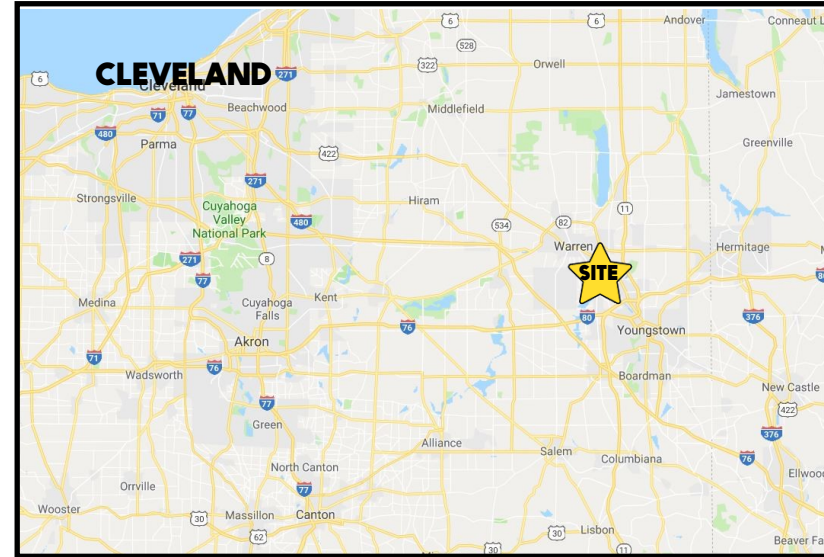


LOCATION

Youngstown Warren Rd, Niles, OH 44446



TRAFFIC

Youngstown Warren Rd = 16,991 VPD

HIGHLIGHTS

- 6.9 acres in Niles City by the Eastwood Mall
- Located on US 422 by North Rd
- High visibility location
- Just west of Eastwood Mall
- Between Mosquito Creek and Handel's Ice Cream
- Lots of commercial and business opportunities

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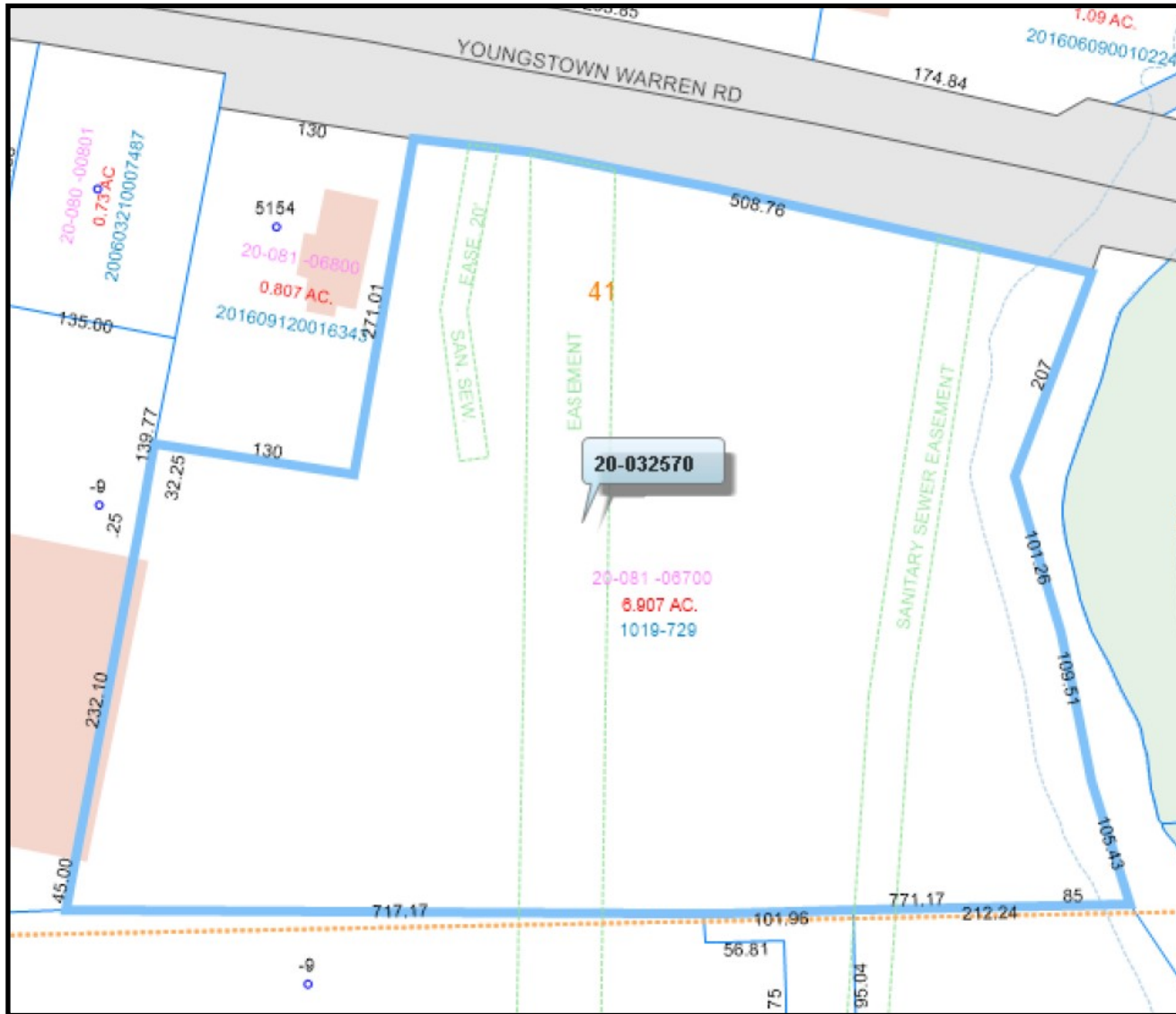
CONTACT

