

# PRIME RETAIL SPACE AVAILABLE FOR LEASE

Palm Plaza

1952-1960 Elm Rd NE • Warren, OH 44483



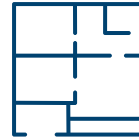
## 1,200-Square Feet Ready for New Retail

Take advantage of this exciting opportunity to occupy a **coveted end cap** retail unit within a **bustling commercial center** with easy accessibility at 1952 Elm Road NE. This single-story, 1,200-square-foot retail space boasts **sweeping storefront windows**, allowing **abundant natural light** and signage opportunities. The space is **suitable for a wide range of retail users**, perfect for a nail salon, a sub sandwich shop, and more; **the possibilities are endless.**



# PROPERTY HIGHLIGHTS

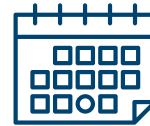
- Palm Plaza at 1952 Elm Road NE offers a 1,200-square-foot end cap retail storefront unit in a vibrant Warren neighborhood.
- Conveniently located across from the busy Giant Eagle Supermarket and well-known drive-in movie theater, Elm Road Triple.
- Easily accessible shopping plaza via strong egress and ingress points, along with on-site surface parking options.
- Businesses will benefit from prominent building signage and a highly visible street sign along Elm Road's bustling commercial corridor.
- Prime location with exposure to over 20,900 vehicles per day and heavy foot traffic from adjacent shopping centers.
- Surrounded by national retailers, including Family Dollar, Dairy Queen, Giant Eagle, Goodwill, AutoZone, Menard's, Walmart Supercenter, and more.
- Palm Plaza is the ideal destination for businesses searching for exceptional retail space at the heart of a densely populated and highly trafficked community.



Gross Leasable Area  
**5,263 SF**



Total Land Area  
**0.21 AC**



Year Built  
**1986**



Parking Ratio  
**3.93/1,000 SF**





# LOCATION HIGHLIGHTS



Population  
3-Mile | 2024

**36,090**



Median Age  
3-Mile | 2024

**42**



Total Businesses  
3-Mile | 2024

**1,487**



Household Income  
3-Mile | 2024

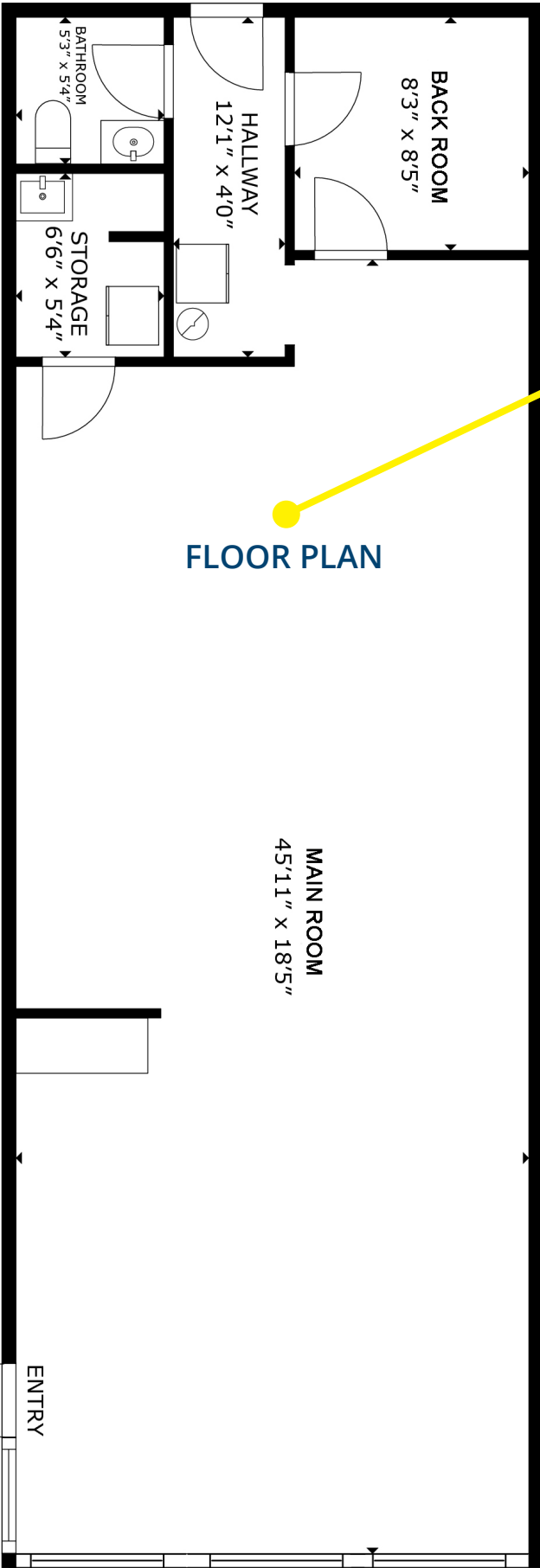
**\$57,593**

- 1952 Elm Road NE features excellent visibility and convenient access via strong ingress/egress points along Elm Road.
- Located in Palm Plaza, the property provides prime visibility to a high-traffic four-lane road right across the street from Giant Eagle Supermarket and a popular drive-in movie theater.
- 1952 Elm Road NE is well-positioned in a high-density area, surrounded by residential communities, national retailers, and significant commuter routes.
- Elm Road delivers a seamless connection to State Route 82, a significant area thoroughfare providing easy commutes in and around town.
- Warren is a thriving suburban town with a distinctive, full of local eateries, outdoor recreation, and quaint residential neighborhoods, and only 20 minutes to Youngstown, making for an easy commute.

