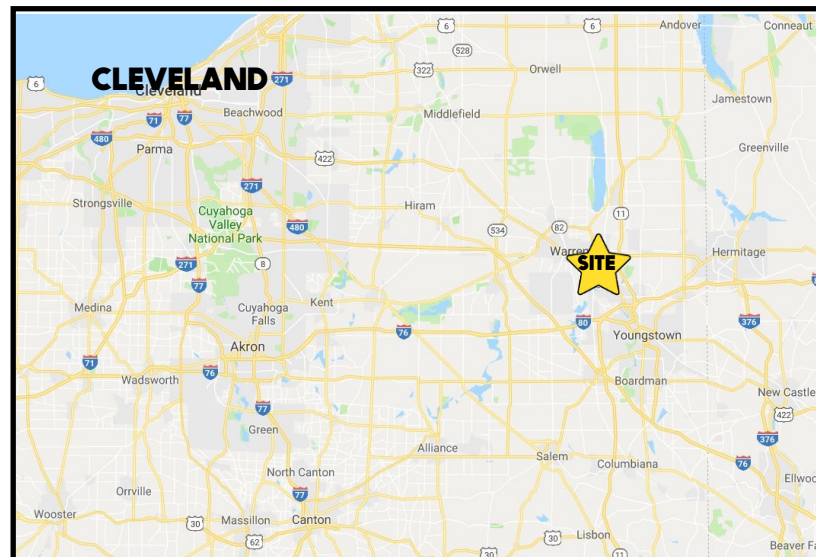


LOCATION

3454 Youngstown Rd, Warren, OH 44484



TRAFFIC

Youngstown Rd = 16,991 VPD

3D TOUR [3454](#)

HIGHLIGHTS

- Former Advance Auto with 1 drive-in door
- Close to the Eastwood Mall Complex
- Freestanding building with lots of parking
- Great visibility on Youngstown Rd (US 422)
- Available for sale/lease

CONTACT

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BILL KUTLICK

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bkutlick@platzrealtygroup.com

