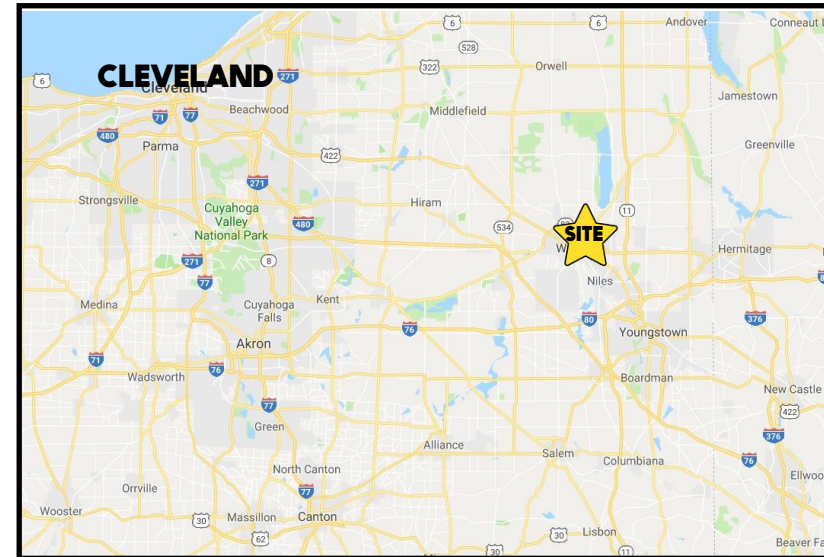


LOCATION

2650 Weir Rd, Warren, OH 44483



TRAFFIC

Elm Rd = 17,877 VPD

HIGHLIGHTS

- 4,335 SF clean and spacious executive offices
- Large kitchen and break room
- Fantastic location off Elm Rd, next to restaurants and shopping
- Plenty of parking and signage available
- Great long term co-tenants

CONTACT

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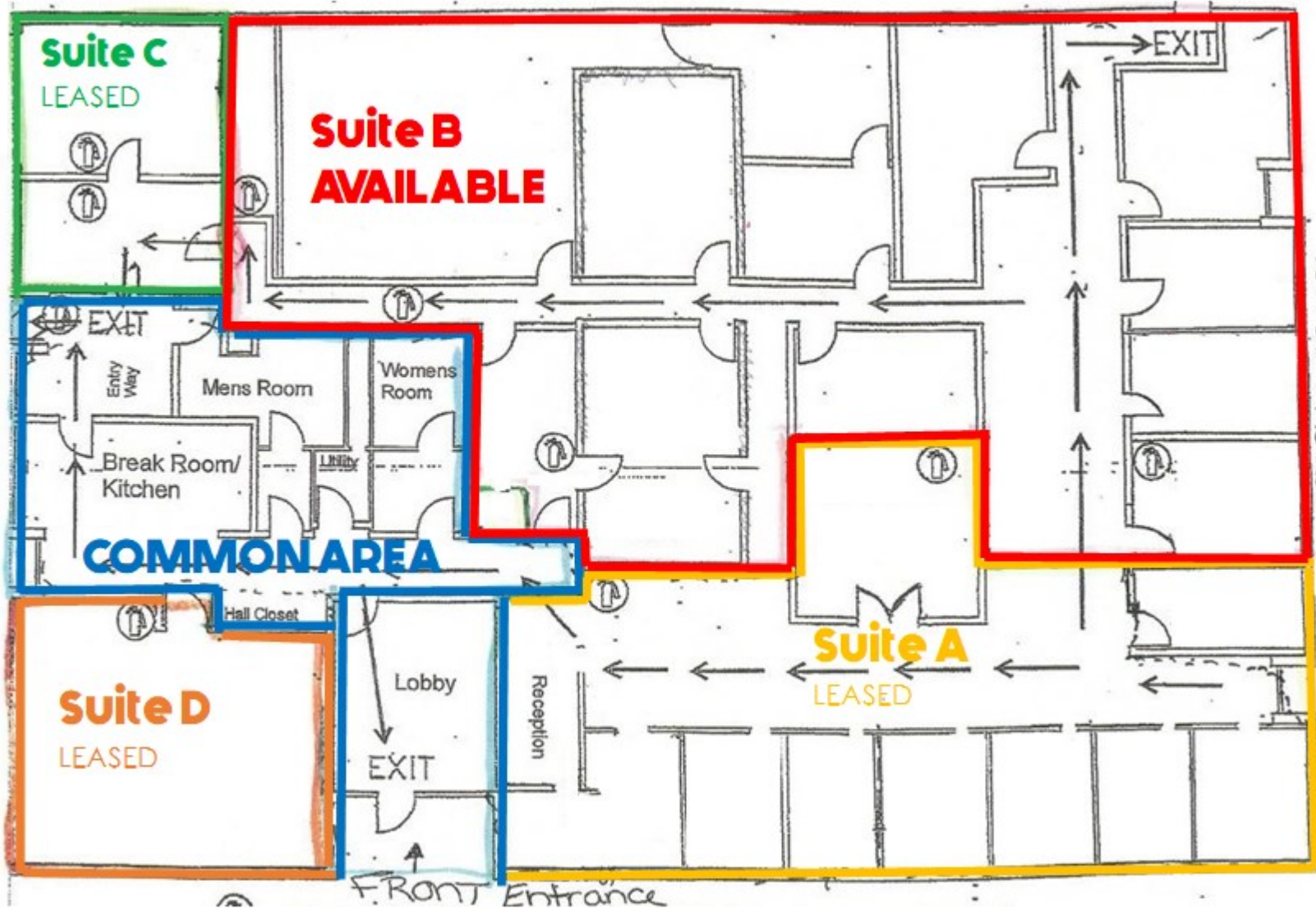


