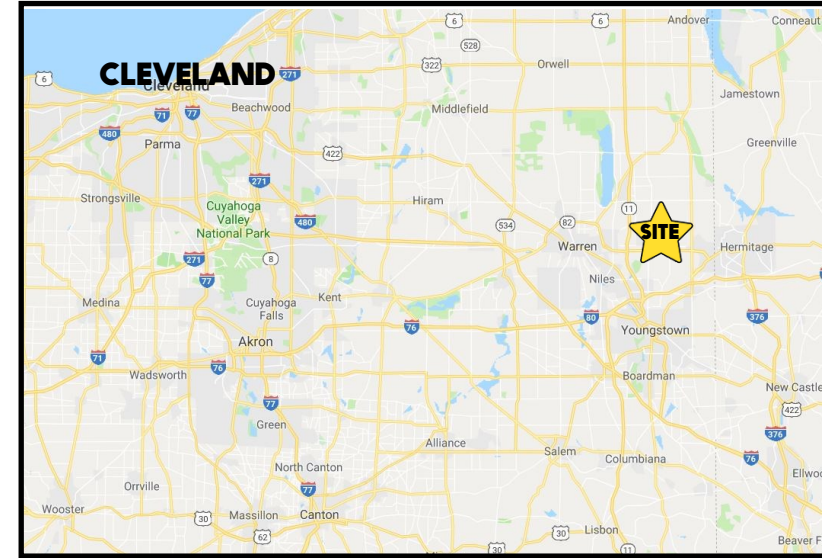


## LOCATION

4494 Warren Sharon Rd, Vienna, OH 44473



## HIGHLIGHTS

- Highly Desirable Trumbull County Location
- Investors, break into Vienna Township
- Currently vacant, ideally suited for Owner occupant
- Highly Motivated Seller, Bring an OFFER

