

FOR SALE OR LEASE

Vacant Former Rite Aid

4205 E MARKET ST

Warren, OH 44484

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00-\$18.00 SF/yr (NNN)
LOT SIZE:	2.09 acres
BUILDING SIZE:	11,201 SF
ZONING:	Commercial C-2
TRAFFIC COUNTS:	30,000+
APN:	#28-217100, #28-216900

PROPERTY DESCRIPTION

Available now, this vacant former Rite Aid offers a strong redevelopment or owner-user opportunity along a highly trafficked retail corridor in Warren, Ohio. Positioned at the signalized corner of E Market Street and North Road NE, the property benefits from excellent visibility, multiple access points, and close proximity to national retailers and dense residential neighborhoods.

The building features a clean, functional layout with a wide-open floorplan, drive-thru infrastructure, and ample on-site parking—making it ideal for reuse by pharmacies, medical users, convenience operators, or retailers looking for strong frontage and accessibility.

PROPERTY HIGHLIGHTS

- ±2.09 acres at signalized intersection
- 30,000+ VPD
- Ample parking with easy ingress/egress
- Drive-Thru infrastructure in place
- Zoned Commercial – wide range of permitted uses
- Located on East Market Street (SR-422), a major retail artery

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RETAILER MAP



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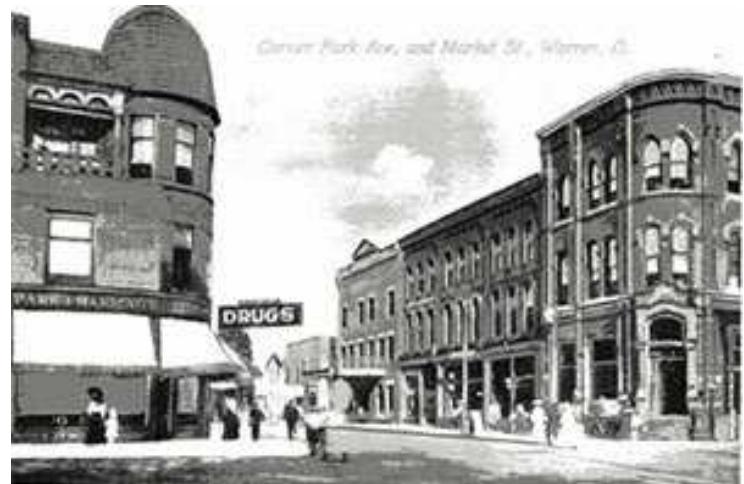
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DOWNTOWN WARREN

PROPERTY HIGHLIGHTS

- Located in Northeast Ohio, 50 miles southeast of Cleveland and 15 miles northwest of Youngstown, the City of Warren occupies 16 square miles and serves a population of over 41,000 residents.
- The City of Warren is an excellent location in which to live and raise a family. The cost of living and housing in the region remains below state and national levels, and we offer affordable and diverse neighborhoods, access to a riverfront park system, superior restaurants and nightclubs, year-round festivals, and cultural events.
- The quality and accessibility of medical facilities for city residents rivals those of major metropolitan areas. The City of Warren is home to two excellent health care systems, both of which offer a full range of services, including extensive diagnostic and therapeutic services, in a cost-effective manner.
- Warren is blessed with high-end cultural venues centered on the Warren Community Amphitheatre and Packard Music Hall. Warren's extensive parks system no doubt plays a role in the declaration of Warren as a Healthy Community. The City recently received its fifth Gold and first Platinum award from the Ohio Department of Public Health for outstanding achievement in maintaining a healthy environment.
- Warren is home to Dave Grohl Alley, an outdoor art exhibition dedicated to the founder of the Foo Fighters and former Nirvana drummer. The world's largest drumsticks – certified by the Guinness Book of World Records – are on display here.
- Warren is home to the National Packard Museum, which celebrates the Packard brand's important role in the history of the auto industry.
- Among the attractions you'll find throughout Warren are a Women's Park celebrating the lives of local women instrumental in shaping the area, a five-mile stretch of scenic Riverwalk along the Mahoning, and a skate park located on the grounds of Packard Park.
- In 1936, Neil Armstrong took his first airplane ride in the City of Warren. The First Flight Lunar Module on Parkman Road commemorates the site where this happened.



