

LAND FOR SALE - 2 ACRES

PRIME RETAIL DEVELOPMENT LAND

1023 Niles Cortland Road Southeast, Warren, OH 44484



PROPERTY HIGHLIGHTS

- Prime development land consisting of two parcels (zoned commercial) totaling approximately 2.09 acres and located in Warren, OH, which is 14 miles NW of Youngstown and 56 miles SE of Cleveland
- Conveniently located across from Sam's Club and Lowe's Home Improvement
- Strong retail corridor - just north of Eastwood Mall
- High traffic counts (29,409 cars pass daily at Niles Cortland Rd SE & State Rt 82 N)
- Located on Rt. 46, with easy access to Rt. 82, Rt 11 and Rt. 422
- Short 12 minutes drive to Youngstown-Warren Regional Airport
- Reasonable Trumbull County real estate taxes (\$5,398.22 for 2022)
- 4-bedroom 2.5-bath residential home on site - can be kept or demolished for future development
- Ideal for variety commercial, retail or multi-family residential development

ASKING PRICE: \$395,000



For More Information:

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Bang Realty, Inc | Broker of Record
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Cell phone store



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RETAIL MAP

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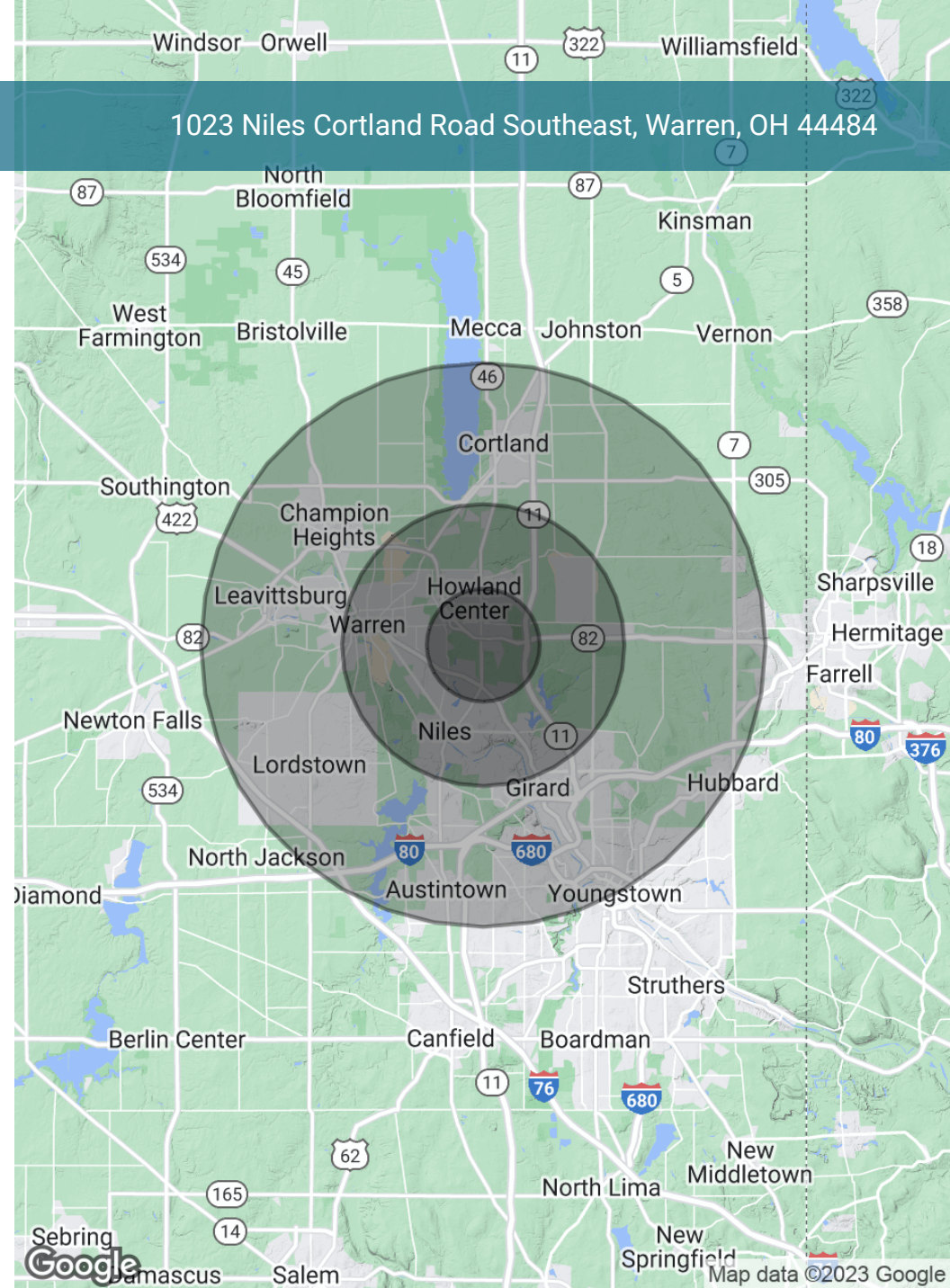
DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	13,732	75,674	203,299
Average Age	47.0	43.8	43.2
Average Age (Male)	46.2	42.6	41.2
Average Age (Female)	49.2	44.8	44.4

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	6,725	37,722	100,206
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$66,745	\$53,958	\$52,787
Average House Value	\$140,196	\$103,694	\$98,479

* Demographic data derived from 2020 ACS - US Census

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