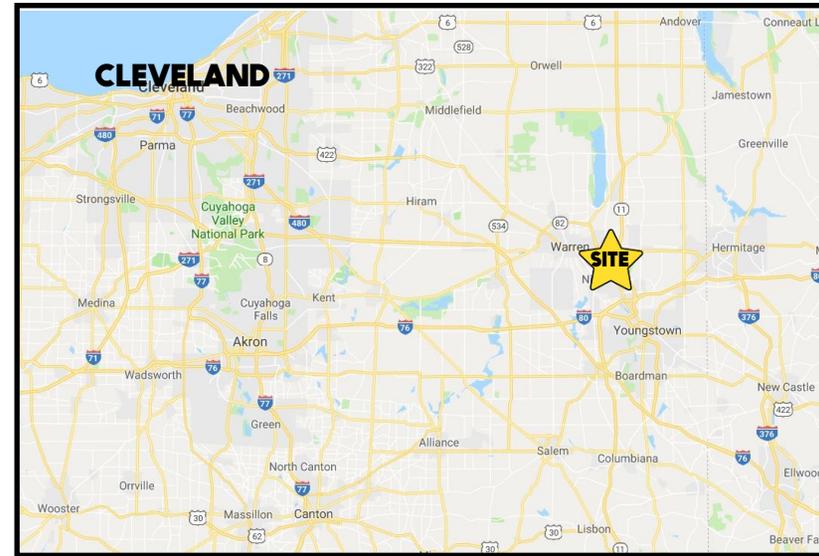


## LOCATION

630 Youngstown Warren Rd, Niles, OH 44446



## HIGHLIGHTS

- 5.1 acres on Youngstown Warren Rd (US 422)
- 162' frontage +/-; Irregular in shape; see attached site plan
- All public utilities available
- High traffic location
- 2.3 Miles | Less than 4 minutes to St. Rt 11

