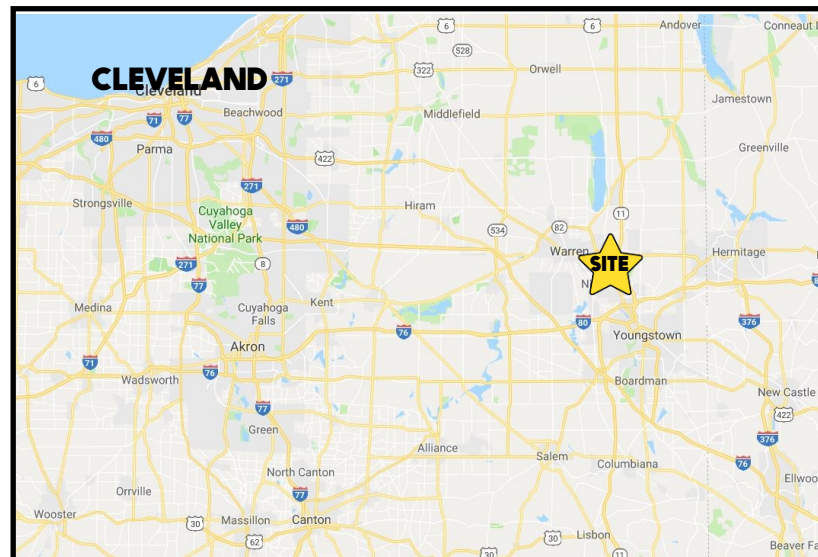


## LOCATION

754 Youngstown Warren Rd, Niles, OH 44446



## TRAFFIC

Youngstown Warren Rd = 16,986 VPD  
Niles Vienna Rd = 7,315 VPD

## HIGHLIGHTS

- 1,160 SF with a private restroom and 2 rooms with sinks
- Inline retail / service space available
- Lots of parking available
- Located on the SW corner of Route 422 & Niles Vienna Rd
- High traffic corner with great street signage

## CONTACT

**MATT WILSON**

330.347.9677

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



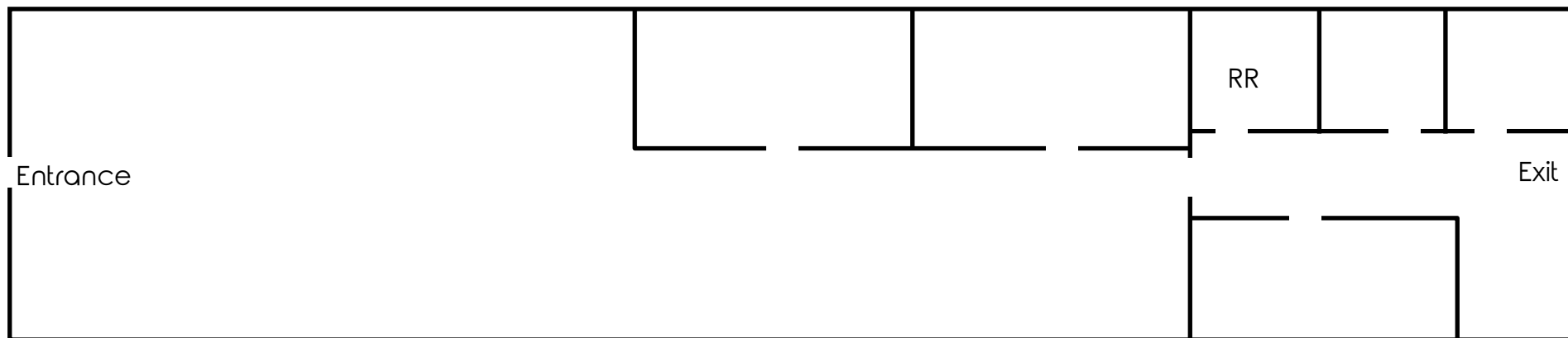


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[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.

