

## **AVAILABLE**

#### **LOCATION**

2400 Niles Cortland Rd SE, Warren (Howland), OH 44484



#### **HIGHLIGHTS**

- 1.2 acres available for Redevelopment
- Located on SR 46 (Niles Cortland Rd) and Mines Rd
- Adjacent to Bass Pro Shops, Meijer, the Eastwood Mall Complex (1,600,000 SF), Best Buy, Texas Roadhouse, Chick-Fil-A, Aldi, Dillards, Five Guys, Chipotle, Starbucks, etc.)
- New roof in 2017; Blacktop patched and resealed in 2021



#### **TRAFFIC**

Niles Cortland Rd = 17,504 VPD

#### CONTACT

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# **AERIAL PICTURES**









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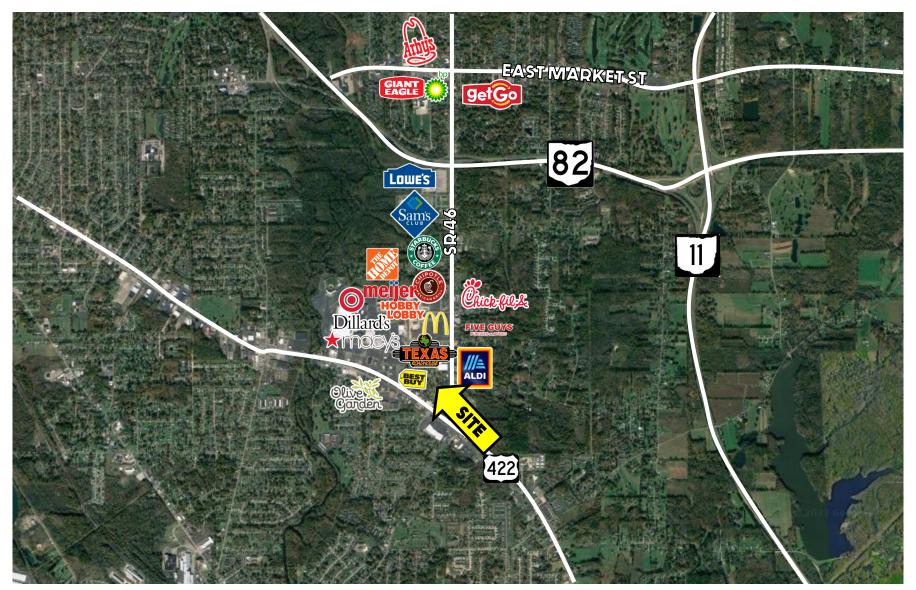




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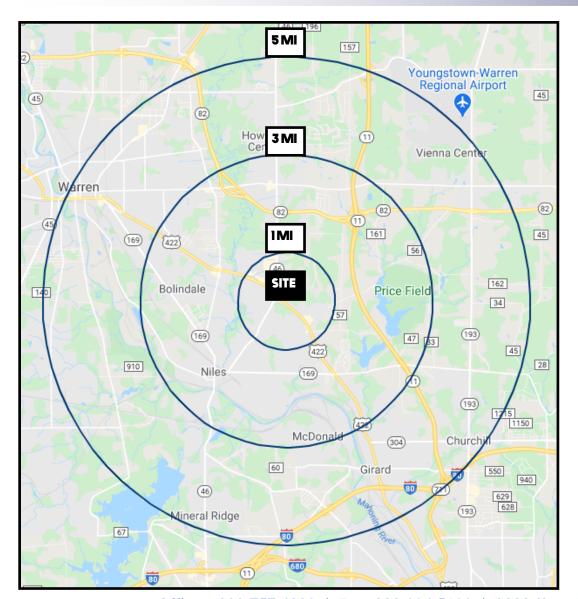
## **AERIAL MAP**



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# **SITE INFORMATION**



DEMOGRAPHICS	1MI	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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