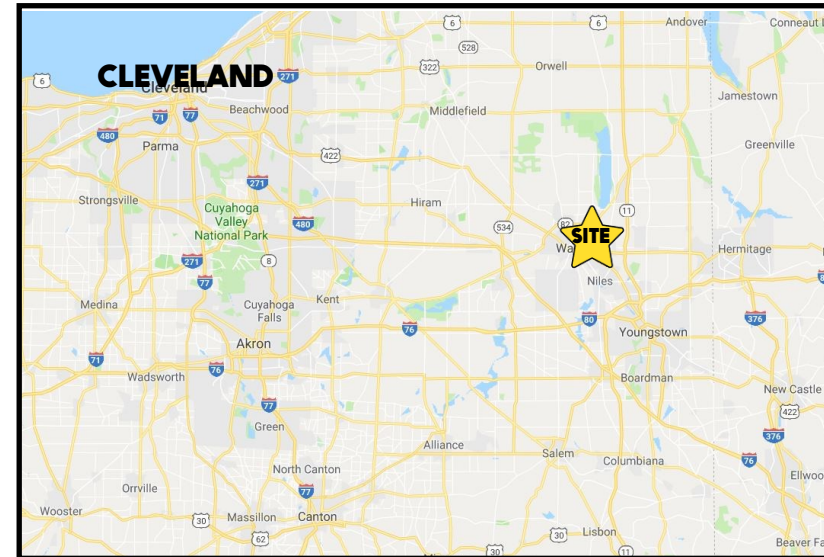
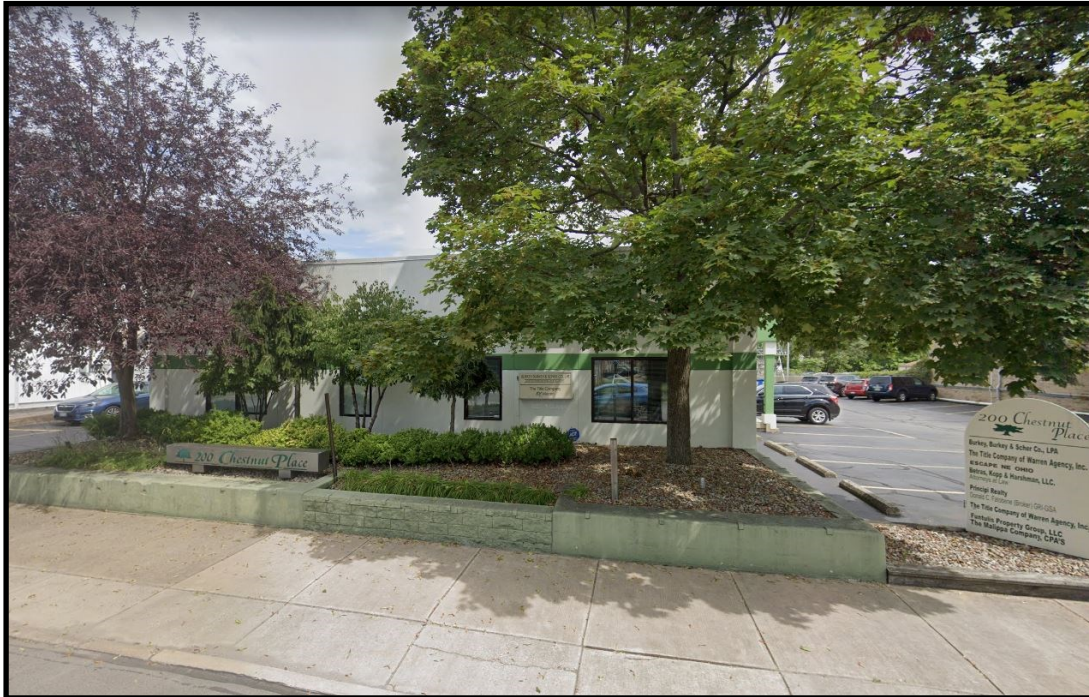


## LOCATION

200 Chestnut Ave, Warren, OH 44483



## TRAFFIC

Chestnut Ave = 6,838 VPD

## HIGHLIGHTS

- Located in Warren's Central Business District
- Class A Offices in professional building
- On-site parking
- Full Service Lease includes heat, electric, taxes, insurance, & common area maintenance