DAN CROUSE

330.647.0411

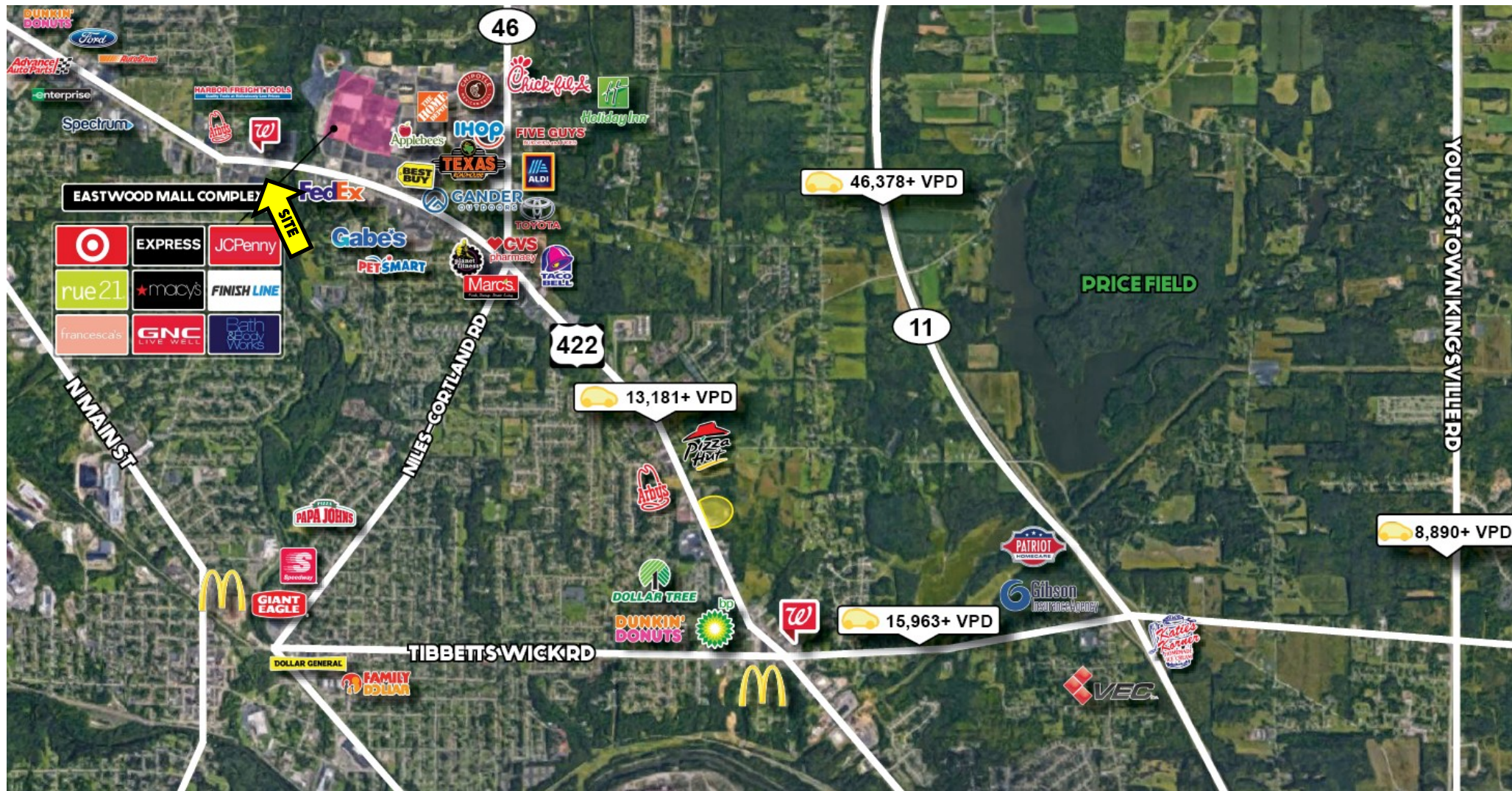
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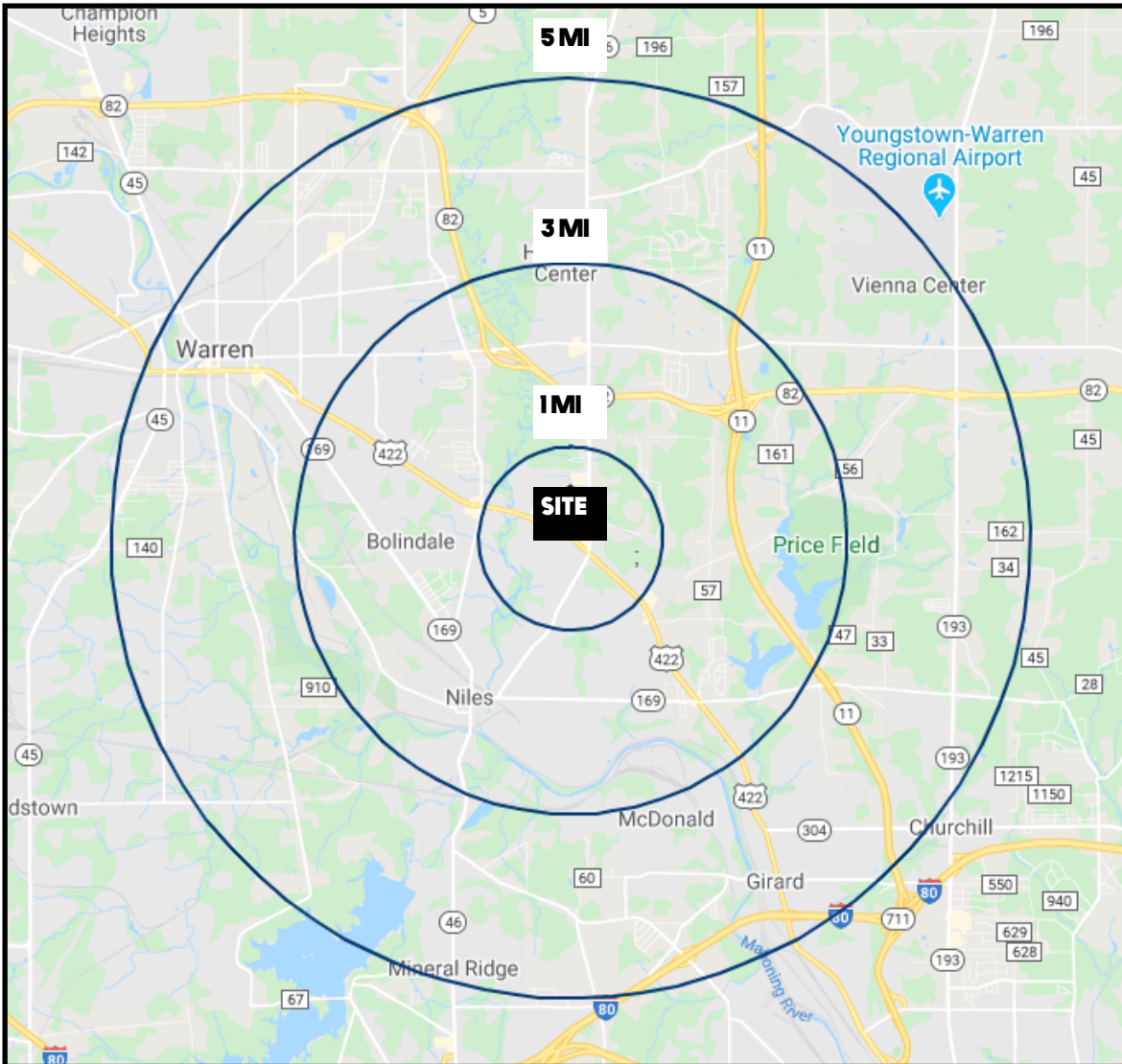
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,424	41,642	85,412
HOUSEHOLDS	2,500	18,130	36,212
MEDIAN AGE	44	44	44
AVERAGE HH INCOME	\$56,353	\$59,296	\$57,604

SITE INFORMATION

LOCATION	Niles City Trumbull County
PROPERTY TYPE	Land
ZONING	Commercial
PARCEL	20-032570
FRONTAGE	508'
ACREAGE	6.9 acres
REAL ESTATE TAXES	\$2,956/year
PRICE	\$140,000

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