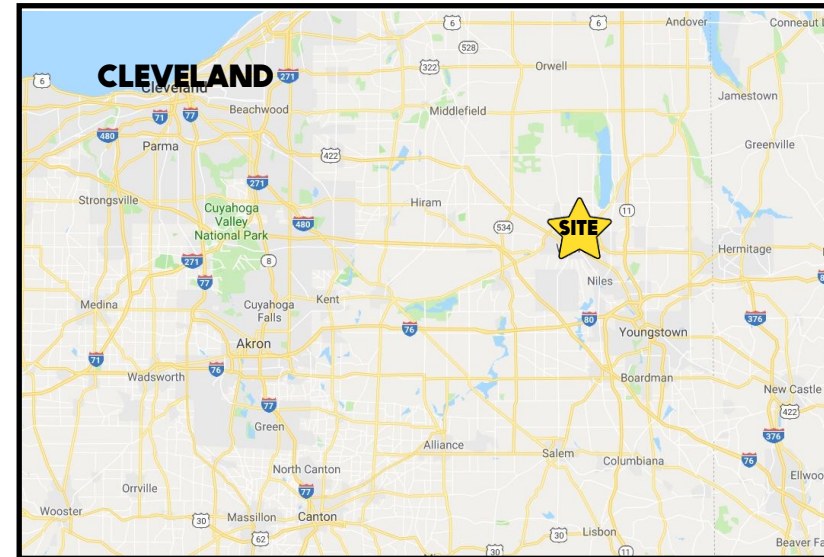
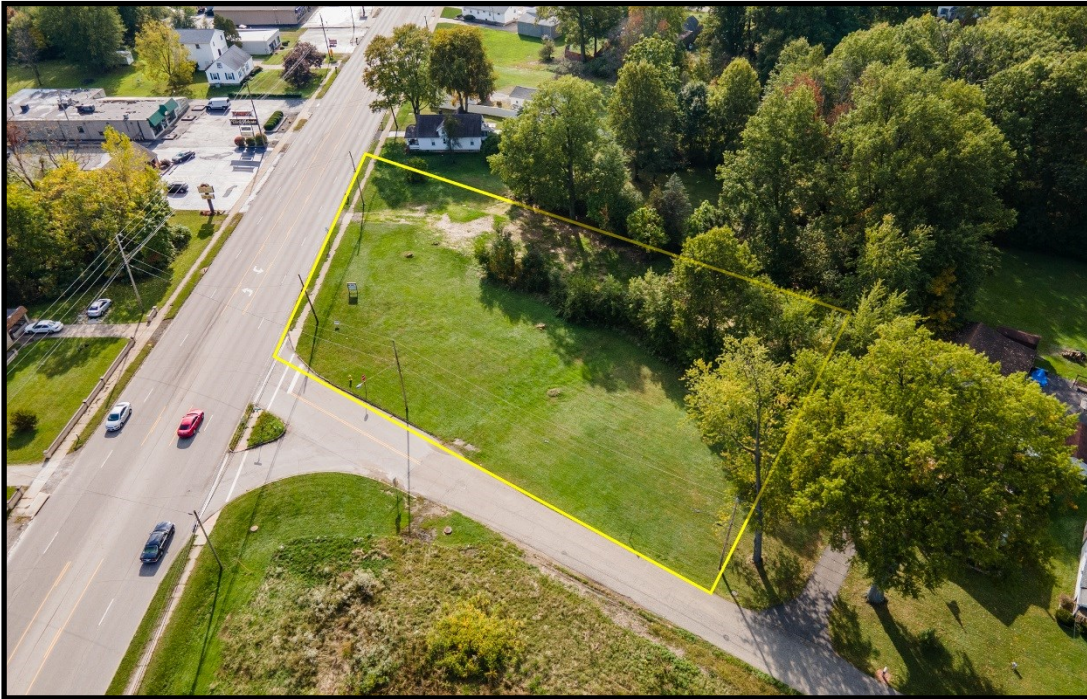


## LOCATION

2311 Elm Rd, Warren, OH 44483



## TRAFFIC

Elm Rd = 13,265 VPD

Genesee Ave NE = 8,301 VPD

## HIGHLIGHTS

- 1.33 acres with 214' frontage on Elm Rd
- Heavy daytime traffic
- Less than 2 miles from SR 82 interchange
- Area development includes: Giant Eagle, Huntington Bank, GetGo, Taco Bell, etc.

