

FOR SALE

LOCATION

Enterprise Dr at US 422 and SR 5/82 bypass



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage Nilles Warren Wadsworth Wadsworth Akron Alliance Salem Columbiana Corville Wooster North Canton Orrville Wooster Alliance Salem Columbiana Eliwooc Beaver Falls Beave

TRAFFIC

SR 82 Rd = 11,629 VPD US 422 = 9,385 VPD

HIGHLIGHTS

- Estate Sale New Pricing
- 27 total acres, can be subdivided 3-11.6 acres
- At Parkman Rd and Warren's bypass
- 5 miles to Ohio Turnpike (I-80)
- Midway between Cleveland / Pittsburgh & New York / Chicago
- Tax Incentives Available

CONTACT

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AERIAL







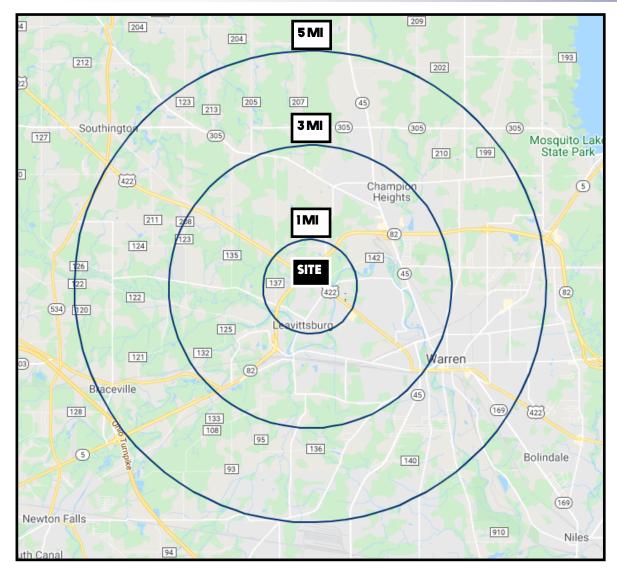


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SITE INFORMATION



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	2,673	25,592	51,392
HOUSEHOLDS	1,087	9,951	20,580
AVERAGE AGE	42	40	41
MEDIAN HH INCOME	\$35,549	\$33,885	\$34,320

SITE INFORMATION			
LOCATION	Warren City Trumbull County		
PROPERTY TYPE	Land		
ZONING	Manufacturing		
PARCEL	40-221171		
UTILITIES	Warren City, Dominion East Ohio, and Ohio Edison		
ACREAGE	3-11.6 acres		
PRICE	Lot A: 5.27 acres \$210,000 *will subdivide 3 acres \$130,000 Lot B: 1.25 acres SOLD Lot D: 9.2 acres SOLD Lot E: 11.6 acres \$160,000 *will subdivide 5 acres \$80,000		

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