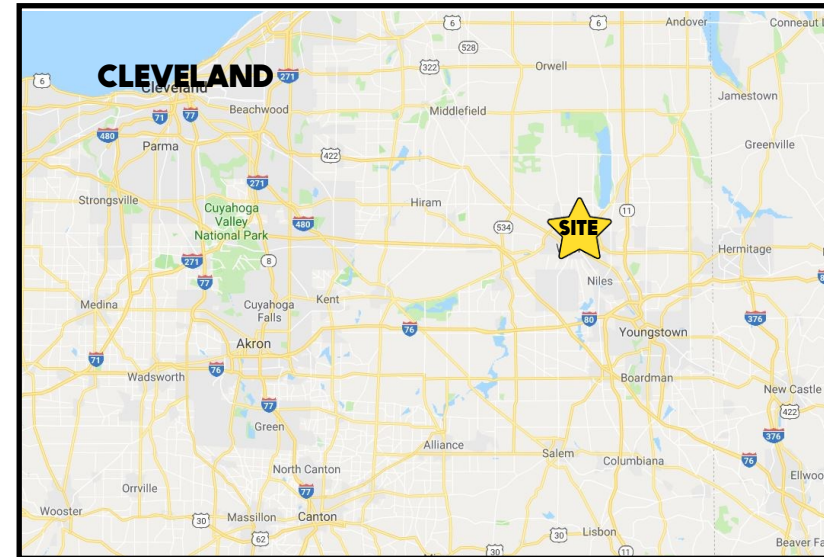


## LOCATION

2571 Elm Rd, Warren, OH 44483



## TRAFFIC

Elm Rd = 13,265 VPD

Genesee Ave NE = 8,301 VPD

## HIGHLIGHTS

- 5.58 acres with 580' 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

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

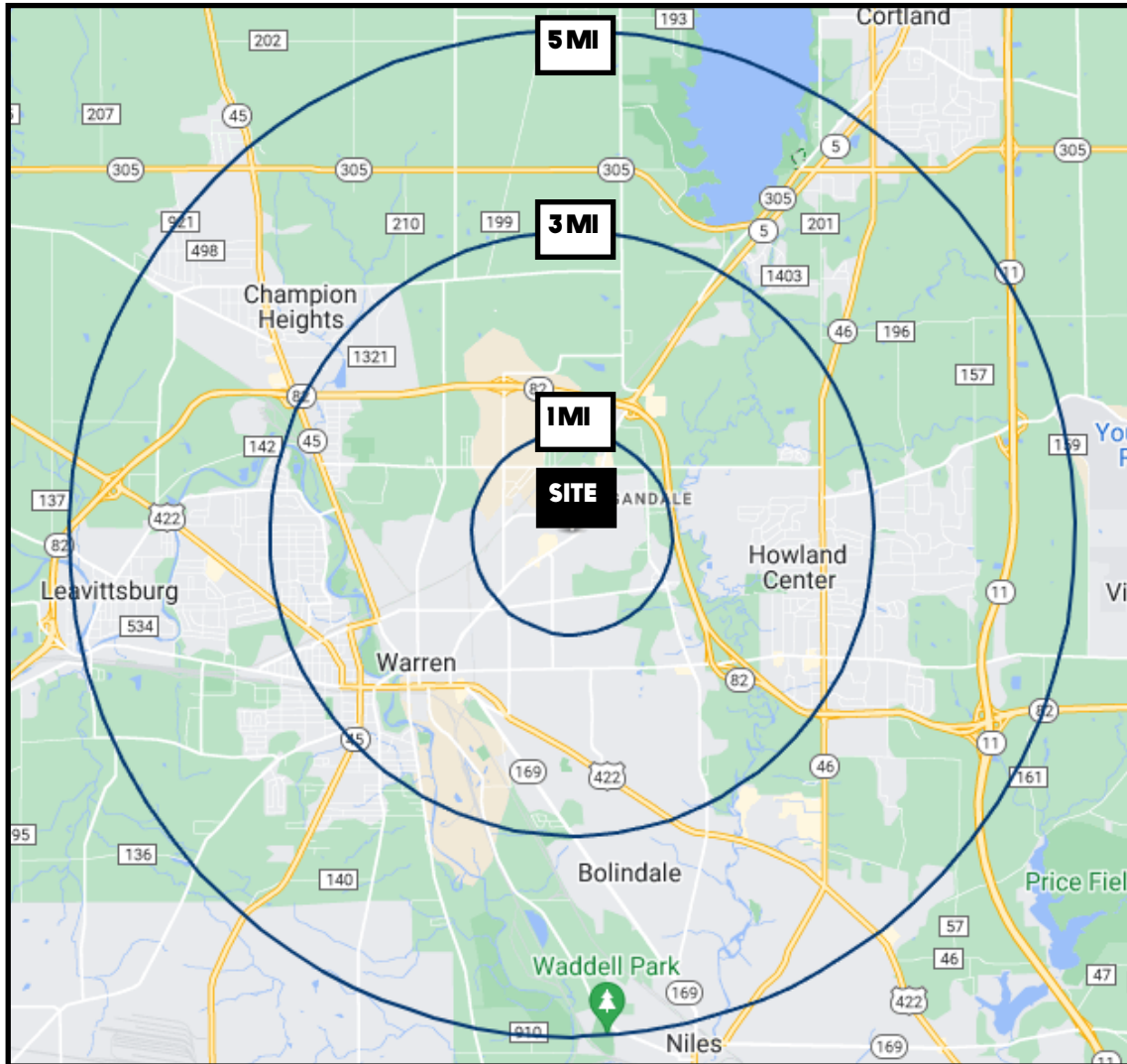
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| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 5,802    | 41,764   | 80,155   |
| <b>HOUSEHOLDS</b>        | 2,714    | 17,884   | 33,480   |
| <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<br>Trumbull County  |
| <b>PARCELS</b>       | 28-030979, 28-030977,<br>28-030976, 28-030975,<br>28-031000, 28-030981,<br>28-030980 |
| <b>PROPERTY TYPE</b> | Commercial Land  |
| <b>ZONING</b>        | Commercial   |
| <b>SIZE</b>          | 5.58 acres   |
| <b>PRICE</b>         | \$225,000  |

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