

LOCATION

3050 Elm Rd NE, Warren, OH 44483



HIGHLIGHTS

- Retail / office space on Elm Rd
- Just south of North River Rd
- Building and pylon signage
- Front door parking
- High traffic counts

TRAFFIC

Elm Rd = 18,961 VPD

CONTACT

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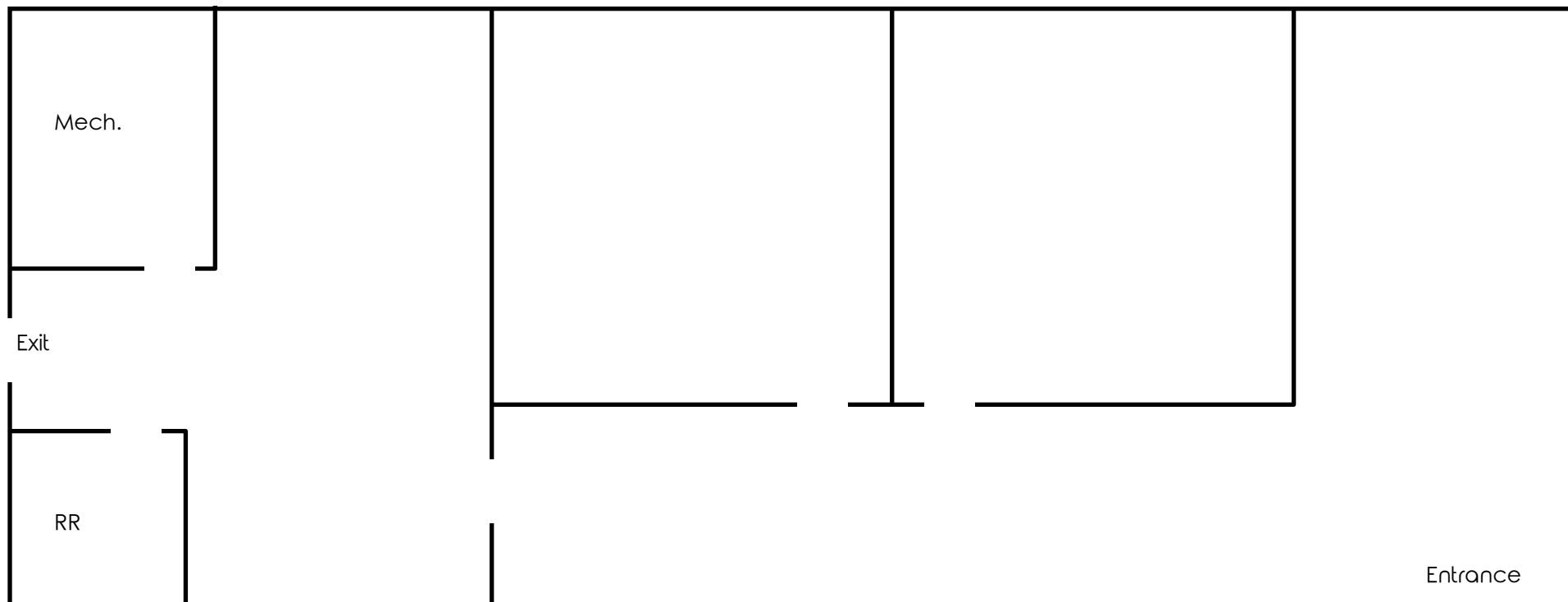
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Suite 1



