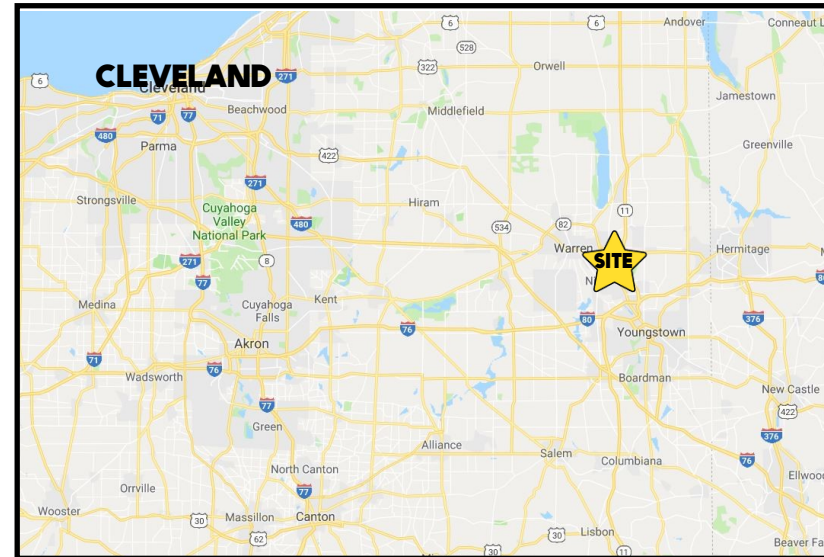


LOCATION

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
- Located east of SR 46 (Niles Cortland Rd)
- All public utilities available
- High traffic location