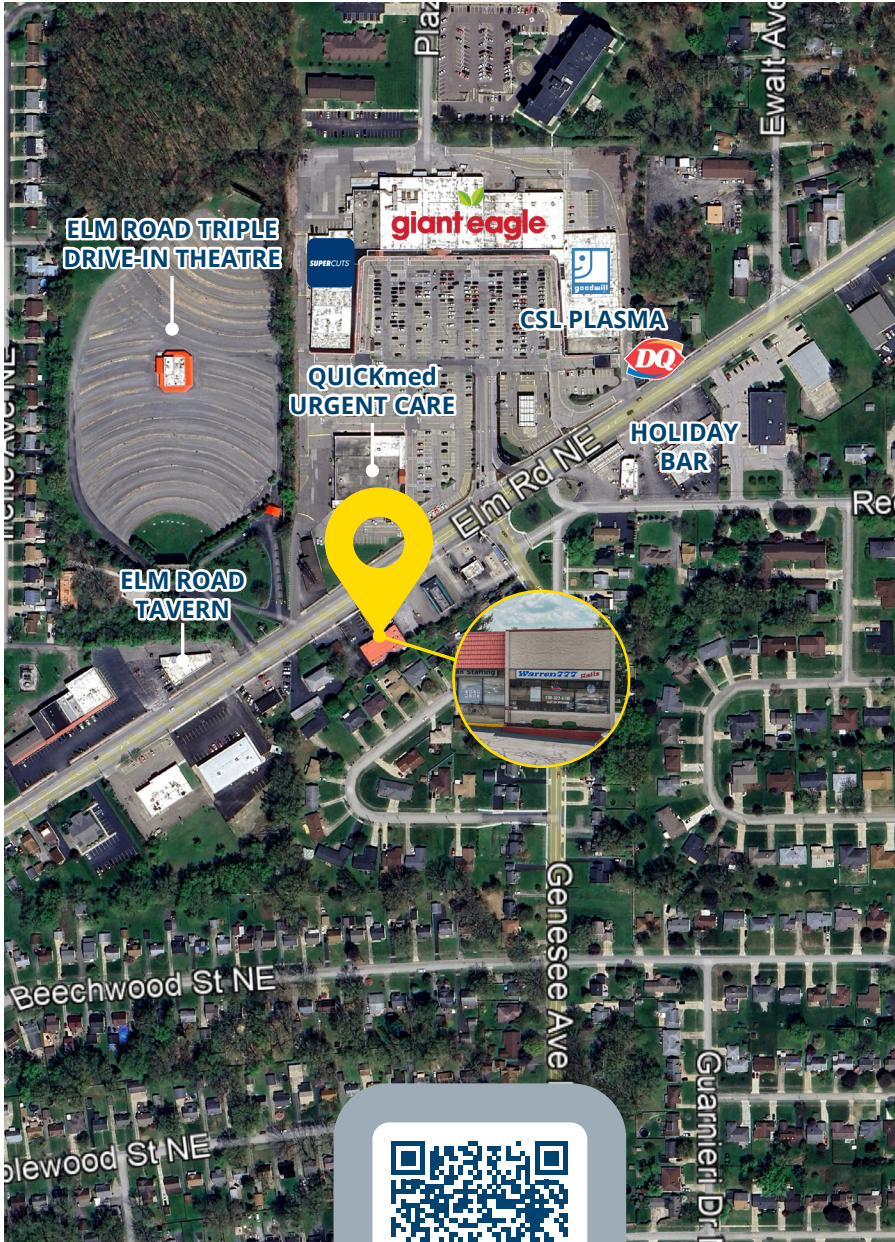
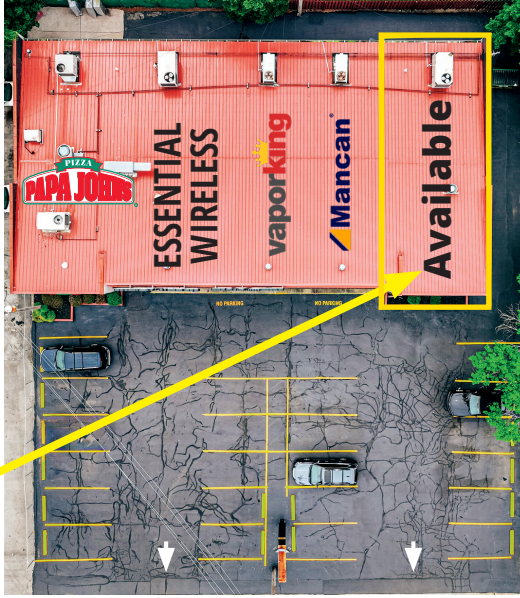




FLOOR PLAN



FLOOR PLAN



SCAN QR CODE  
FOR MORE PROPERTY  
INFORMATION

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