## CONTACT

### MATT WILSON

330.347.9677

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

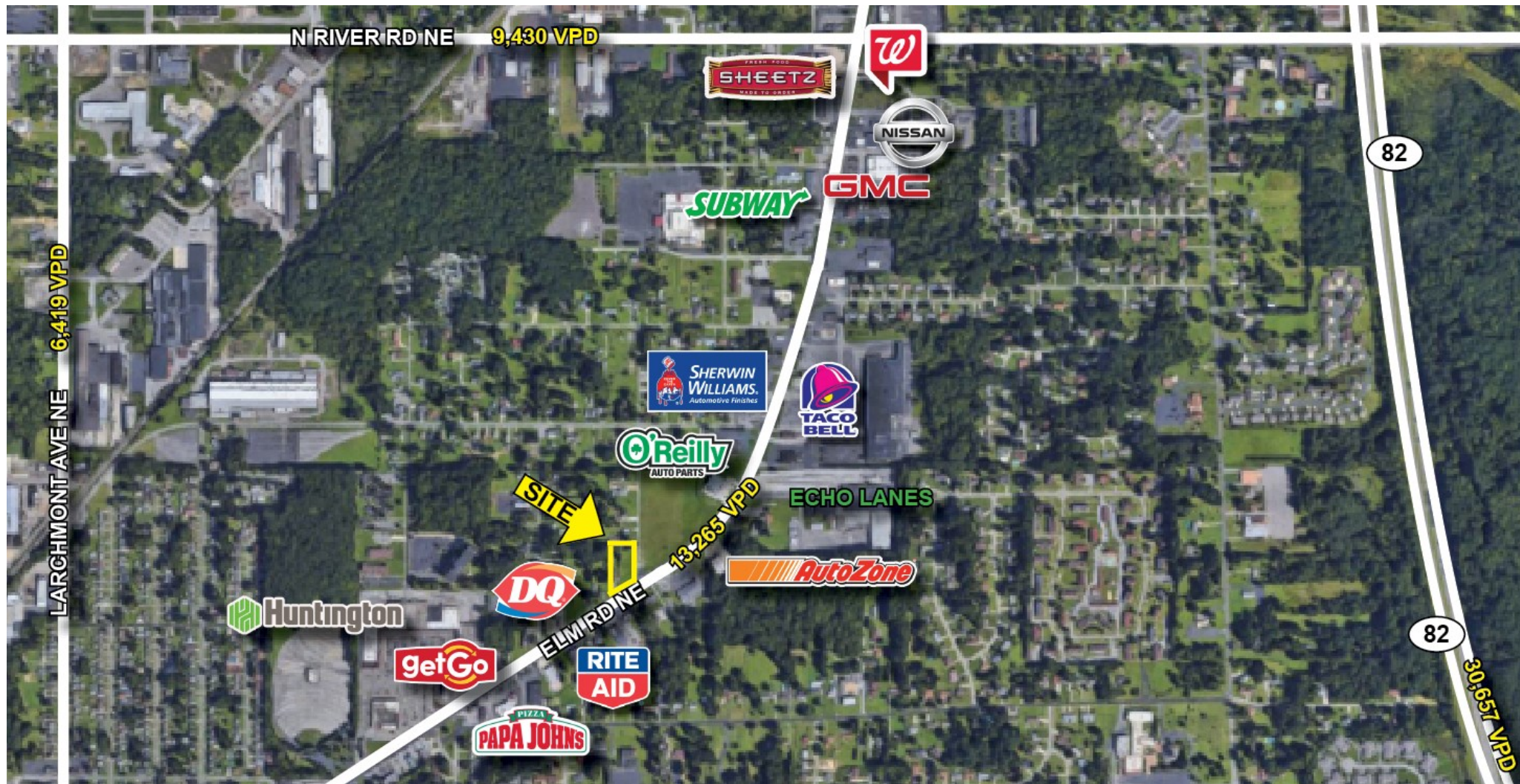
### ADAM DIVELBISS

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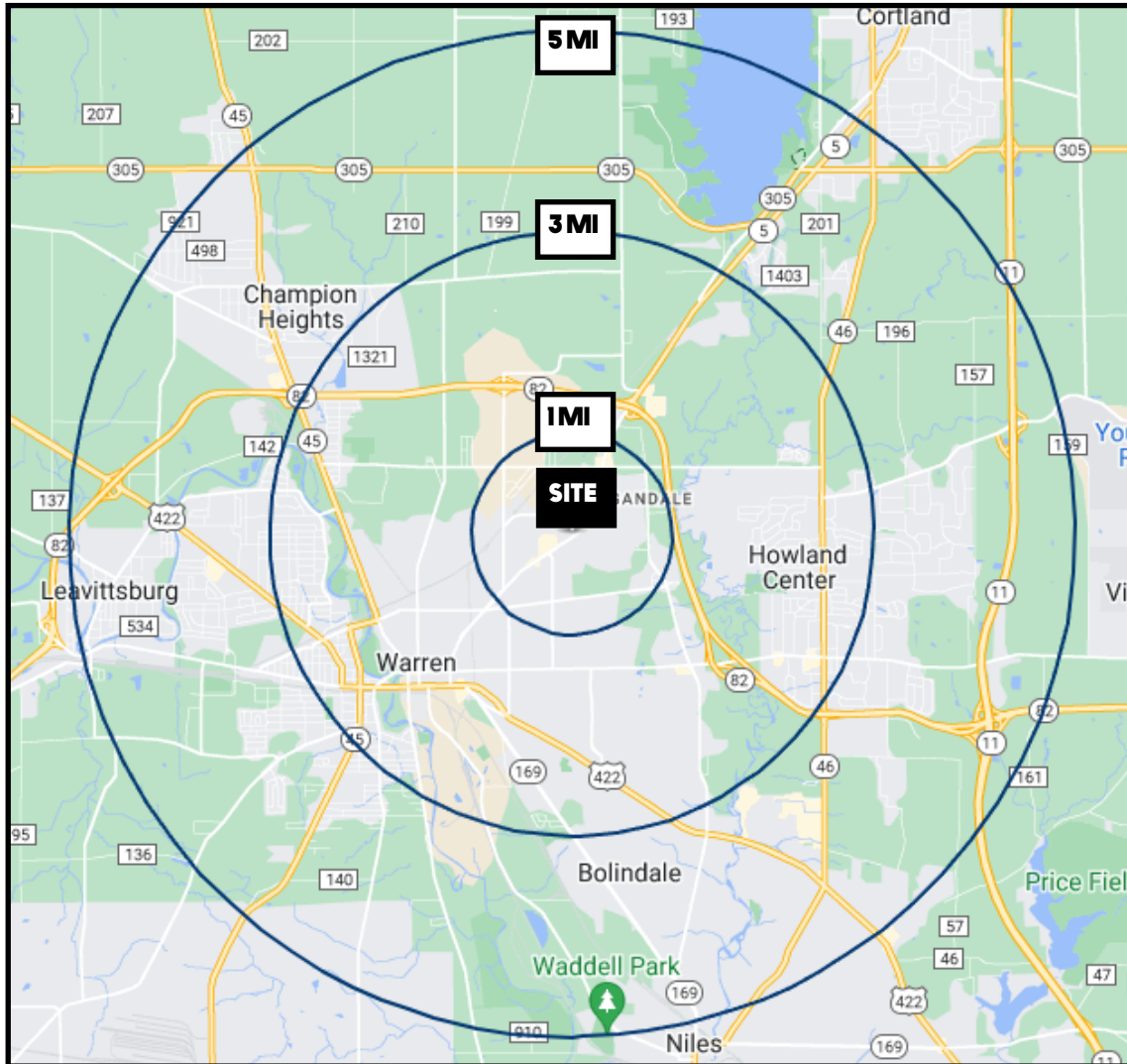
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,802	41,764	80,155
<b>HOUSEHOLDS</b>	2,714	17,884	33,480
<b>MEDIAN AGE</b>	47	43	43
<b>AVERAGE HH INCOME</b>	\$48,705	\$49,433	\$58,363

**SITE INFORMATION**

<b>LOCATION</b>	Howland Township Trumbull County
<b>PARCELS</b>	28-373100 + 28-391208
<b>PROPERTY TYPE</b>	Commercial Land
<b>ZONING</b>	Commercial
<b>SIZE</b>	1.33 acres
<b>REAL ESTATE TAXES</b>	\$1,072/year
<b>GROUND LEASE RATE</b>	TBD
<b>PRICE</b>	\$75,000

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