TRAFFIC

Youngstown Warren Rd = 18,114 VPD

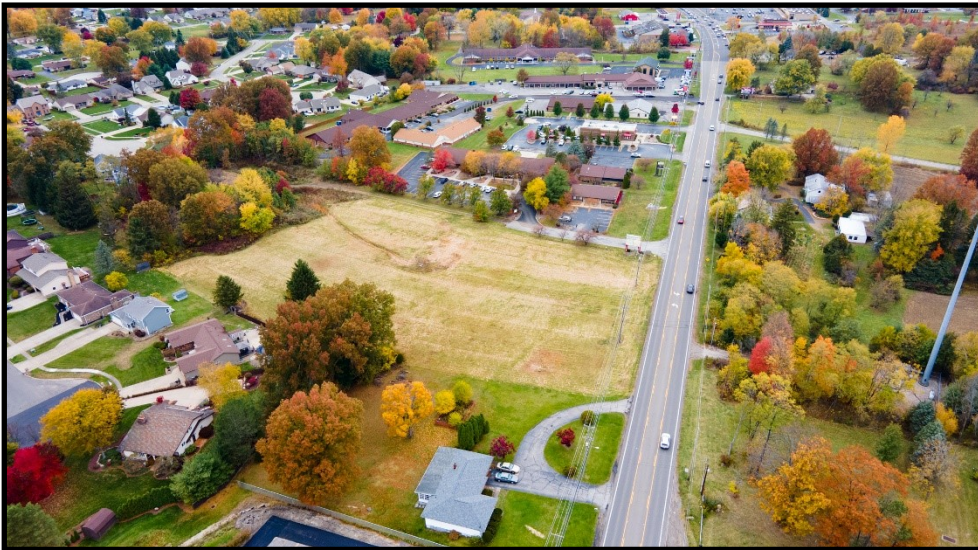
CONTACT

ALICIA (LISH) ANGELO

740.627.0431 aangelo@platzrealtygroup.com

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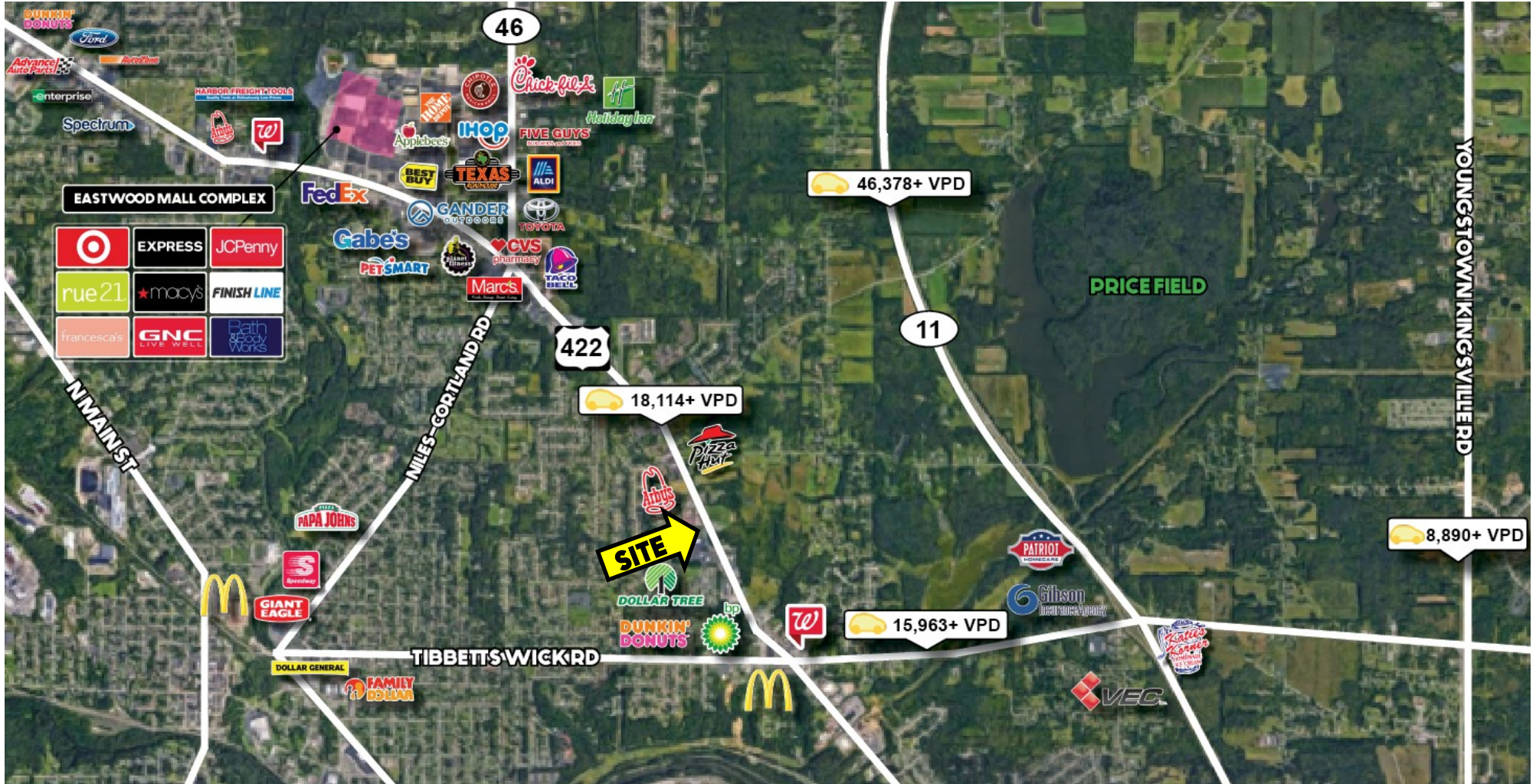
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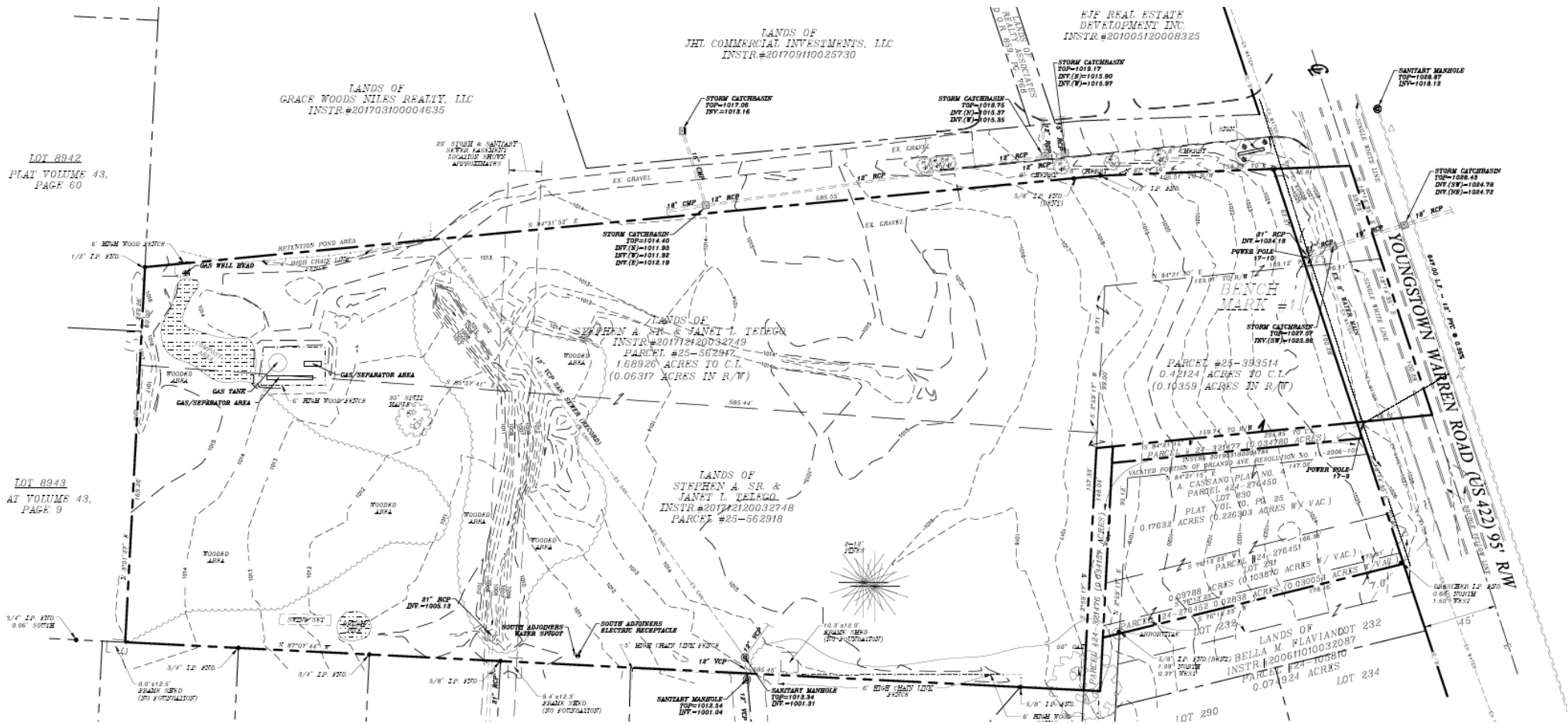