## CONTACT

**ALICIA ANGELO**

740.627.0431

[aangelo@platzrealtygroup.com](mailto:aangelo@platzrealtygroup.com)

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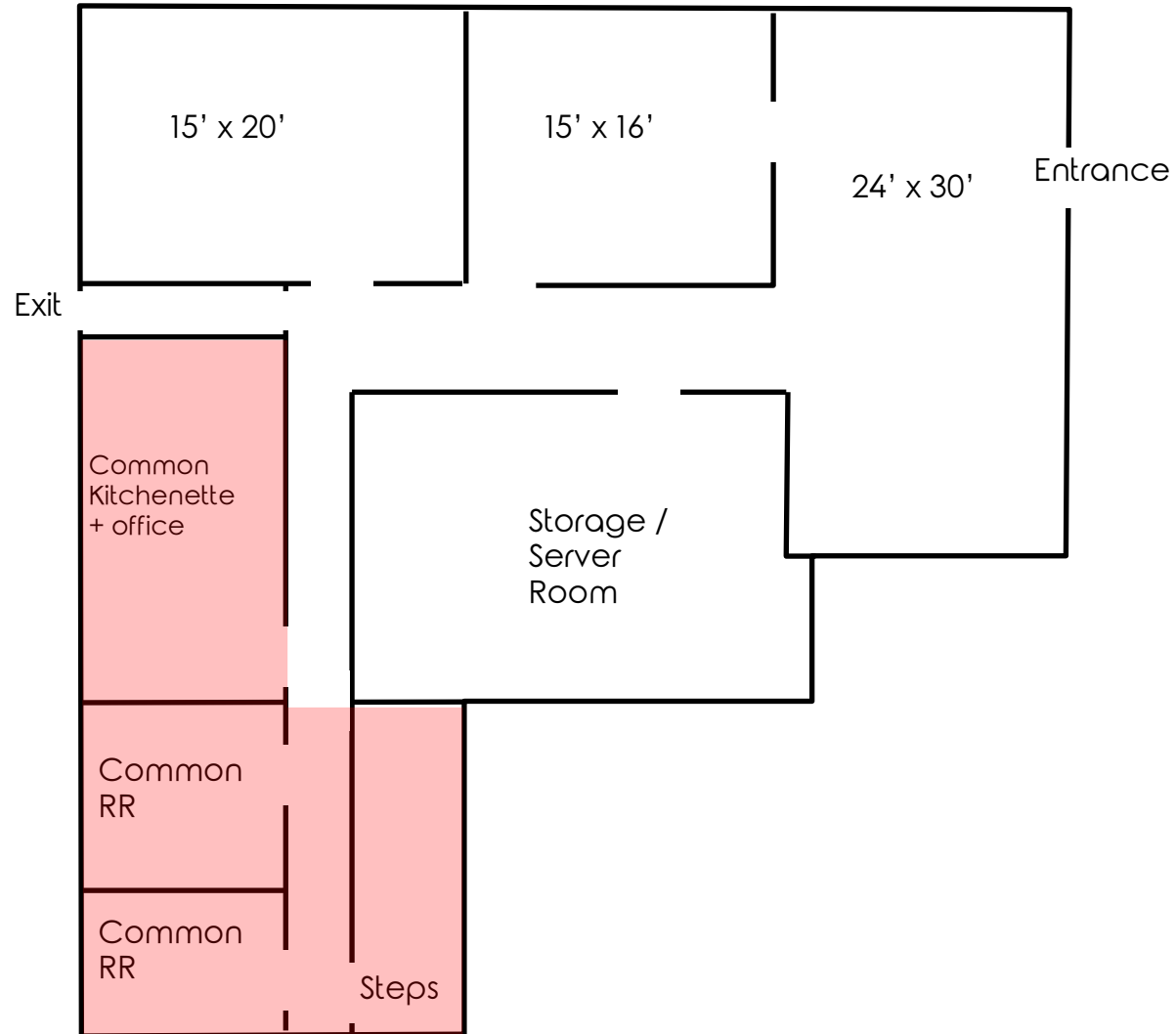
