



### **LOCATION**

3100 Valley Dale Dr, NW, Warren, OH 44485



# CLEVELAND Beachwood Middlefield Strongsville Valley National Park Akron Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth North Canton Orrville Wooster North Canton Orrville Wooster Alliance Salem Columbiana Ellwooc Salem Columbiana Ellwooc Beaver Falls Beaver Falls

### **HIGHLIGHTS**

- Daycare Center
- Located in River Run Apartments
- Close to employers like Mercy Health, Ultium Cells LLC and Kent State University Trumbull
- 2 minutes away from McGuffey Elementary School

### CONTACT

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# **EXTERIOR**









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# **INTERIOR**



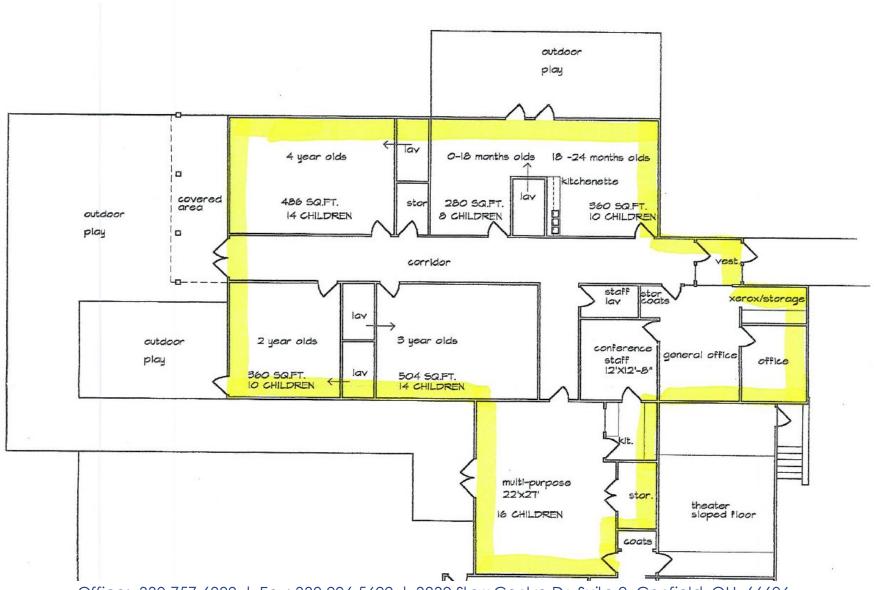






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# **AERIAL MAP**



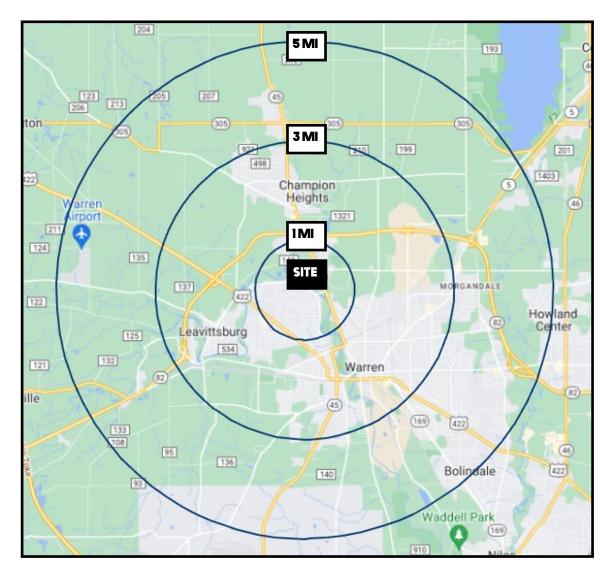
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# **SITE INFORMATION**



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	5,913	38,382	64,104
HOUSEHOLDS	2,504	15,275	26,385
MEDIAN AGE	41	41	42
<b>AVERAGE HH INCOME</b>	\$48,327	\$45,511	\$49,874

SITE INFORMATION		
LOCATION	Warren City Trumbull County	
PROPERTY TYPE	Day Care	
YEAR REMODELED	2004	
SIZE	3,157 SF	
UTILITIES	Separately metered	
PRICE	\$9.00/SF Gross	

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