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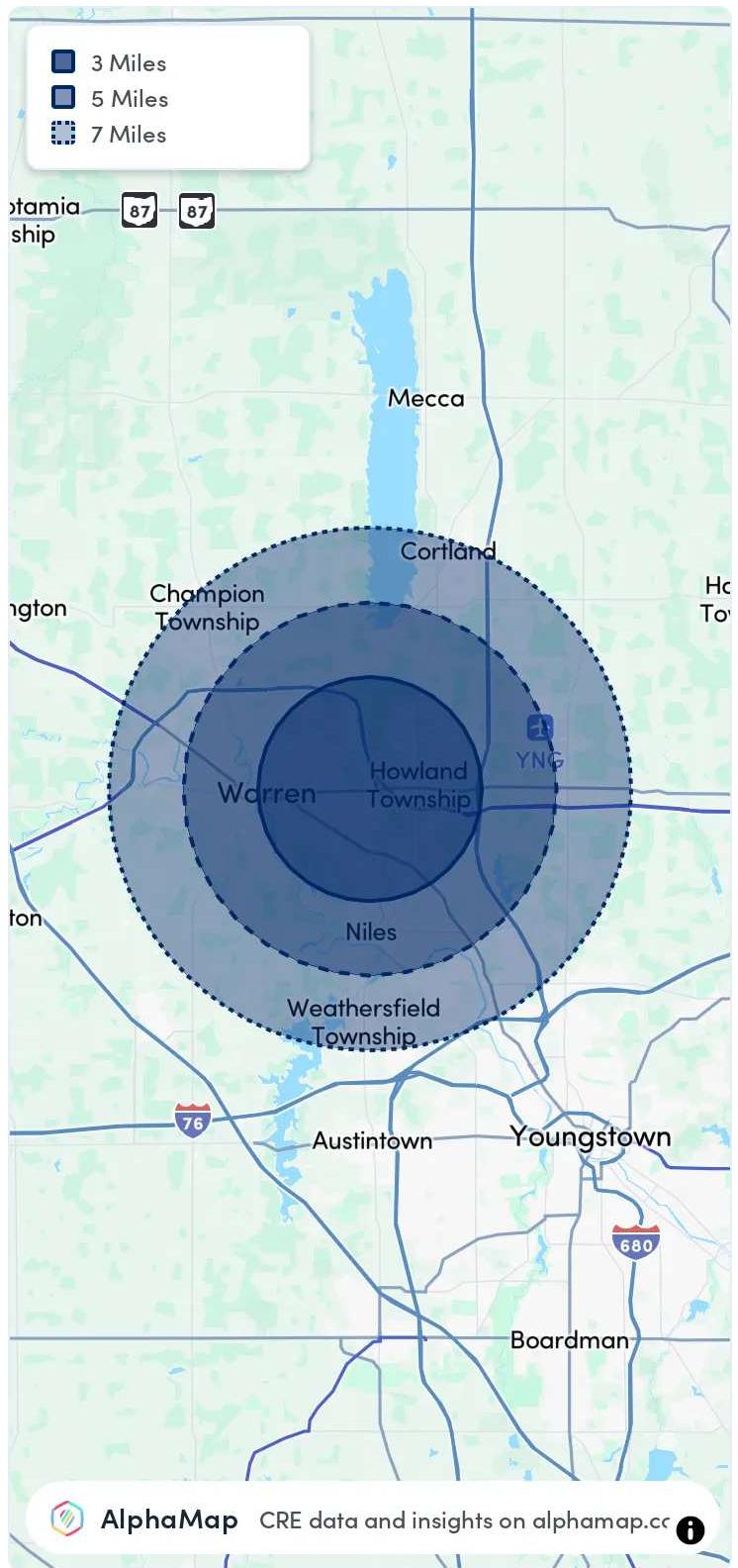
AREA ANALYTICS

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	40,809	80,873	118,313
AVERAGE AGE	45	44	44
AVERAGE AGE (MALE)	43	42	43
AVERAGE AGE (FEMALE)	46	45	45

HOUSEHOLD & INCOME 3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	18,296	35,974	51,788
PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$68,004	\$66,006	\$69,096
AVERAGE HOUSE VALUE	\$149,651	\$139,845	\$149,349
PER CAPITA INCOME	\$30,910	\$30,002	\$30,041

Map and demographics data derived from AlphaMap



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