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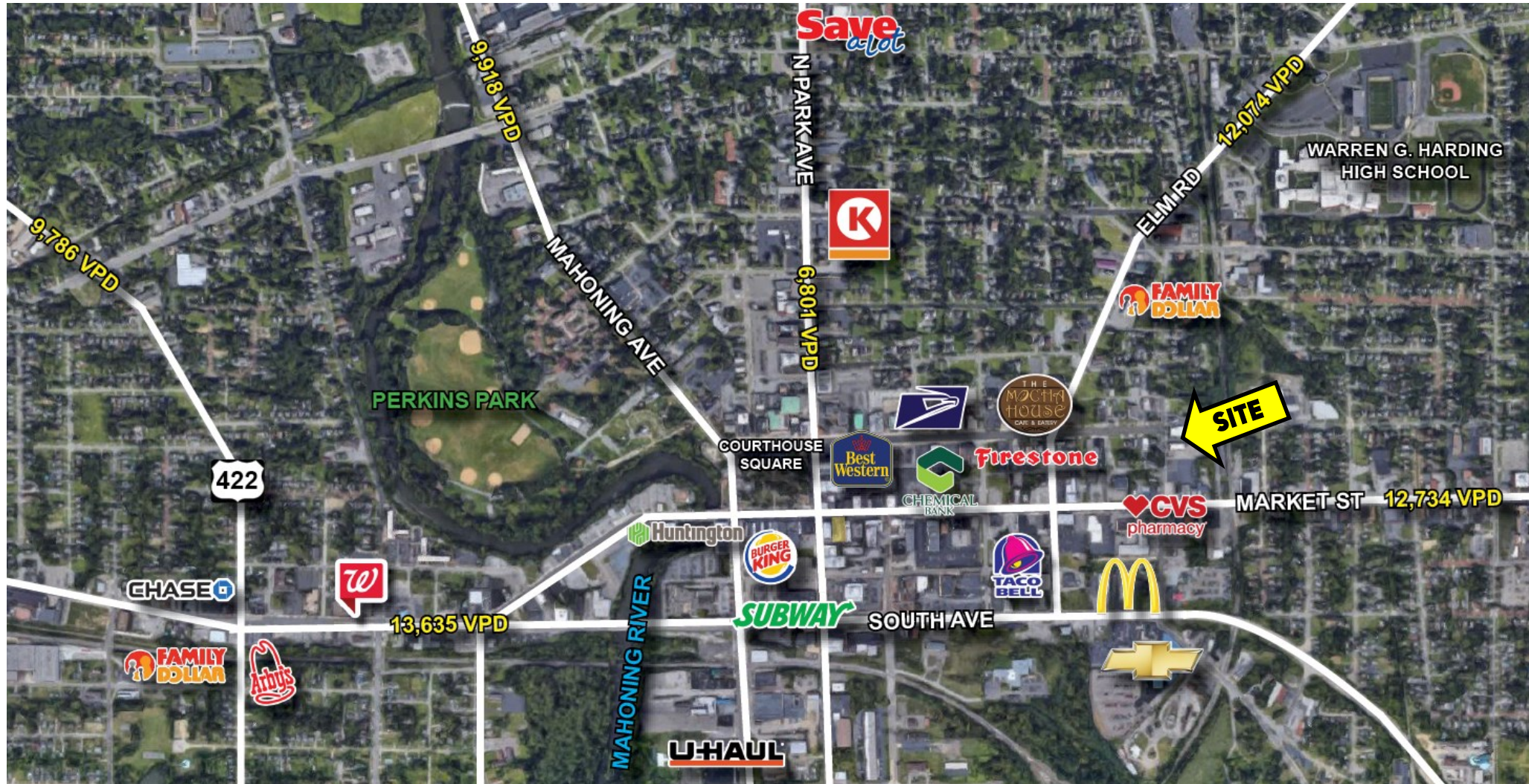
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Lower Level



