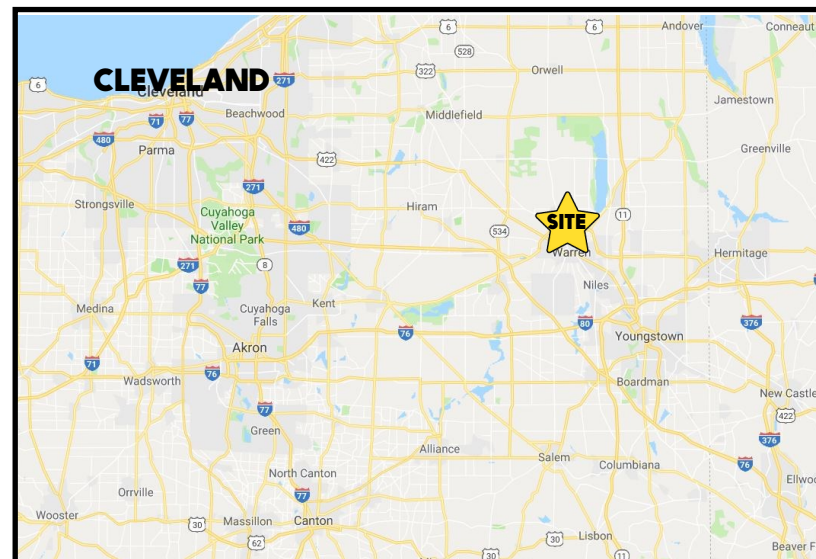
## LOCATION

661 Mahoning Ave, Warren, OH



## HIGHLIGHTS

- Freestanding children's hospital with 9 exam rooms
- Extremely well maintained property
- Lots of parking
- Very clean and bright, recently updated
- Close to downtown Warren



**3D TOUR** [Tour](#)

## CONTACT

**BILL KUTLICK**

330.565.5701

[bkutlick@platzrealtygroup.com](mailto:bkutlick@platzrealtygroup.com)

**ADAM DIVELBISS**

501.551.3817

[adivelbiss@platzrealtygroup.com](mailto:adivelbiss@platzrealtygroup.com)

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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





Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, 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.