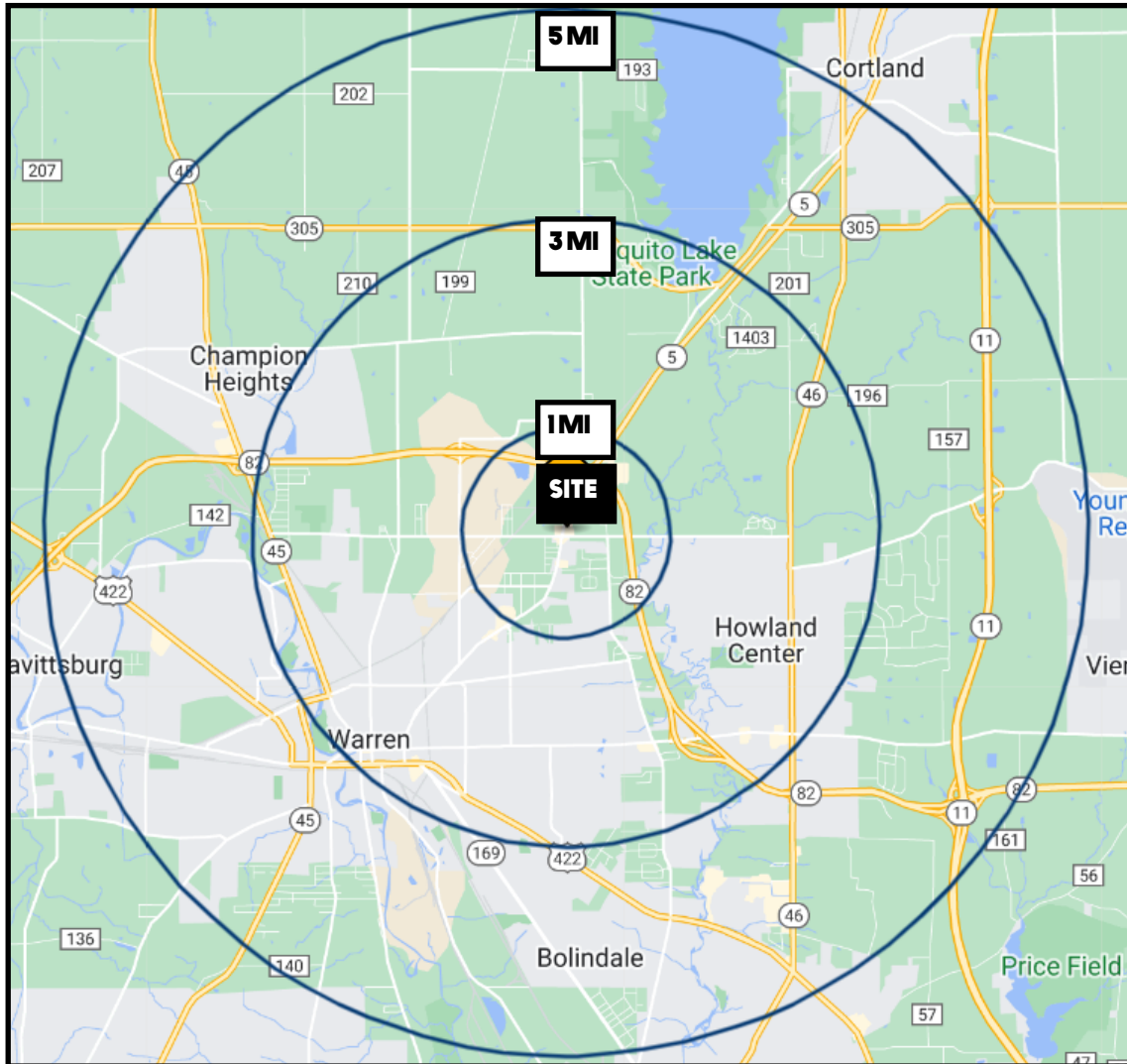
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,516	36,707	77,944
HOUSEHOLDS	1,664	15,847	32,816
MEDIAN AGE	49	44	43
AVERAGE HH INCOME	\$47,166	\$54,621	\$58,498

SITE INFORMATION

LOCATION	Warren City Trumbull County
AVAILABLE	Suite 1: 950 SF
YEAR RENOVATED	2000
SIGNAGE	Pylon and building
UTILITIES	Separately metered
RENT	Base Rent: \$12.00/SF NNN Charges: \$100/month

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