## TRAFFIC

Youngstown Warren Rd = 18,114 VPD

## CONTACT

**ALICIA (LISH) ANGELO**

740.627.0431      aangelo@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

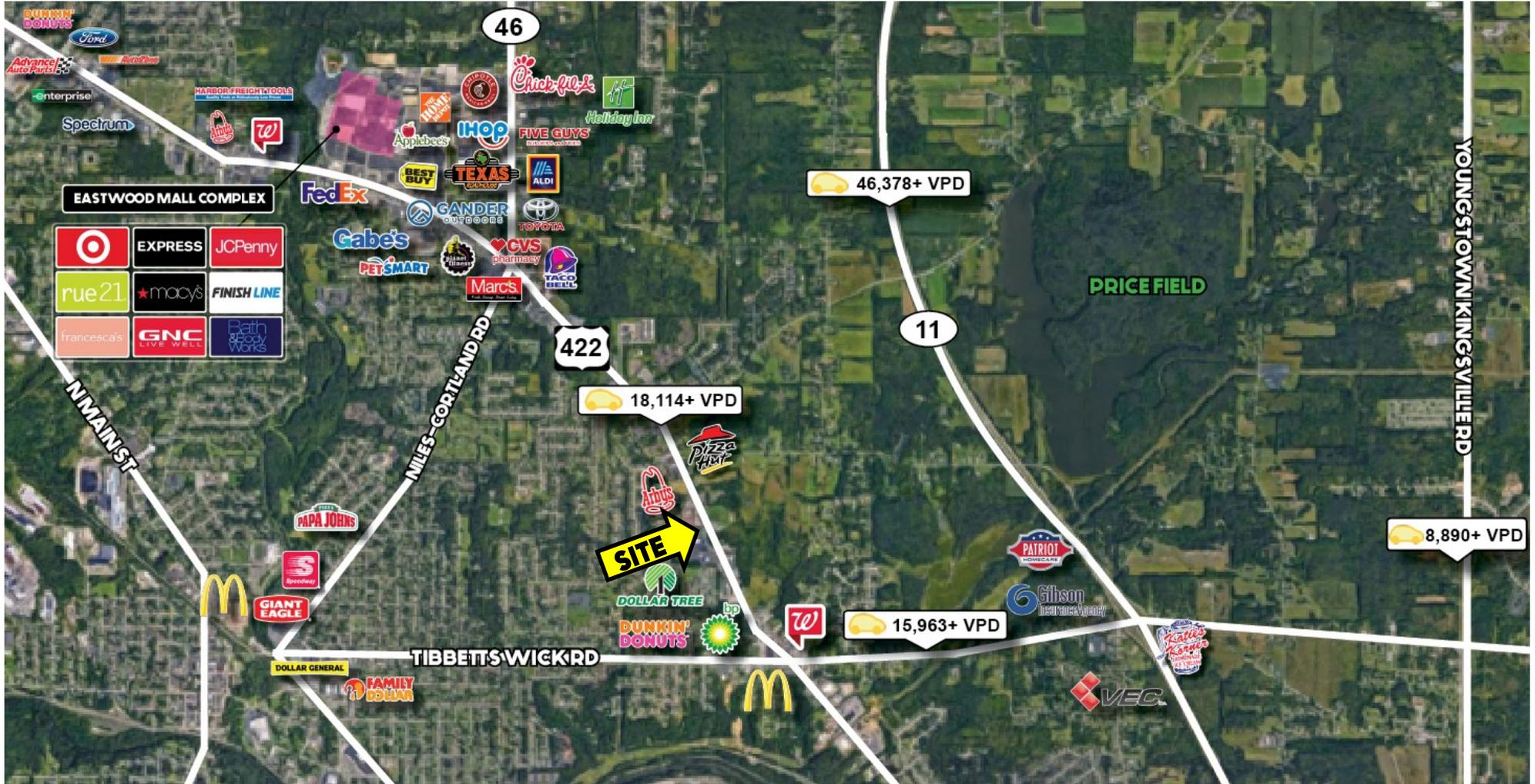
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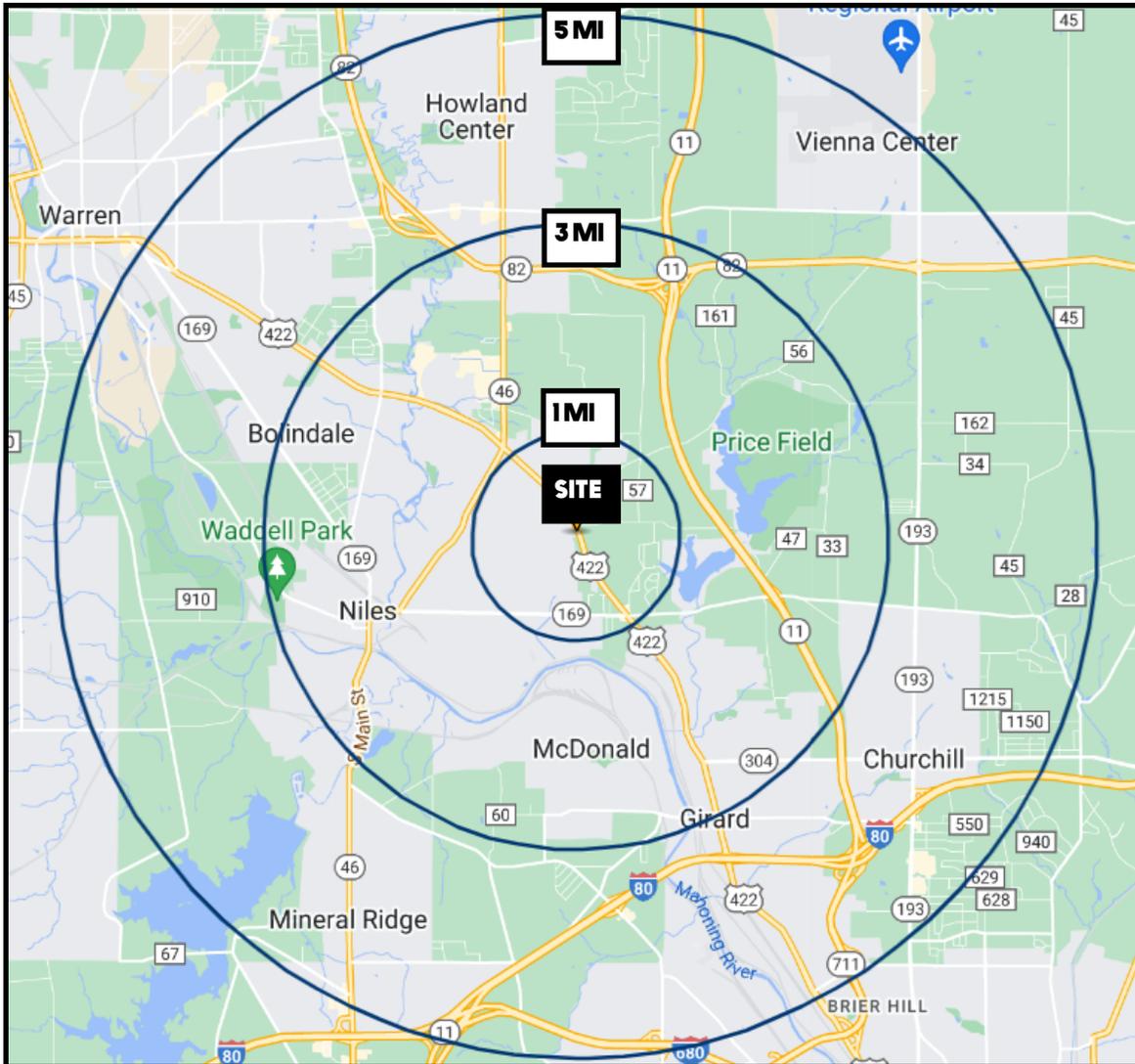


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,243	35,086	76,125
<b>HOUSEHOLDS</b>	2,373	15,104	32,238
<b>MEDIAN AGE</b>	47	45	45
<b>AVERAGE HH INCOME</b>	\$69,537	\$60,488	\$62,233

**SITE INFORMATION**

<b>LOCATION</b>	Niles City + Weathersfield Twp Trumbull County
<b>PROPERTY TYPE</b>	Vacant Commercial Land
<b>SIZE</b>	5.1 acres
<b>ZONING</b>	B3, RA, and Commercial B
<b>UTILITIES</b>	All public utilities available
<b>REAL ESTATE TAXES</b>	\$4,065/year +/-
<b>PRICE</b>	<b>REDUCED!</b> \$422,000

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