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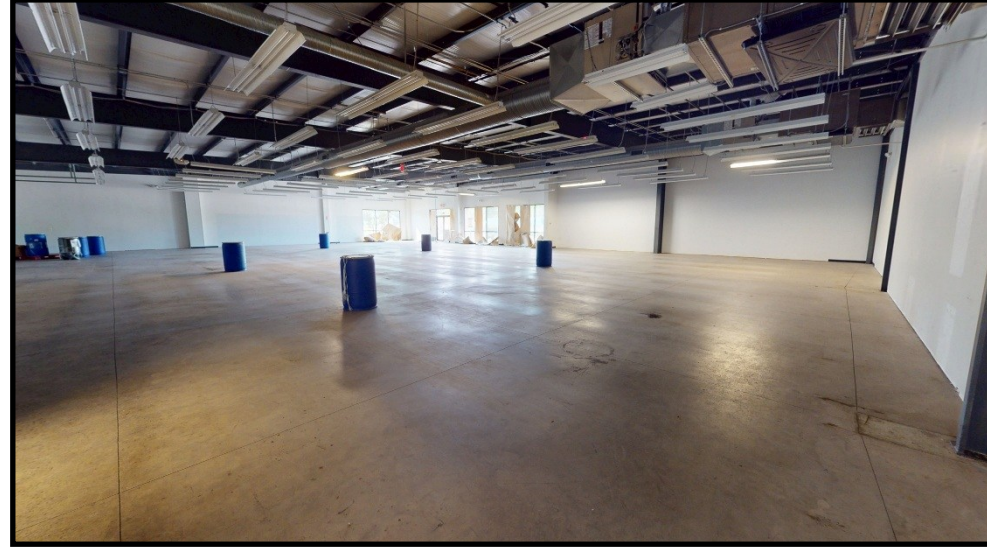
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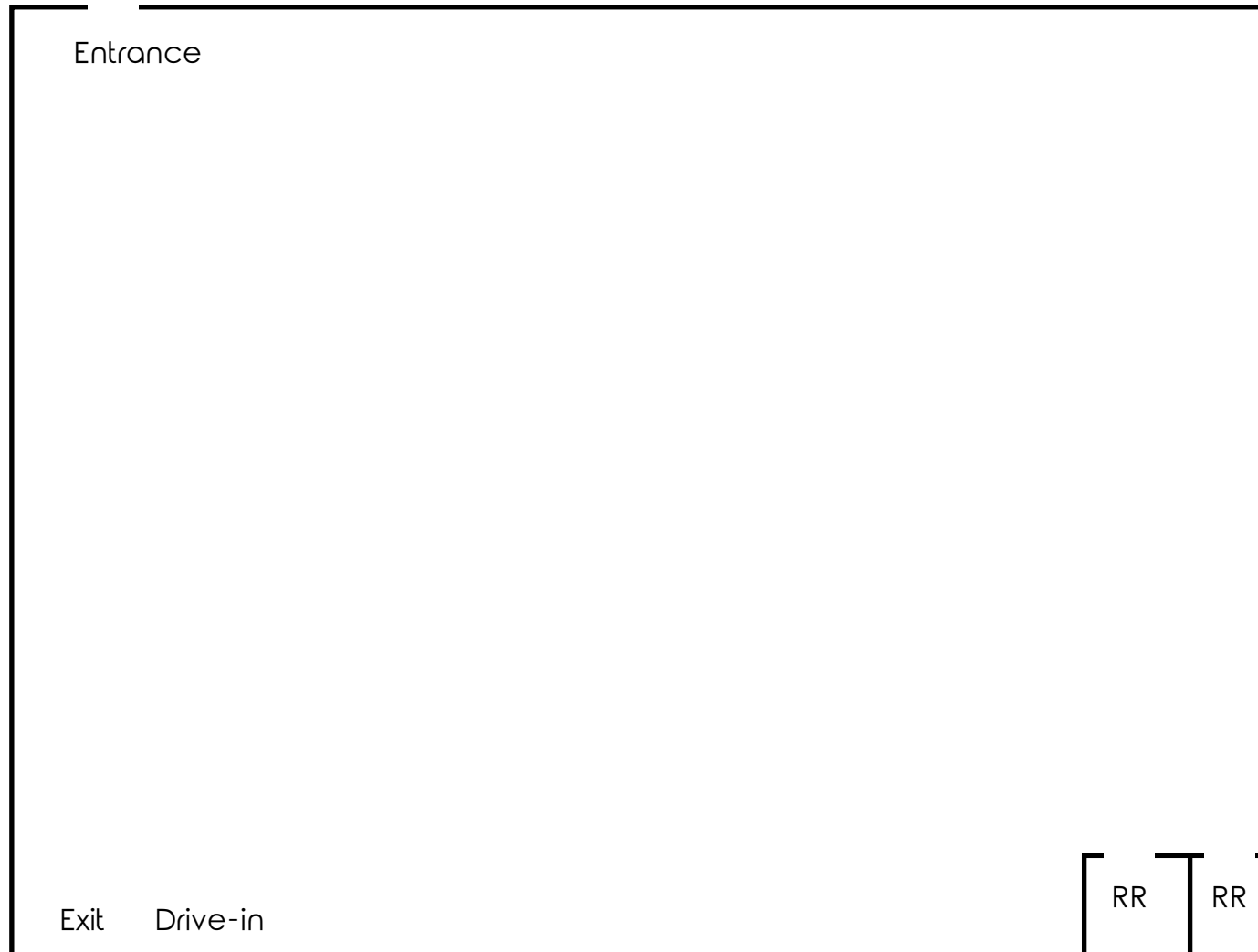
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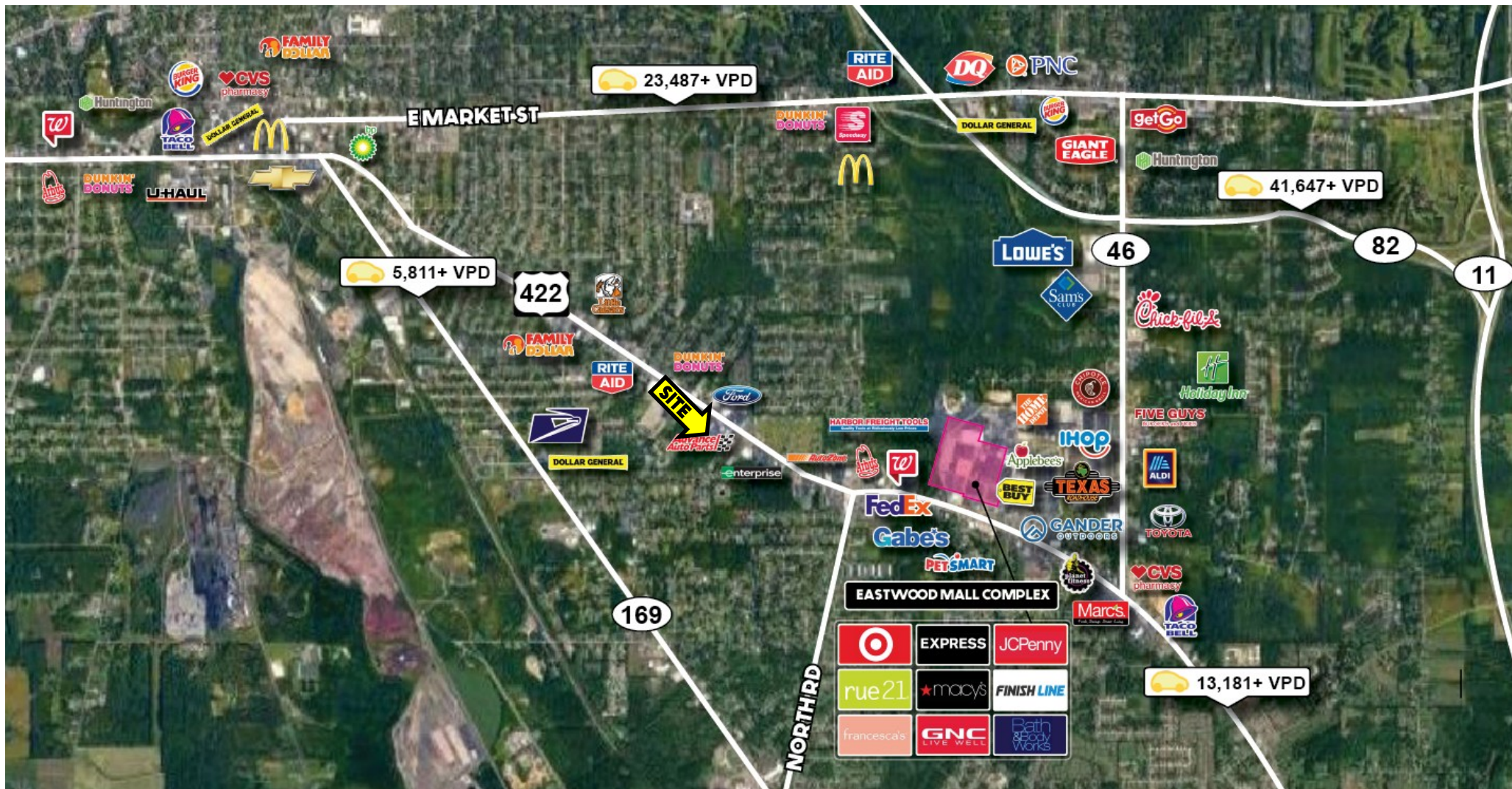