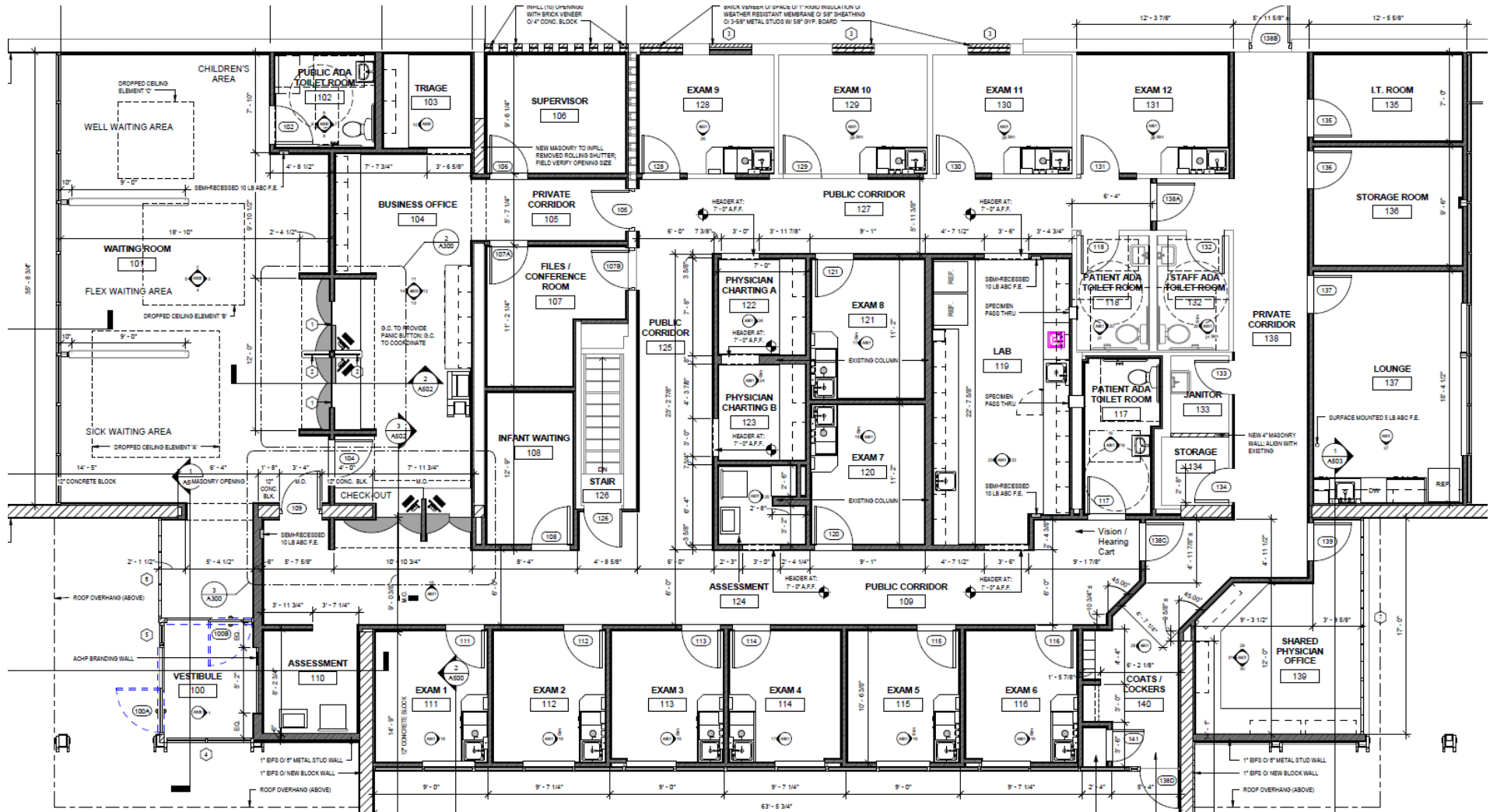




Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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

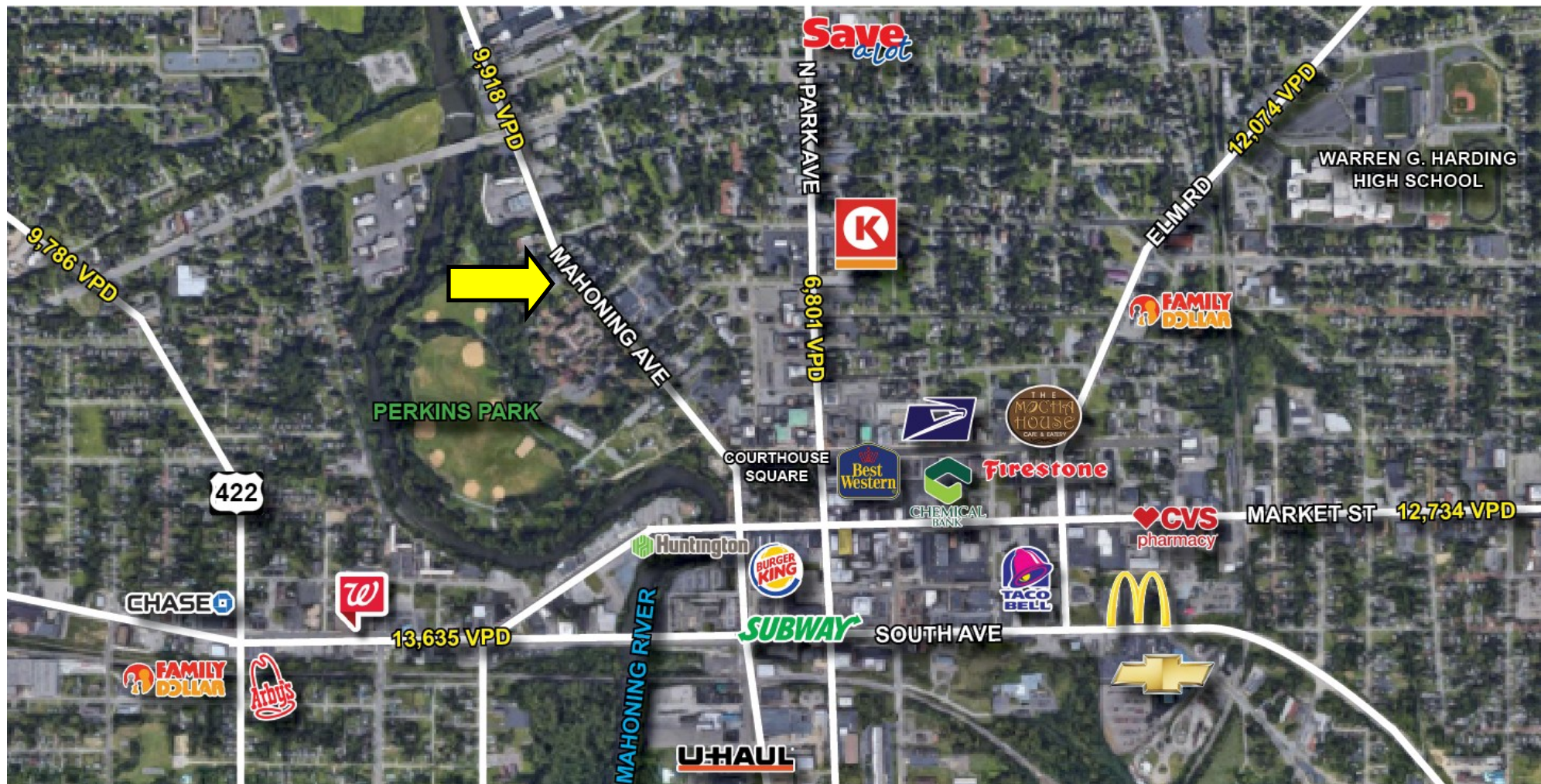
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**www.PLATZREALTYGROUP.com**