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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

- ★ Suite A - 2,411 SF
- ★ Suite B - 4,335 SF
- ★ Suite C - 510 SF
- ★ Suite D - 780 SF

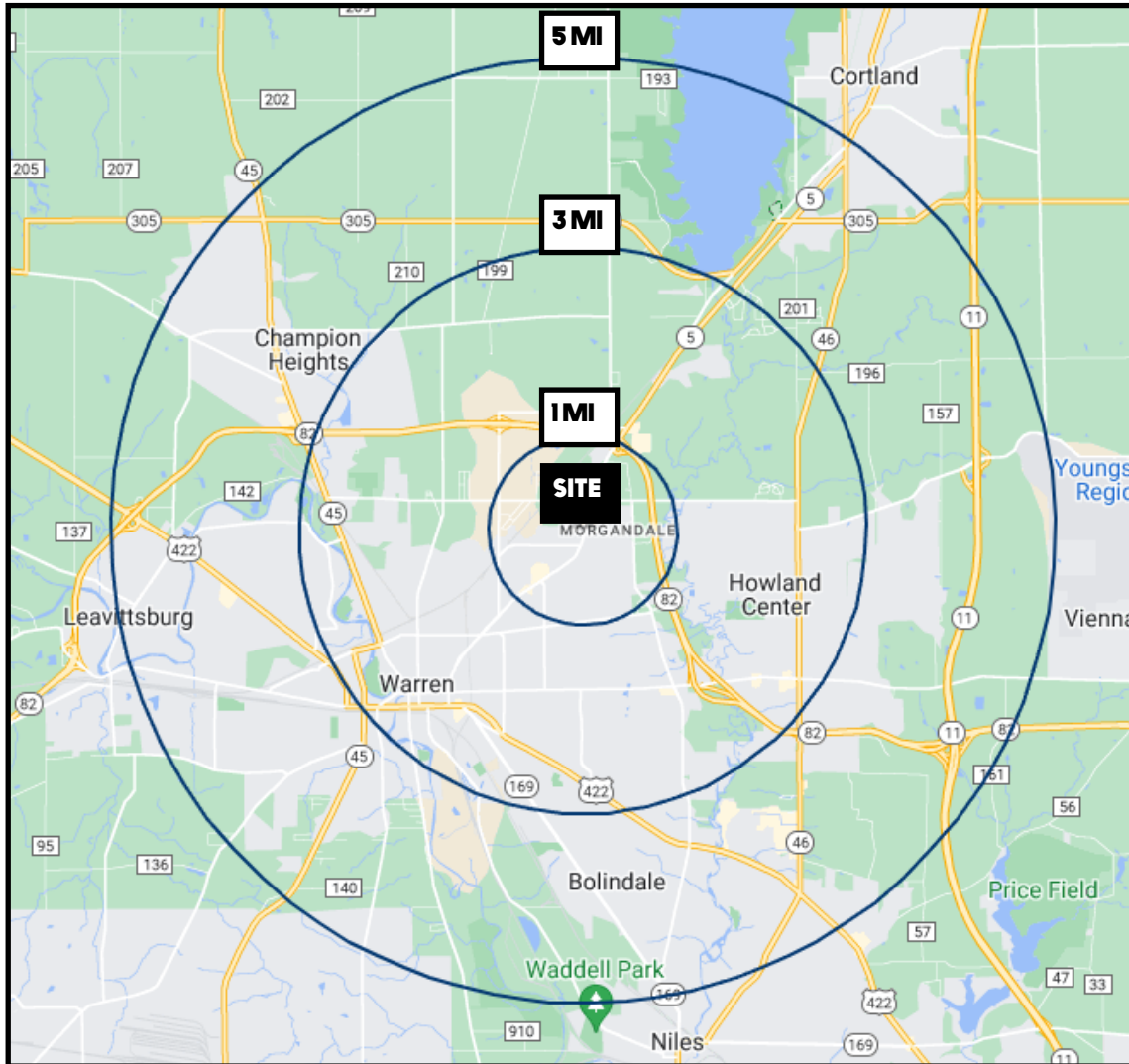


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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,080	38,174	78,151
HOUSEHOLDS	1,934	16,500	32,873
MEDIAN AGE	49	44	43
AVERAGE HH INCOME	\$46,330	\$53,208	\$58,468

SITE INFORMATION

LOCATION	Warren City Trumbull County
PARCEL	44-070003
PROPERTY TYPE	Office
ZONING	Commercial
POWER	3 Phase 75 KVA
YEAR BUILT	1973 / 1990
SIZE	4,335 SF for lease
UTILITIES	Included in rent
RENT	\$14.00/SF Gross

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