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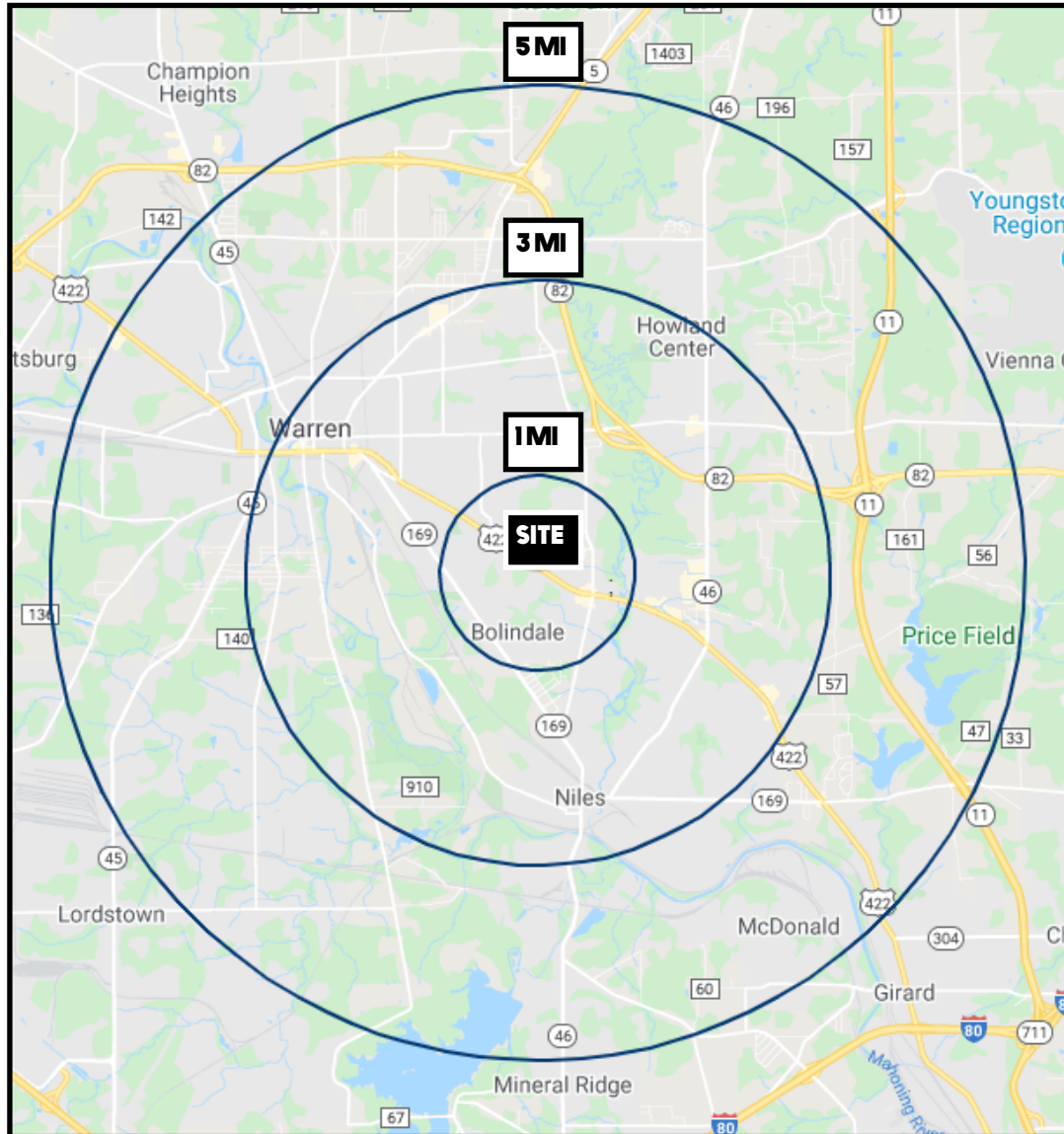
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	6,956	45,276	85,513
HOUSEHOLDS	3,158	19,608	36,304
AVERAGE AGE	43	42	42
MEDIAN HH INCOME	\$36,667	\$39,374	\$38,775

SITE INFORMATION	
LOCATION	Warren City Trumbull County
PROPERTY TYPE	Retail
PARCEL	44-205502
SIZE	7,559 SF on 1.3 acres
YEAR BUILT	2012
REAL ESTATE TAXES	\$11,200/Year
RENT	\$15.00/SF (NNN)
PRICE	\$950,000

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