[3D Tour](#)

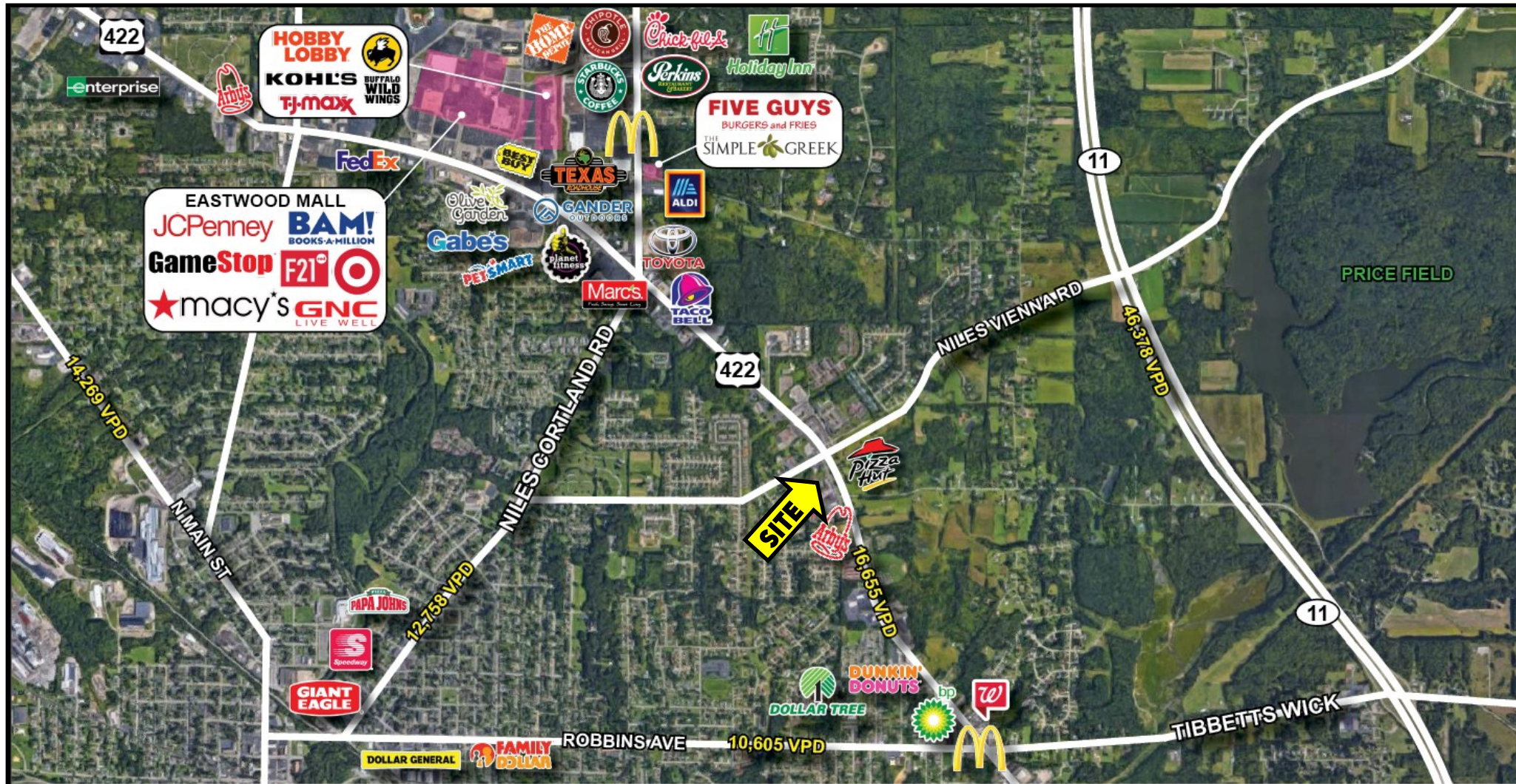


Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

**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.





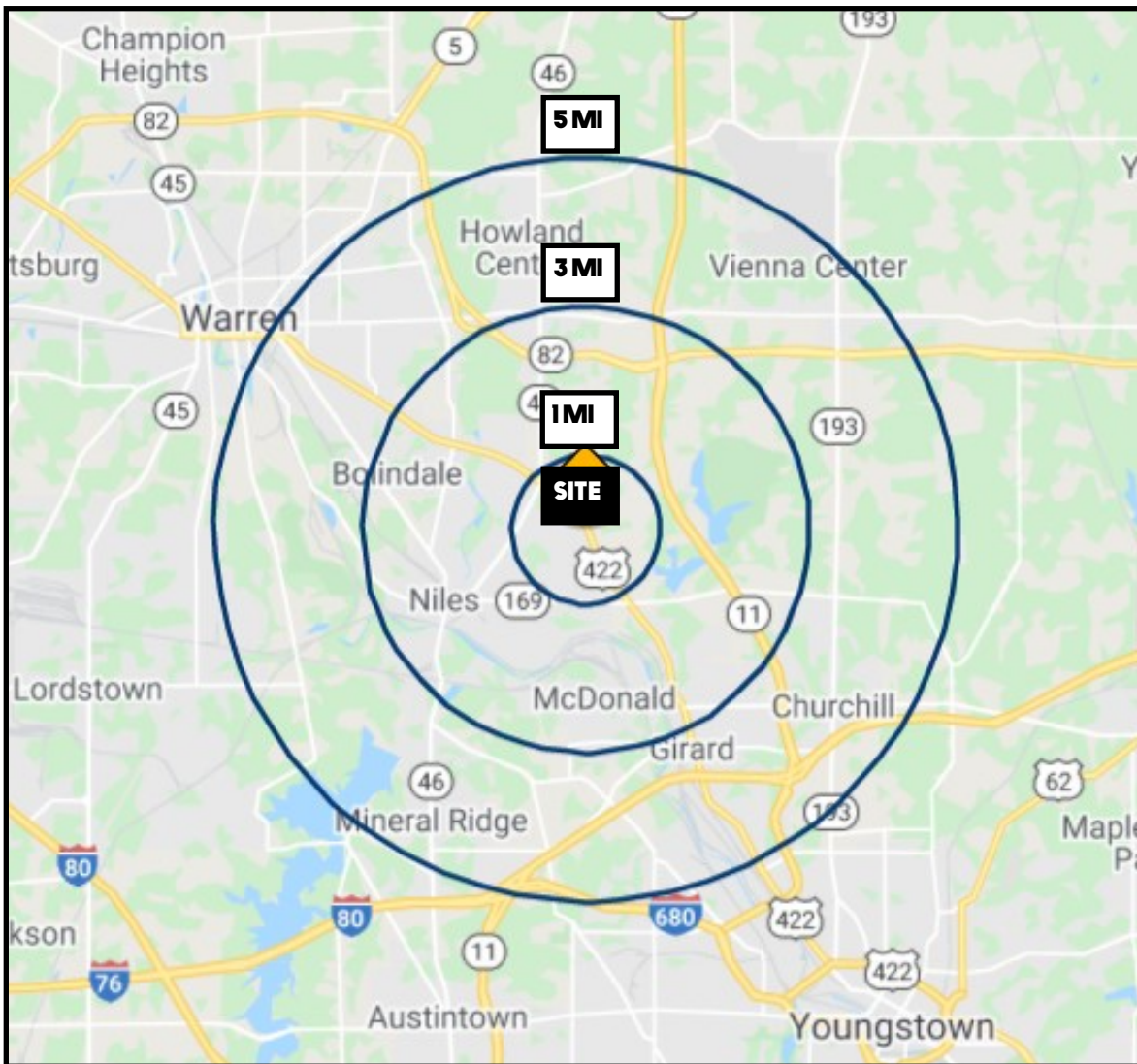
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[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.



## SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,723	35,014	79,227
HOUSEHOLDS	2,137	15,065	33,682
AVERAGE AGE	45	43	43
MEDIAN HH INCOME	\$52,253	\$45,019	\$46,664

### SITE INFORMATION

LOCATION	Niles City Trumbull County
PROPERTY TYPE	Retail
SIZE	754-400: 1,160 SF
YEAR BUILT	1987
SIGNAGE	Building and street
UTILITIES	Separately metered
RENT	\$975/month NNN (\$10.09/SF) NNN Charges: \$400/month

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

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