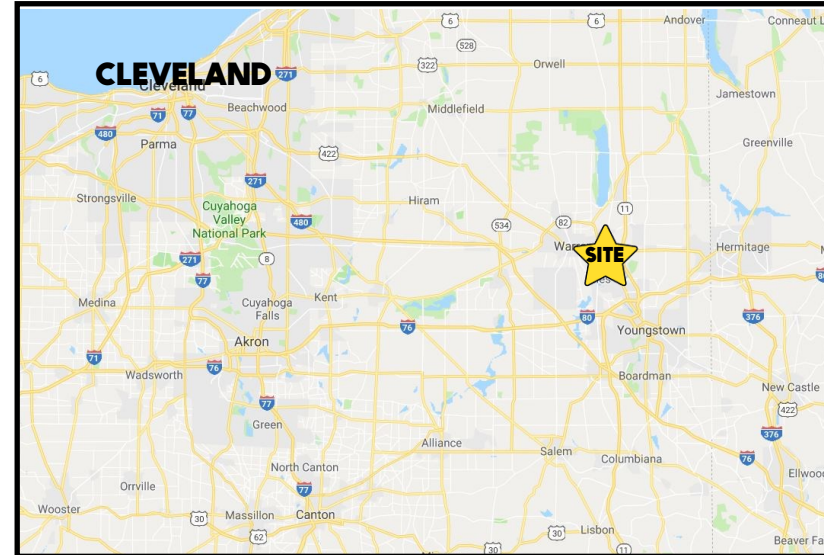


LOCATION

2815 Youngstown Rd, Warren, OH 44484



HIGHLIGHTS

- Ample front and side parking
- Convenient location in Warren, OH by Niles
- Great street visibility
- Side space available: 1,300 SF - former floral shop and cabinet store

