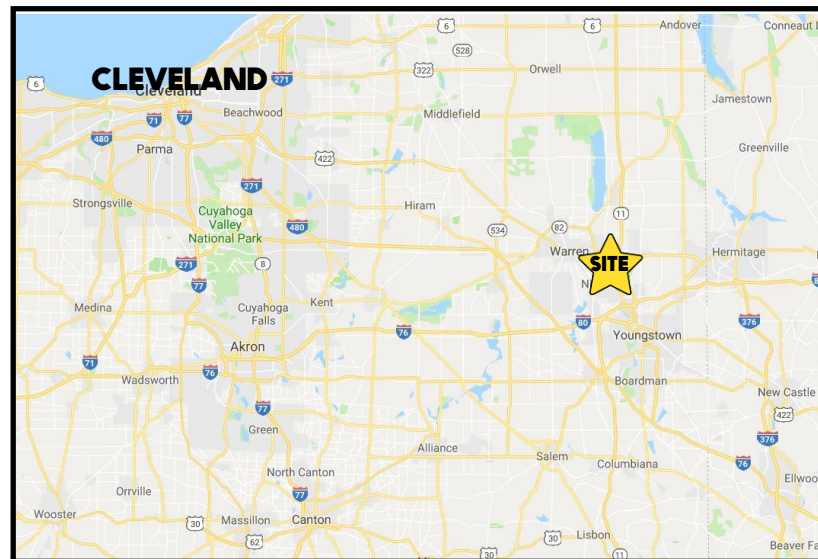


LOCATION

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

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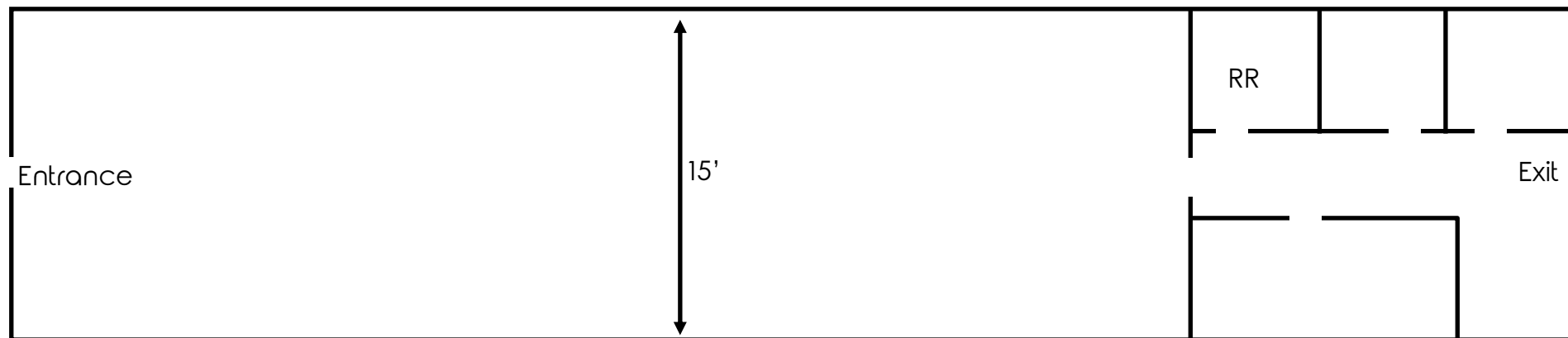


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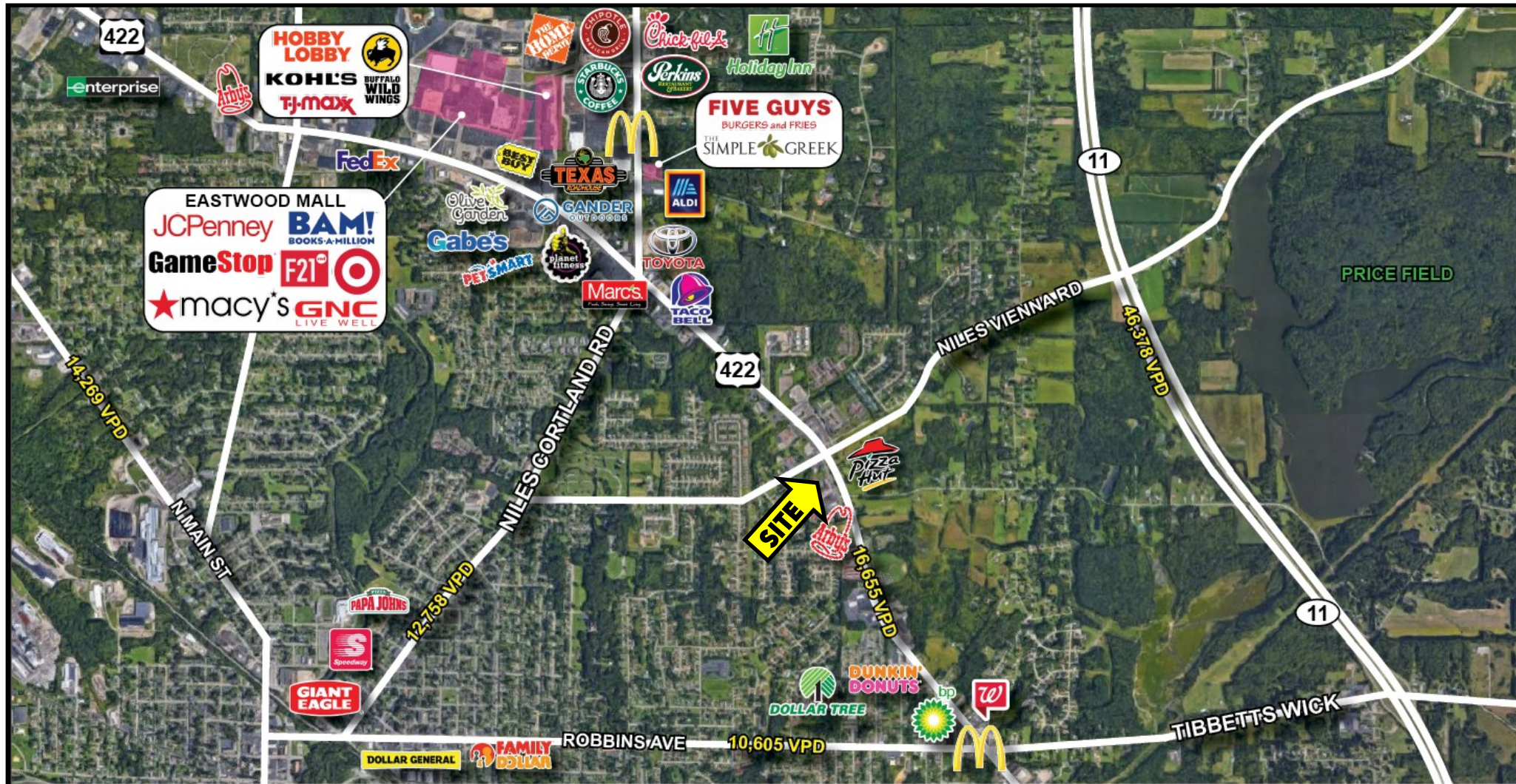
[3D Tour](#)