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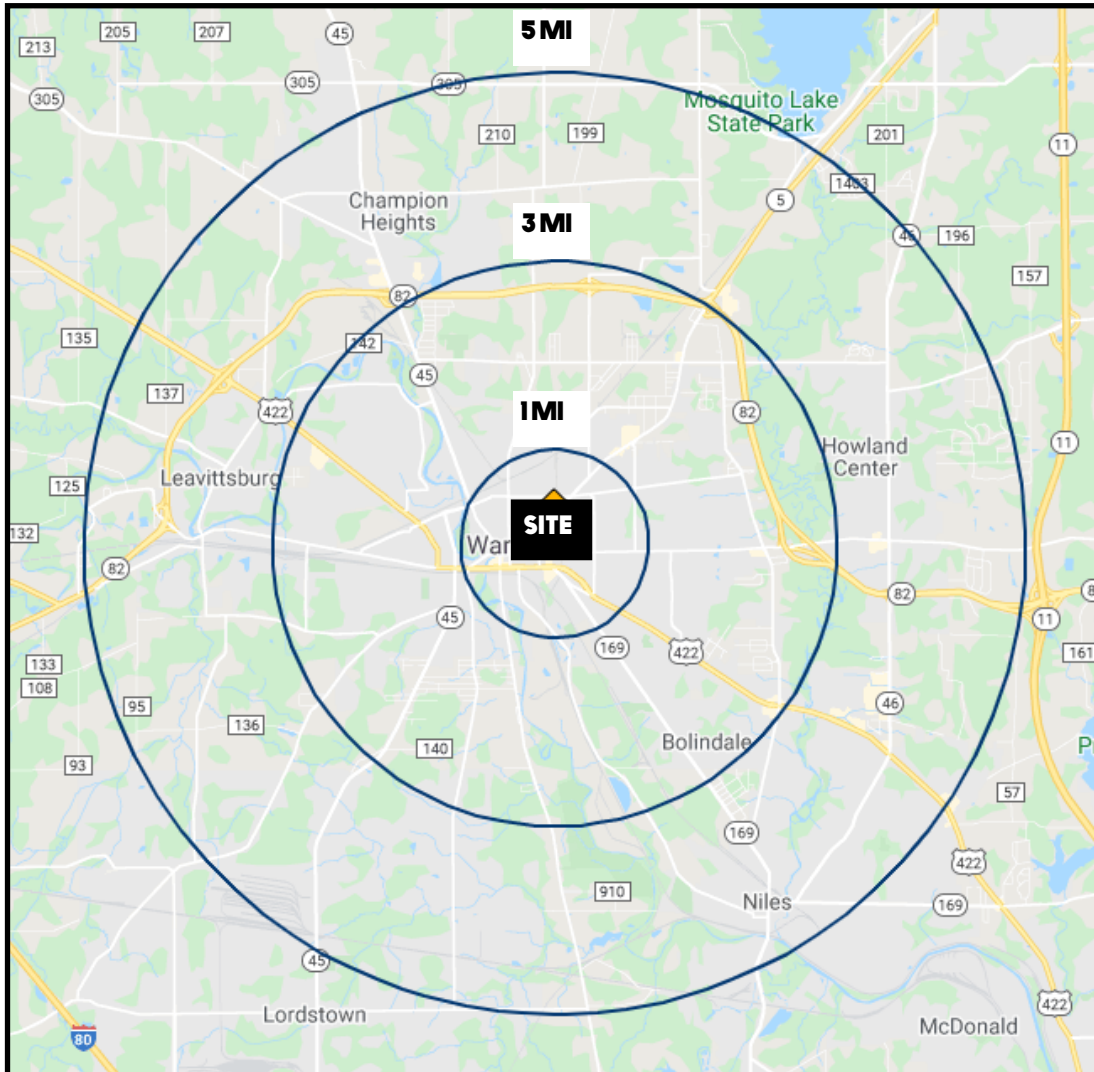
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	8,166	45,085	83,079
<b>HOUSEHOLDS</b>	3,270	19,126	34,669
<b>MEDIAN AGE</b>	39	41	43
<b>AVERAGE HH INCOME</b>	\$42,293	\$42,222	\$54,010

**SITE INFORMATION**

<b>LOCATION</b>	Warren City Trumbull County
<b>PROPERTY TYPE</b>	Office
<b>SIZE</b>	Suite C: 1,070 SF - LEASED Lower Level: 1,540 SF
<b>PARKING</b>	On-site
<b>UTILITIES</b>	Included in rent (except Internet/Cable)
<b>RESTROOMS</b>	Common area
<b>RENT</b>	Lower Level: \$11.48/SF

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