TRAFFIC

Youngstown Rd = 12,886 VPD

CONTACT

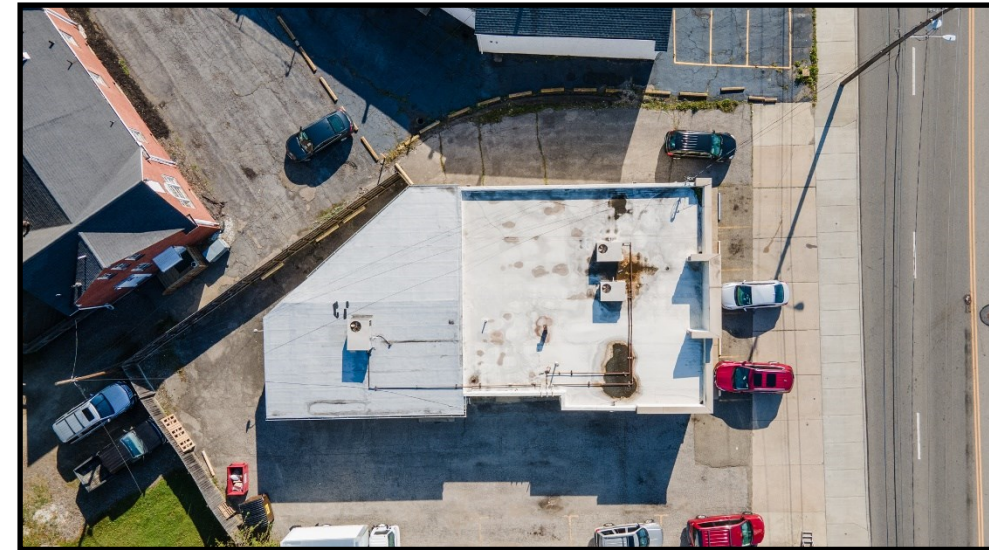
ALICIA "LISH" ANGELO

740.627.0431

aangelo@platzrealtygroup.com

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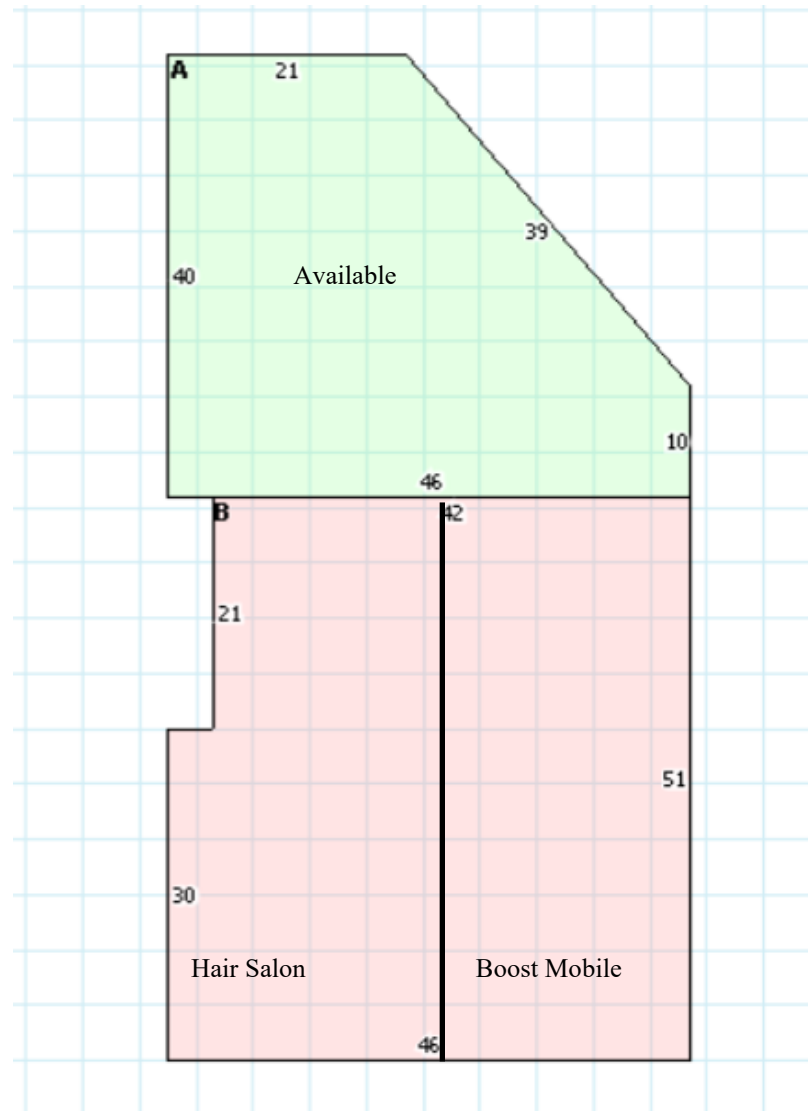
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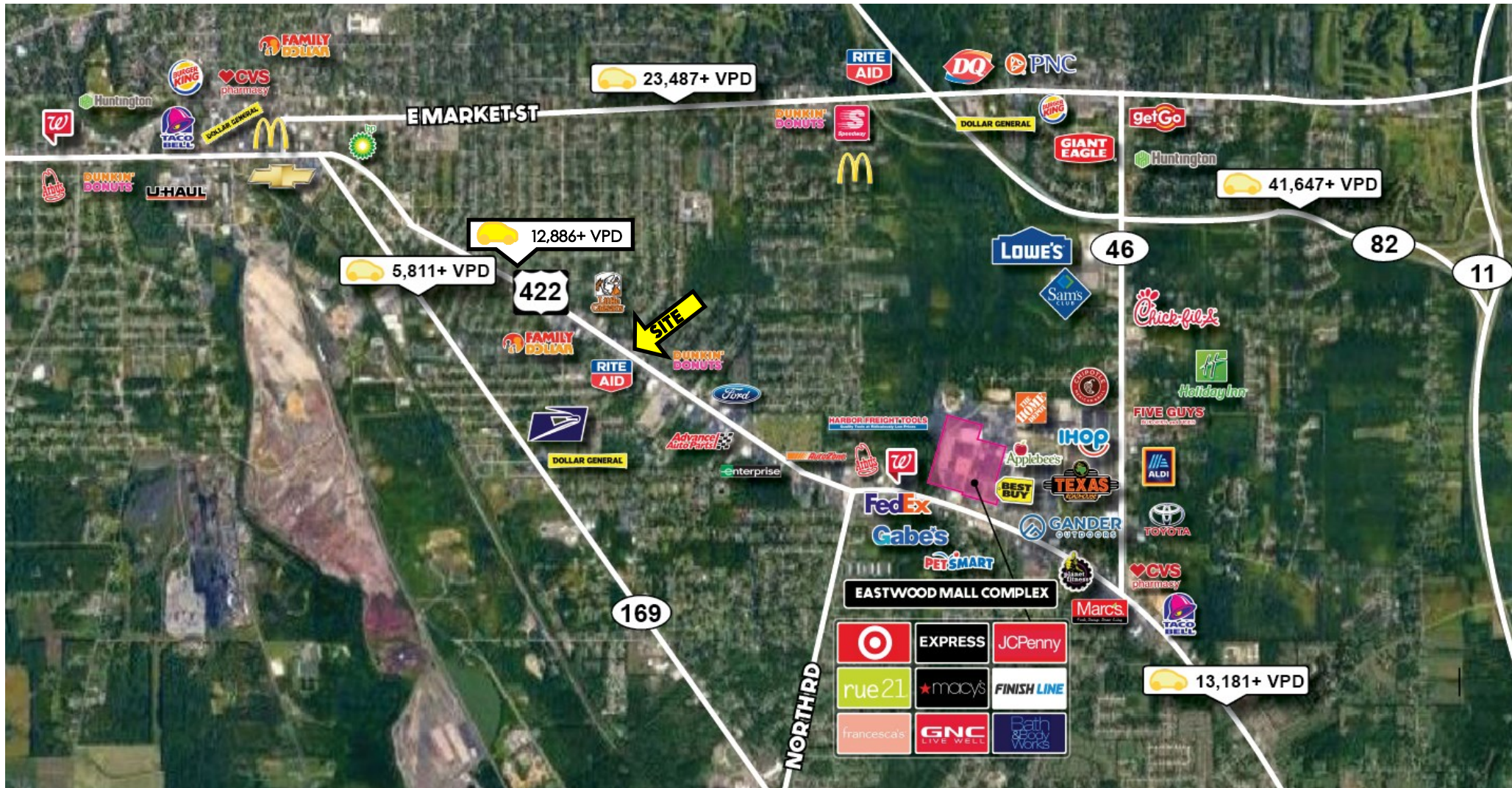
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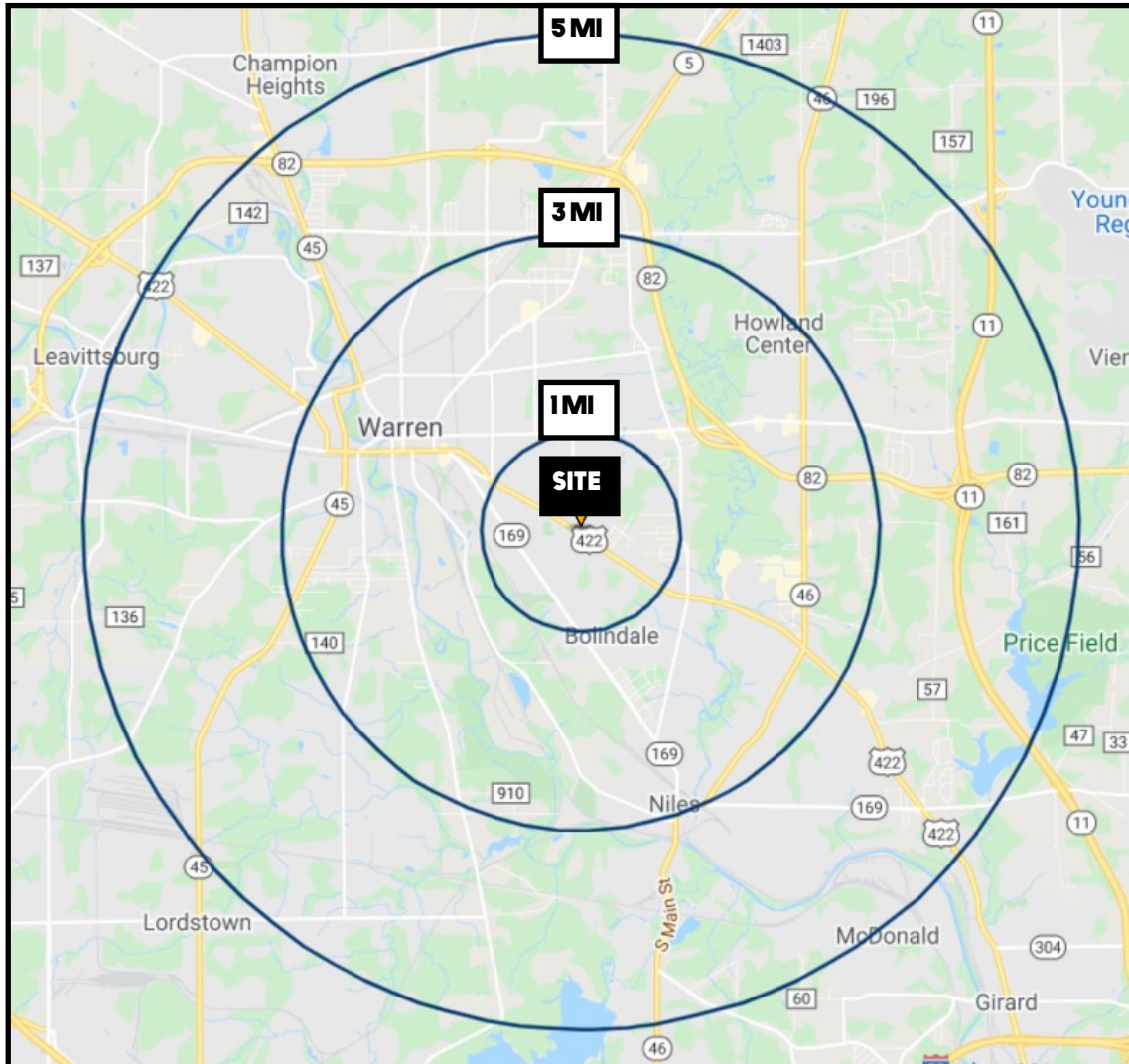
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,777	45,595	85,403
HOUSEHOLDS	3,799	19,641	36,084
MEDIAN AGE	42	43	43
AVERAGE HH INCOME	\$44,491	\$50,615	\$55,620

SITE INFORMATION	
LOCATION	Warren City Trumbull County
PARCEL	38-734825
PROPERTY TYPE	Retail
ZONING	Commercial B
YEAR BUILT	1947; updated in 2004
SIZE	Available: 1,300 SF
RENT	\$9.00/SF NNN includes water
NNN CHARGES	\$50/Month

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