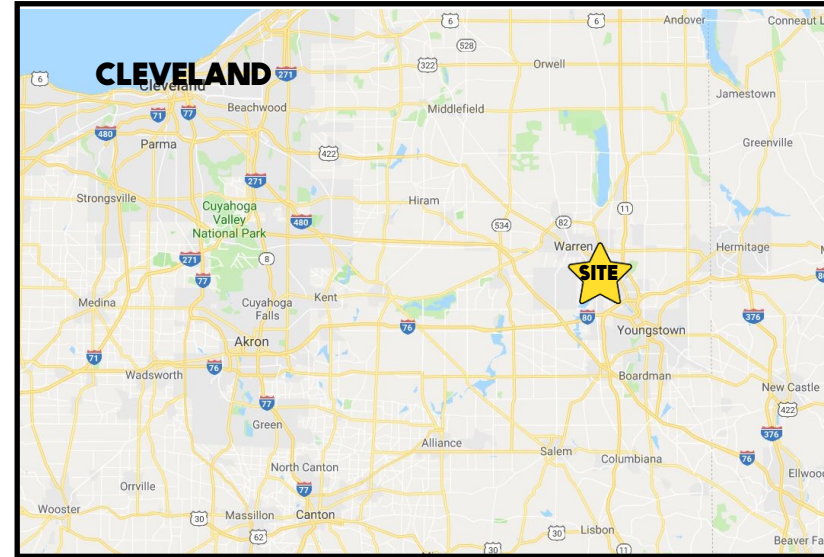


LOCATION

5555 Youngstown Warren Rd, Niles, OH 44446



HIGHLIGHTS

- 12,900 SF freestanding retail (service bays not included)
- Located on US 422 in the Eastwood Mall Complex, a 3.3 million SF retail regional shopping center
- Lots of parking
- Excellent exposure
- High visibility with street signage