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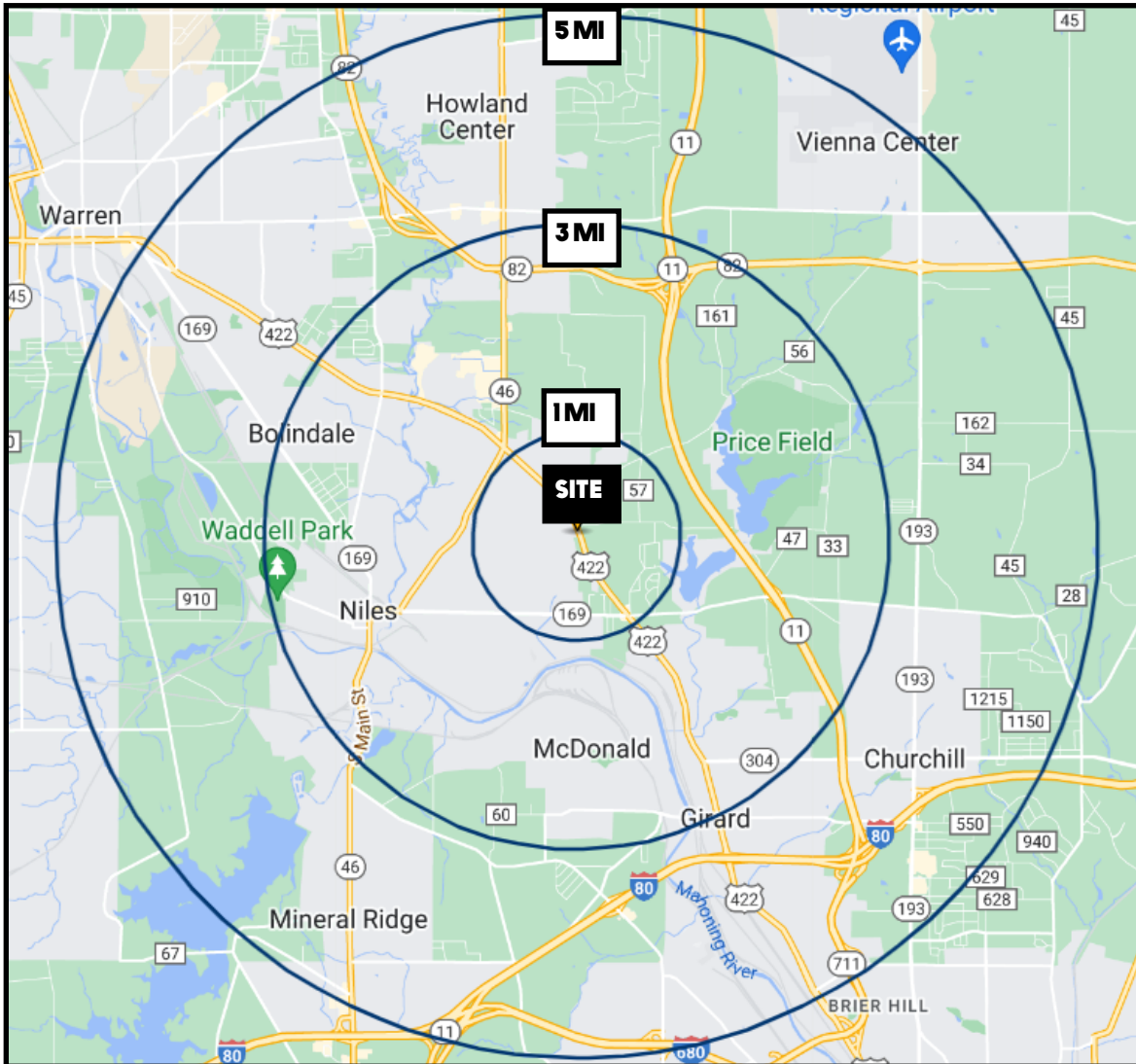
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,243	35,086	76,125
HOUSEHOLDS	2,373	15,104	32,238
MEDIAN AGE	47	45	45
AVERAGE HH INCOME	\$69,537	\$60,488	\$62,233

SITE INFORMATION

LOCATION	Niles City + Weathersfield Twp Trumbull County
PROPERTY TYPE	Vacant Commercial Land
SIZE	5.1 acres
ZONING	B3, RA, and Commercial B
UTILITIES	All public utilities available
REAL ESTATE TAXES	\$4,065/year +/-
PRICE	Call for pricing

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