



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

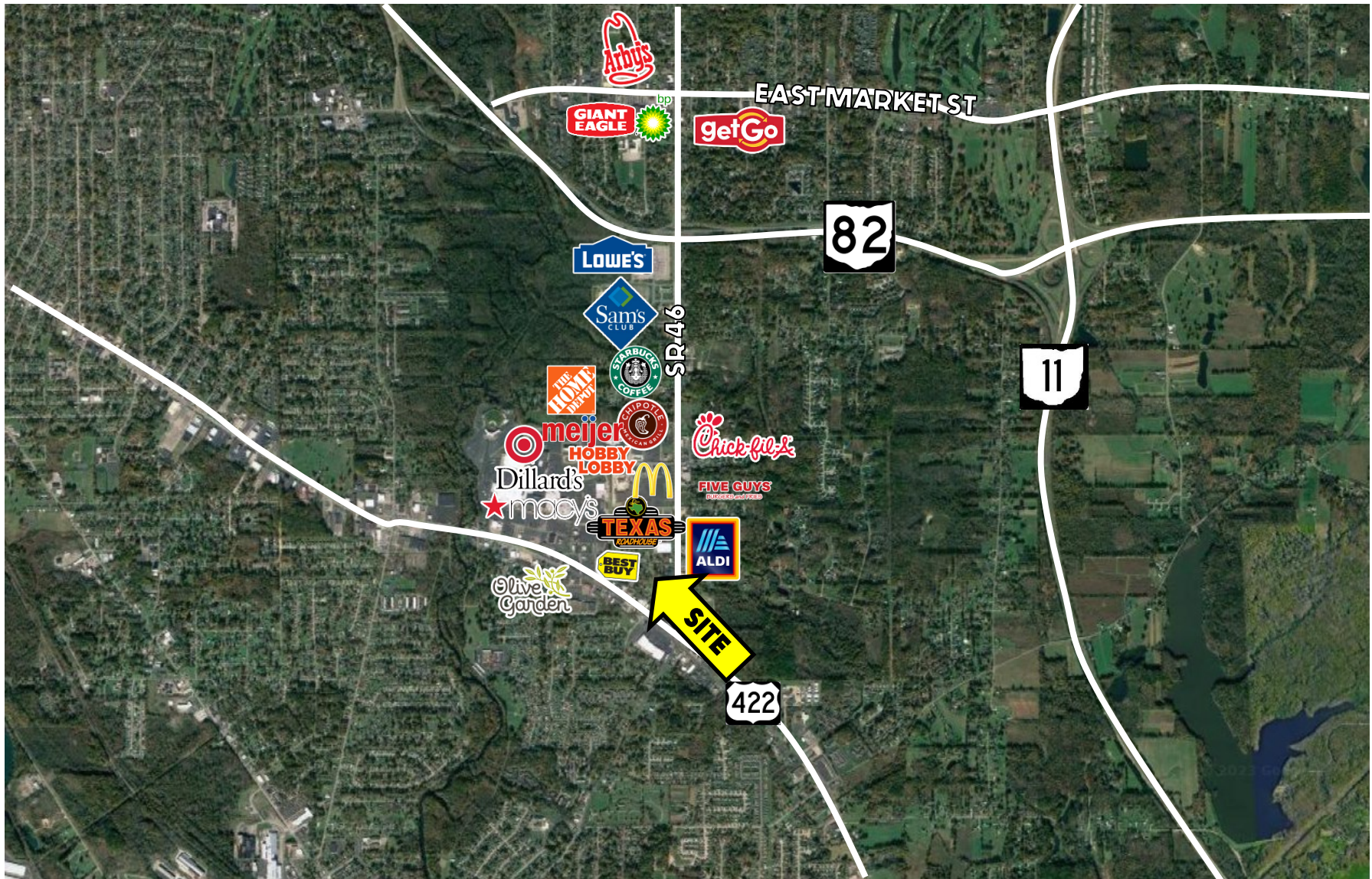
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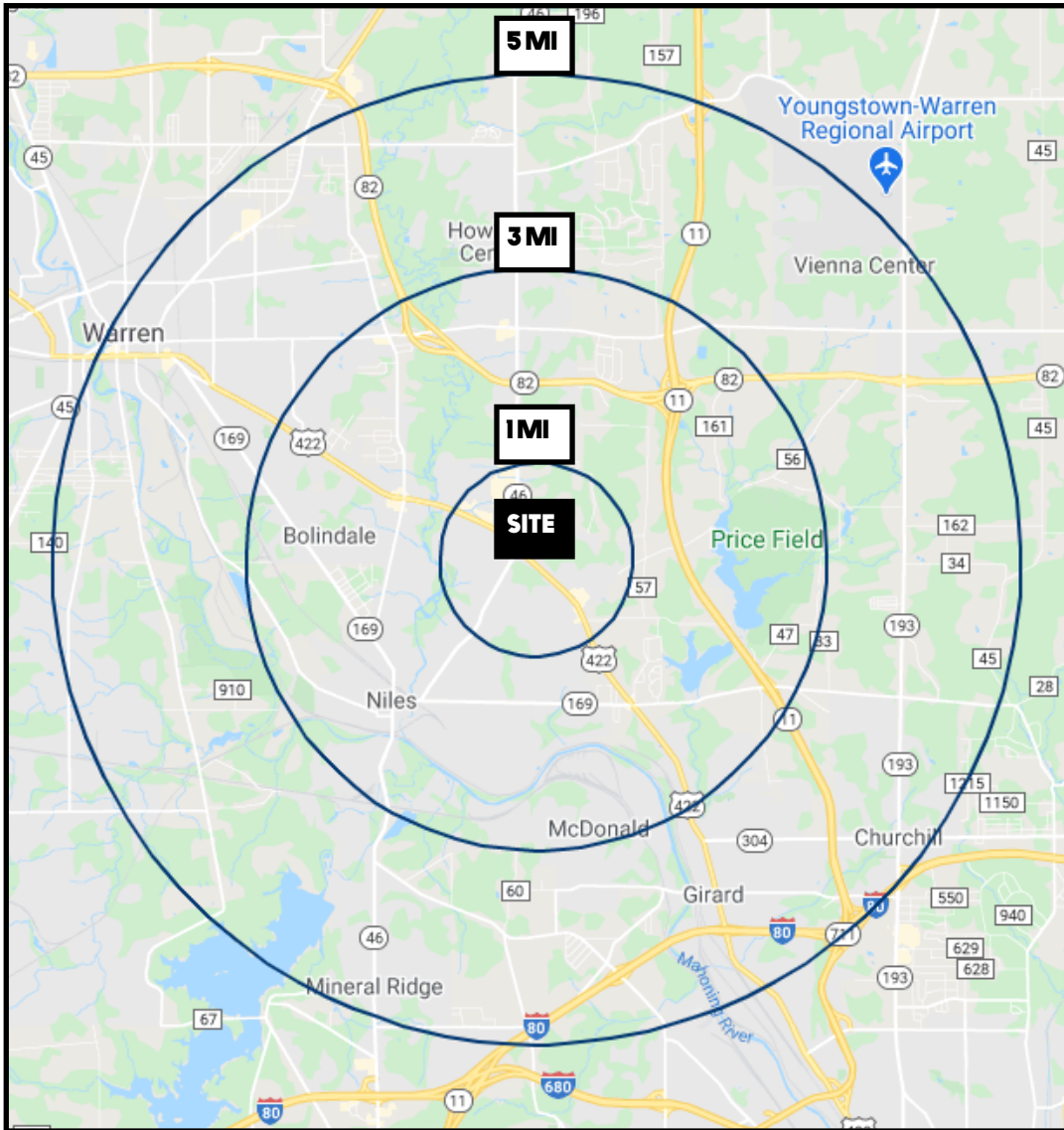
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,455	37,348	82,515
HOUSEHOLDS	1,506	16,359	35,217
MEDIAN AGE	45	45	44
AVERAGE HH INCOME	\$75,598	\$62,111	\$61,065

SITE INFORMATION

LOCATION	Howland Township Trumbull County
ZONING	Commercial
PARCELS	28-018319 + 28-018330
DIMENSIONS	320' (Niles Cortland Rd) 200' (Mines Rd)
SIZE	7,304 SF building 1.2 acres 6,351 rentable
UTILITIES	All utilities
REAL ESTATE TAXES	\$12,970/year (2023)
GROUND LEASE RENT	\$140,000/year NNN
PRICE	\$1,300,000

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