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

TRAFFIC

Youngstown Warren Rd = 16,991 VPD

CONTACT

MATT WILSON

330.347.9677

mwilson@platzrealtygroup.com

BILL KUTLICK

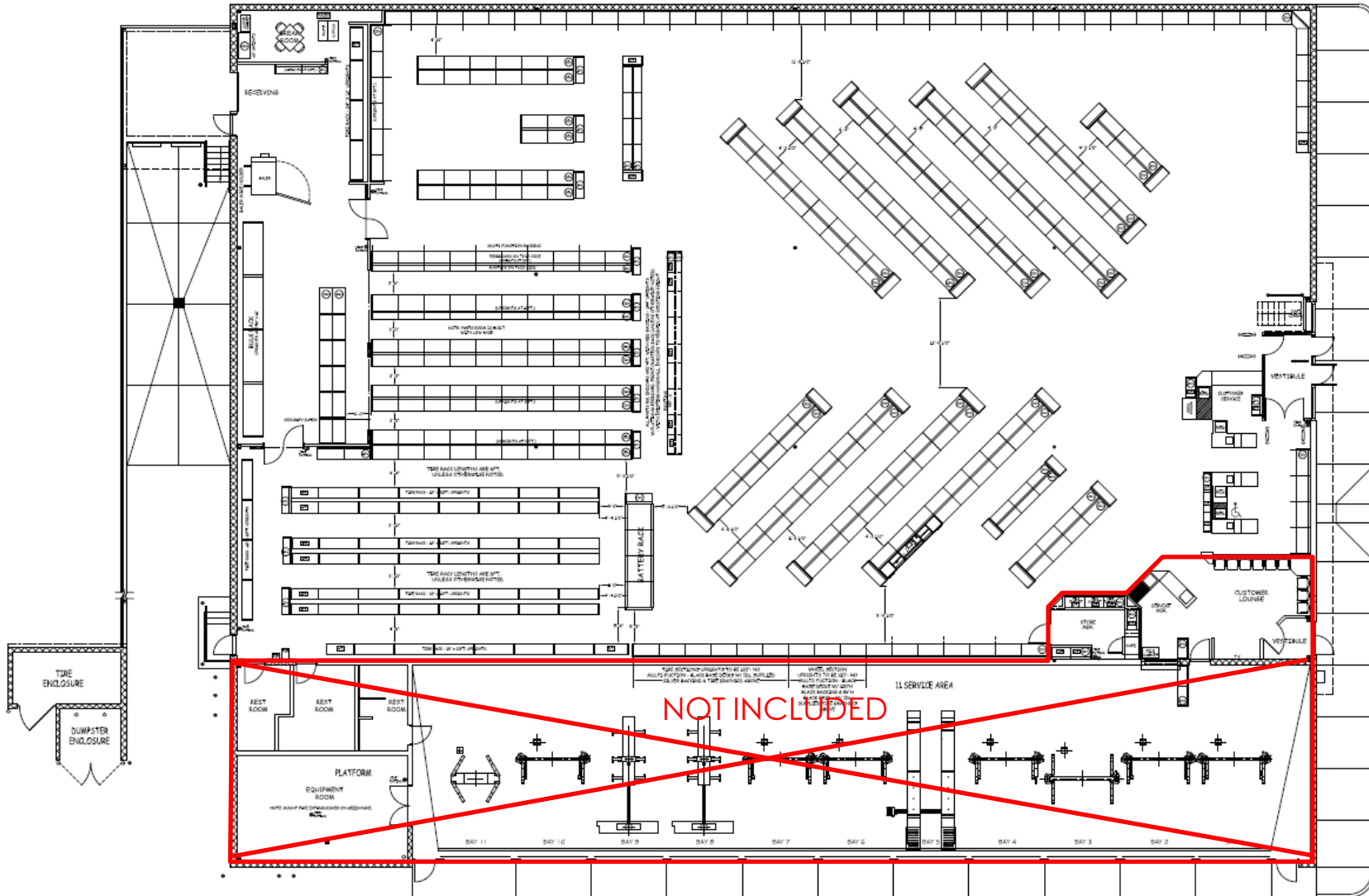
330.565.5701

bkutlick@platzrealtygroup.com



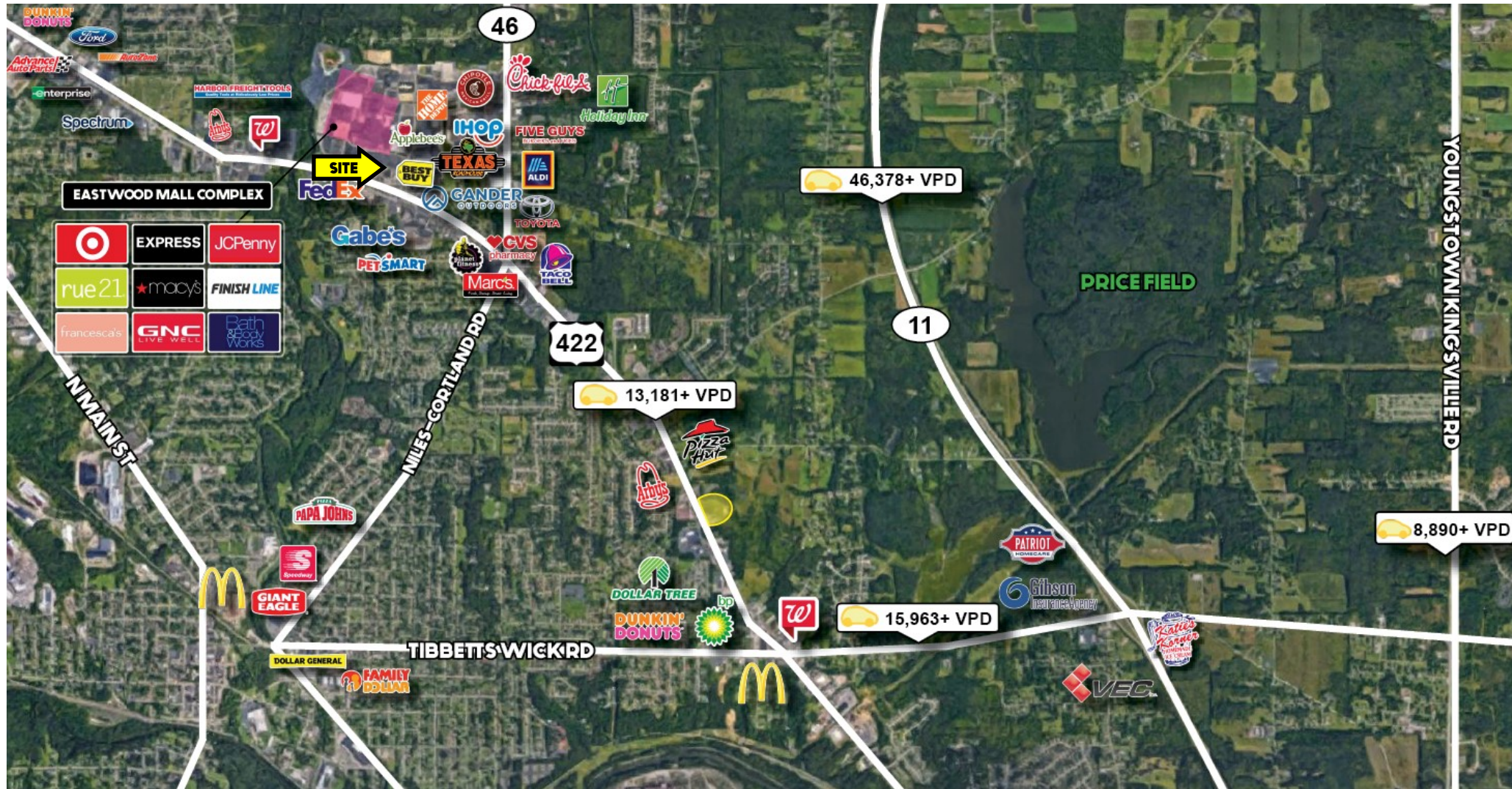
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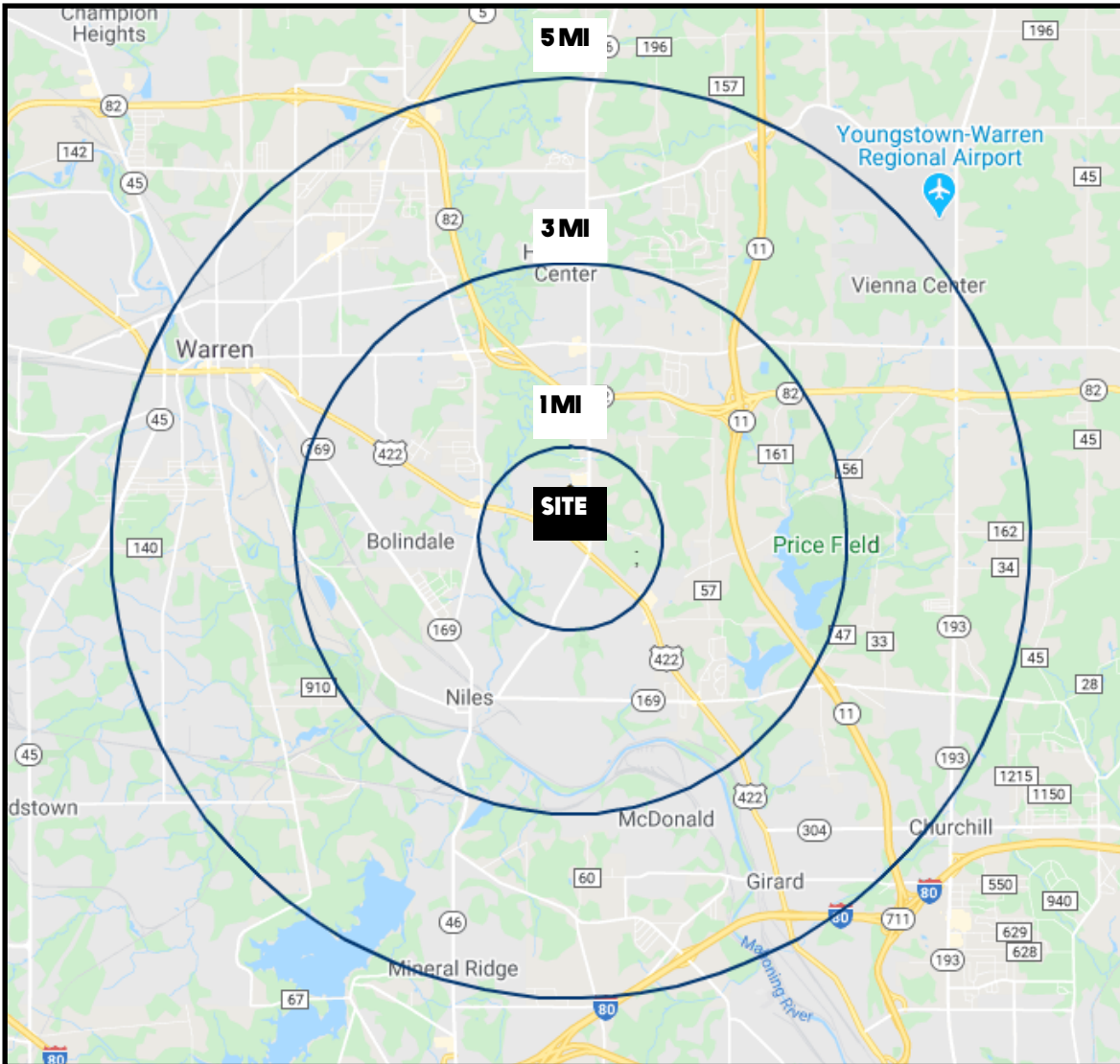
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,424	41,642	85,412
HOUSEHOLDS	2,500	18,130	36,212
MEDIAN AGE	44	44	44
AVERAGE HH INCOME	\$56,353	\$59,296	\$57,604

SITE INFORMATION	
LOCATION	Niles City Trumbull County
PROPERTY TYPE	Freestanding Retail
ZONING	B1 Highway Commercial
SIZE	12,900 SF, may be subdivided
PARKING	Ample front & adjacent parking
SIGNAGE	Monument + building
RENT	\$10.50/SF NNN NNN Charges: App. \$5.98/SF Plus utilities

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