## CONTACT

**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

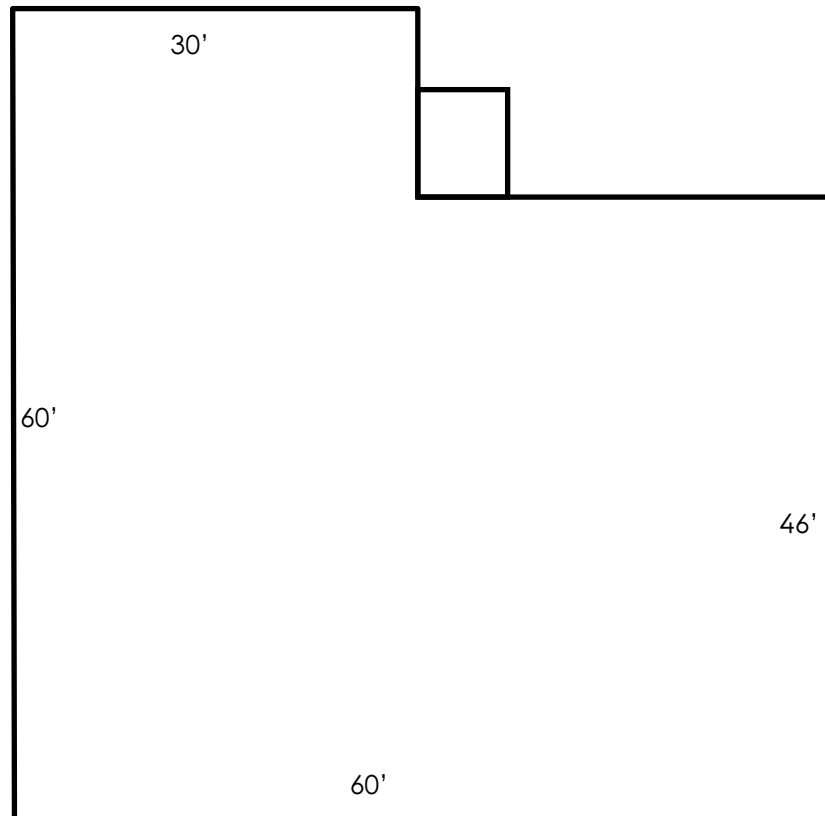
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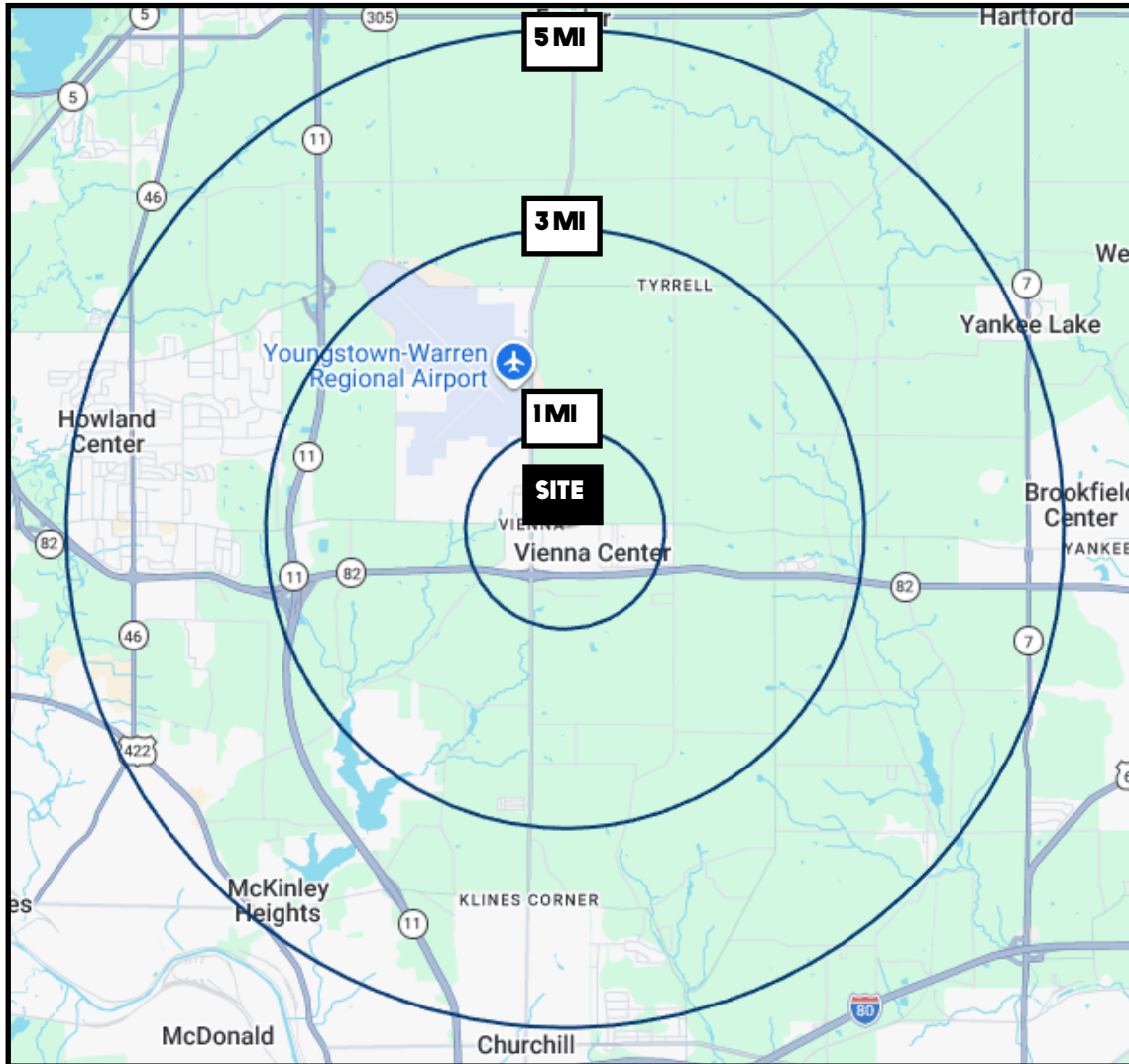
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	970	5,381	26,476
<b>HOUSEHOLDS</b>	429	2,411	11,459
<b>MEDIAN AGE</b>	50	50	49
<b>AVERAGE HH INCOME</b>	\$95,905	\$95,426	\$102,648

**SITE INFORMATION**

<b>LOCATION</b>	Vienna Township Trumbull County
<b>PARCEL</b>	16-144405
<b>PROPERTY TYPE</b>	Office
<b>YEAR BUILT</b>	1950, remodeled 2003
<b>SIZE</b>	3,180 SF on .75 acres
<b>REAL ESTATE TAXES</b>	\$4,247/year
<b>PRICE</b>	\$275,000

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