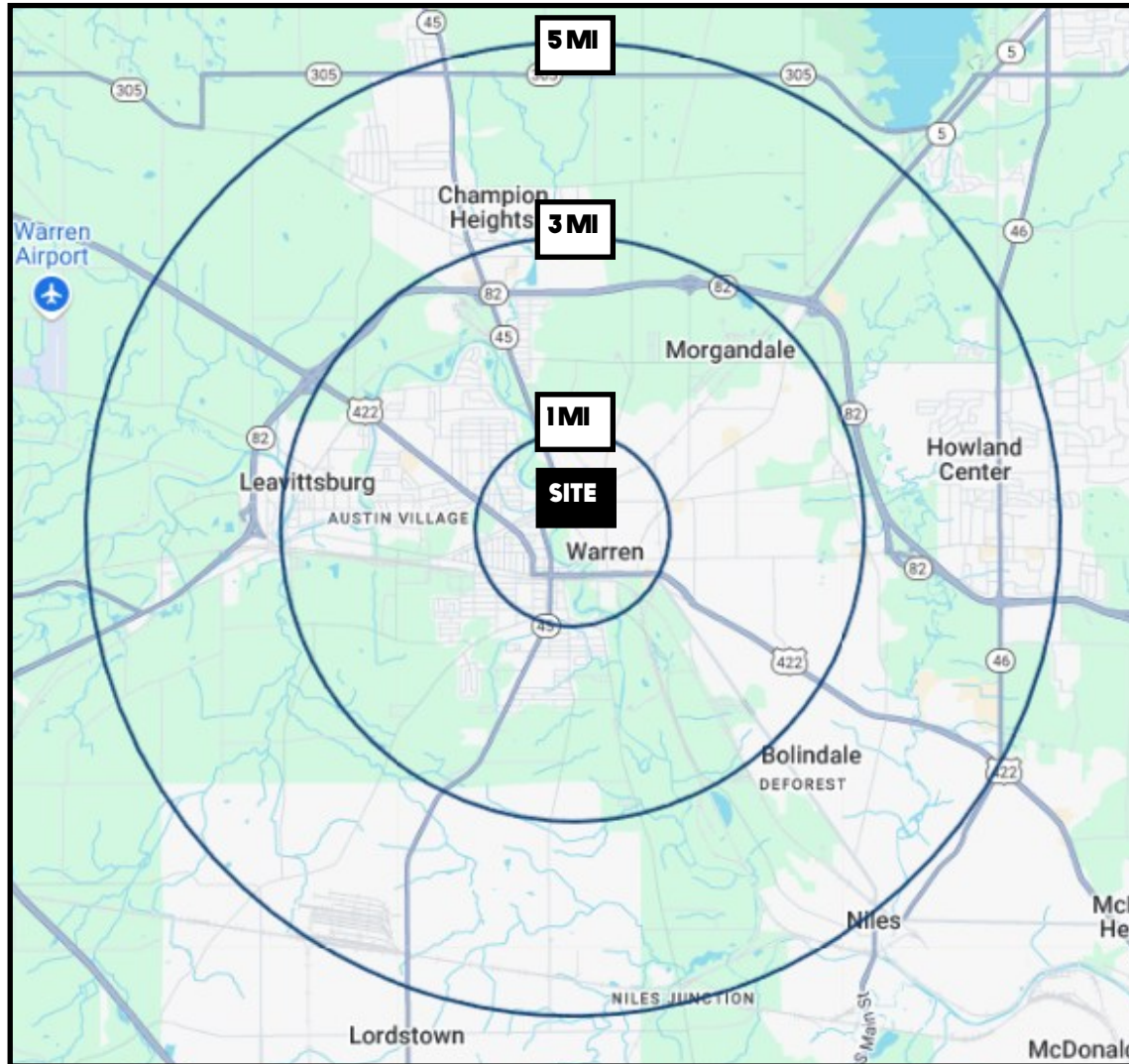
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**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.



# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	9,432	46,448	76,787
<b>HOUSEHOLDS</b>	3,869	19,433	32,938
<b>MEDIAN AGE</b>	38	40	42
<b>AVERAGE HH INCOME</b>	\$30,613	\$44,596	\$55,000

SITE INFORMATION	
<b>LOCATION</b>	Warren City Trumbull County
<b>PARCEL</b>	39-006024
<b>PROPERTY TYPE</b>	Medical
<b>YEAR REMODELED</b>	2015
<b>SIZE</b>	5,960 SF on .7 acres
<b>REAL ESTATE TAXES</b>	\$13,484/year
<b>RENT</b>	\$14.95/SF NNN

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**www.PLATZREALTYGROUP.com**