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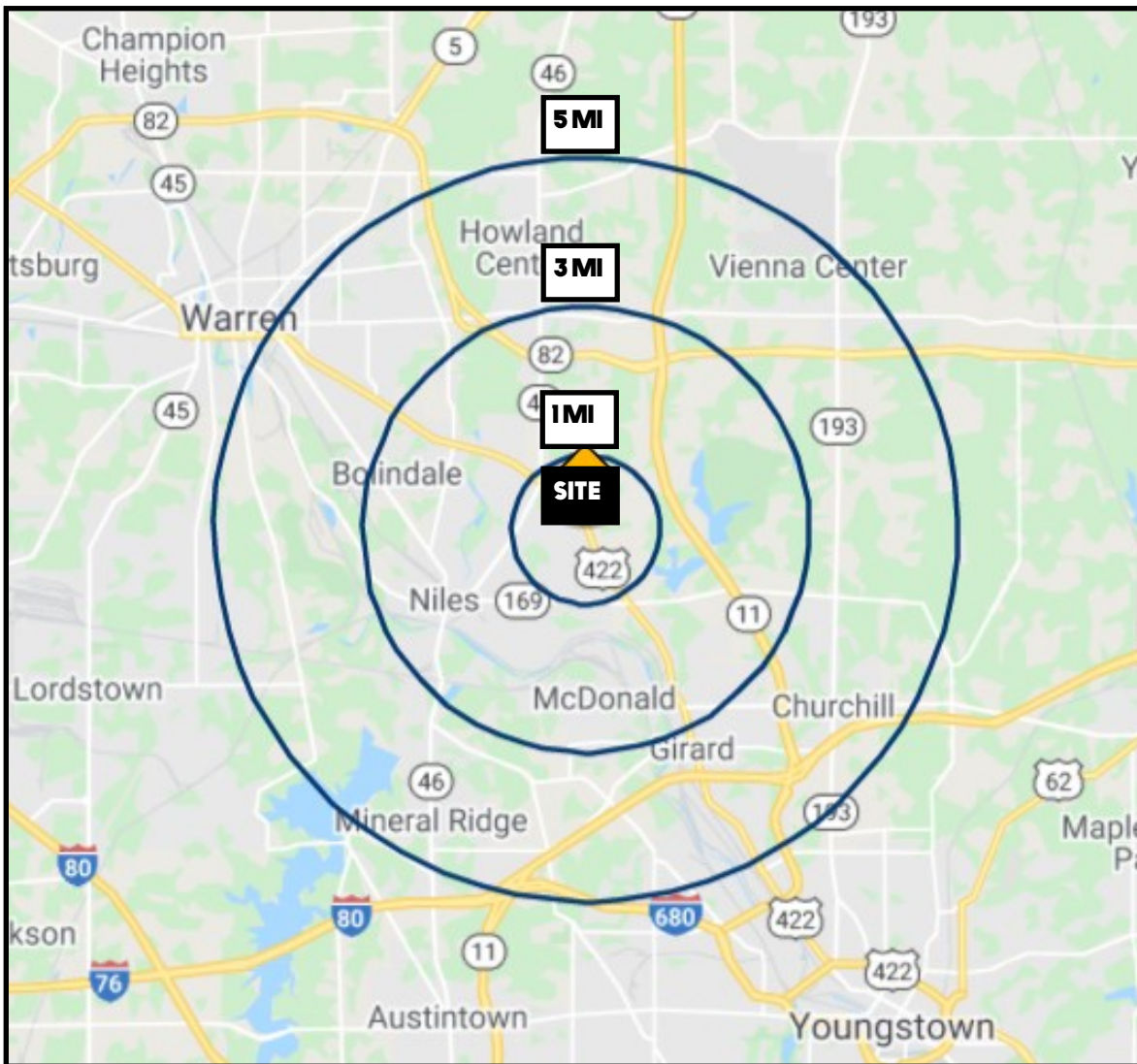


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SITE INFORMATION



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

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