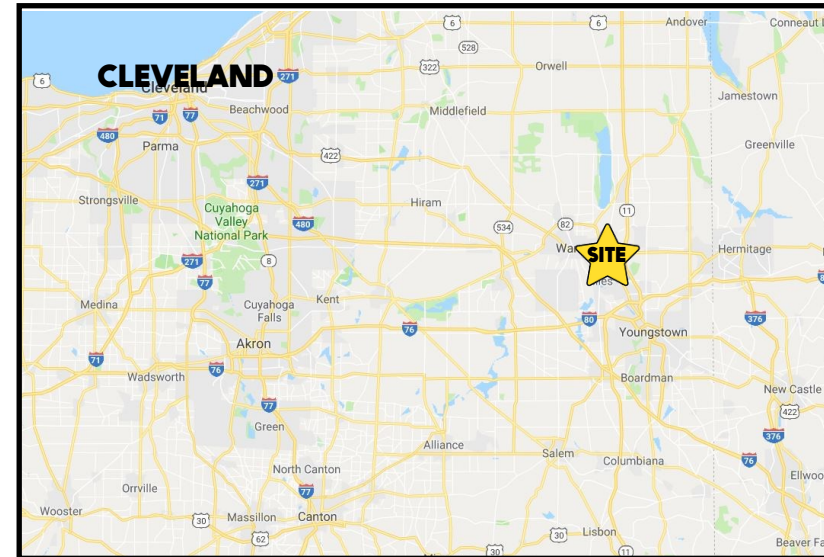


LOCATION

918-950 Youngstown Warren Rd, Niles, OH 44446



TRAFFIC

Youngstown Warren Rd = 16,986 VPD

HIGHLIGHTS

- Office space available on US 422 in Niles, OH
- Surrounded by amenities; has been home to many successful, long term tenants
- Incredible frontage on the highly trafficked 422 - your business will have great success and visibility

CONTACT

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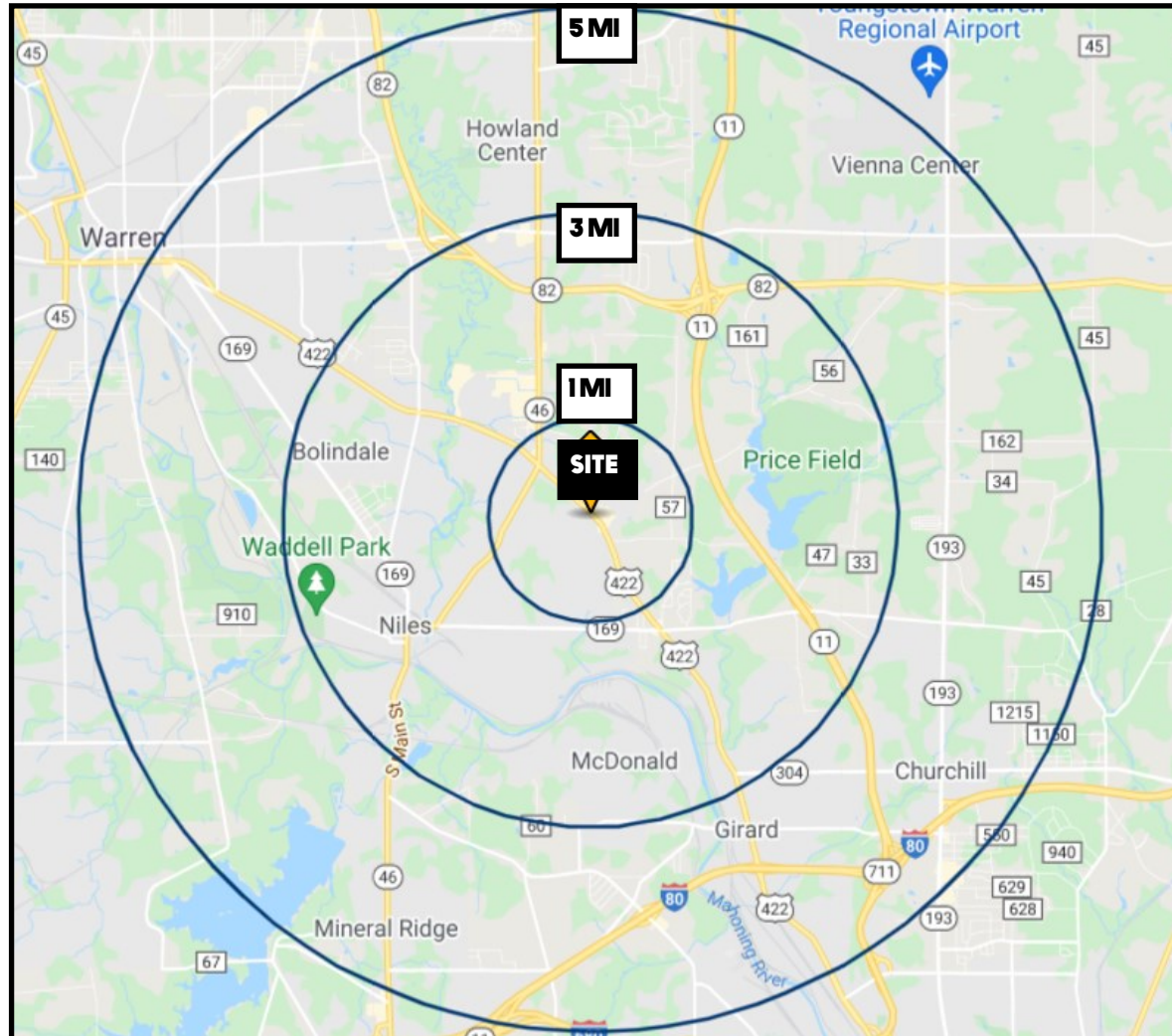
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,148	34,417	78,992
HOUSEHOLDS	2,336	14,775	33,590
MEDIAN AGE	46	47	45
AVERAGE HH INCOME	\$72,307	\$62,970	\$63,038

SITE INFORMATION

LOCATION	Niles City Trumbull County
ZONING	B2
AVAILABLE	918: 1,744* SF 950: 800 + 4,000* SF * Can be subdivided
SIGNAGE	Street signage
PARKING	Lots of on-site parking
UTILITIES	Separately metered
RENT	\$14.50/SF NNN

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