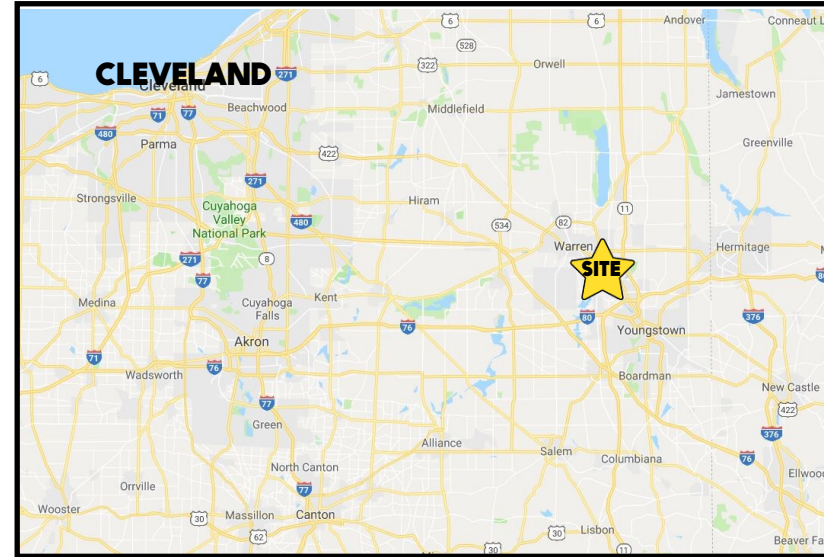


LOCATION

2400 Niles Cortland Rd SE, Warren (Howland), OH 44484



HIGHLIGHTS

- 1.2 acres available for Redevelopment
- Located on SR 46 (Niles Cortland Rd) and Mines Rd
- Adjacent to Bass Pro Shops, Meijer, the Eastwood Mall Complex (1,600,000 SF), Best Buy, Texas Roadhouse, Chick-Fil-A, Aldi, Dillards, Five Guys, Chipotle, Starbucks, etc.)

TRAFFIC

Niles Cortland Rd = 17,504 VPD

CONTACT

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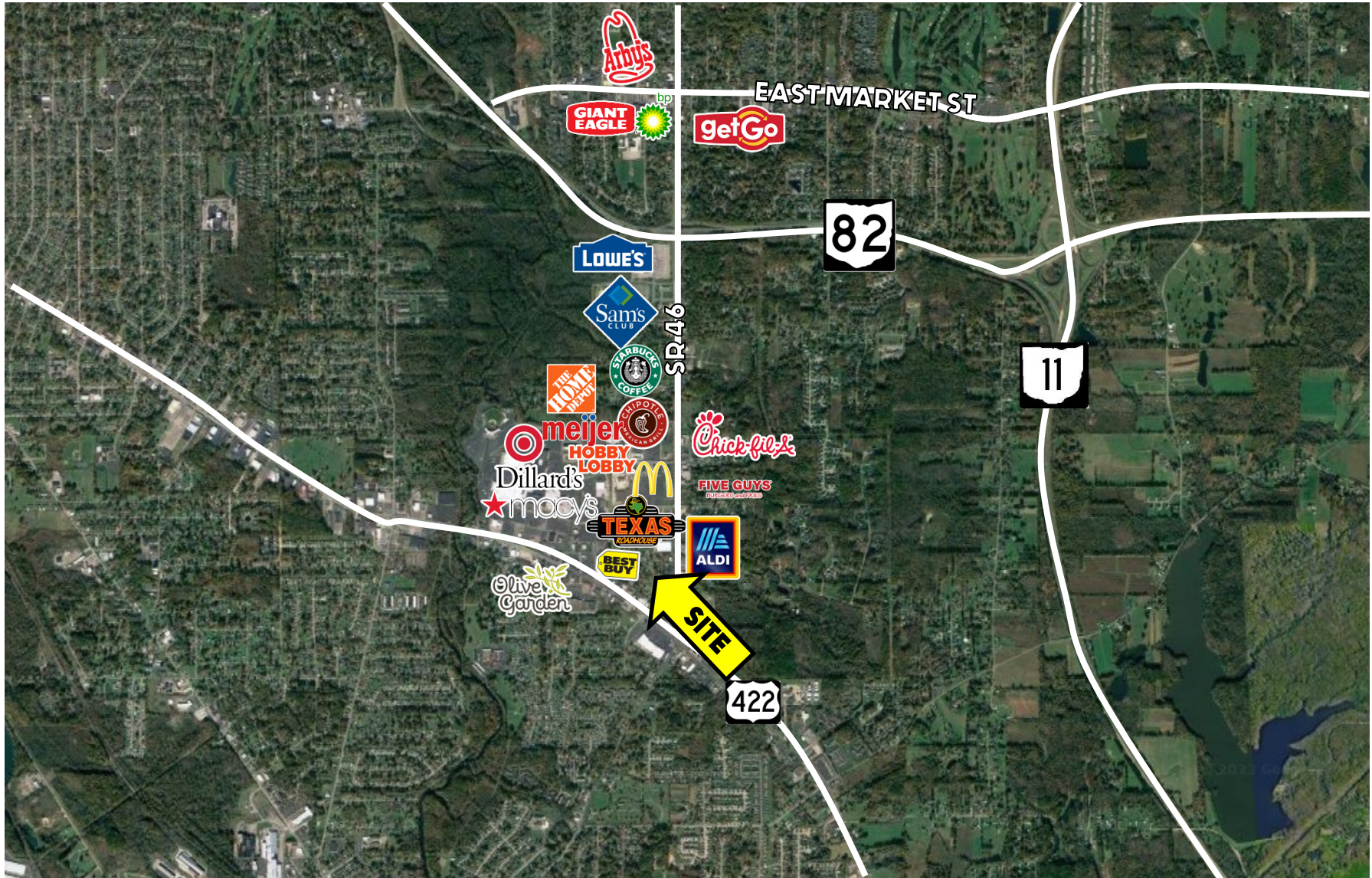
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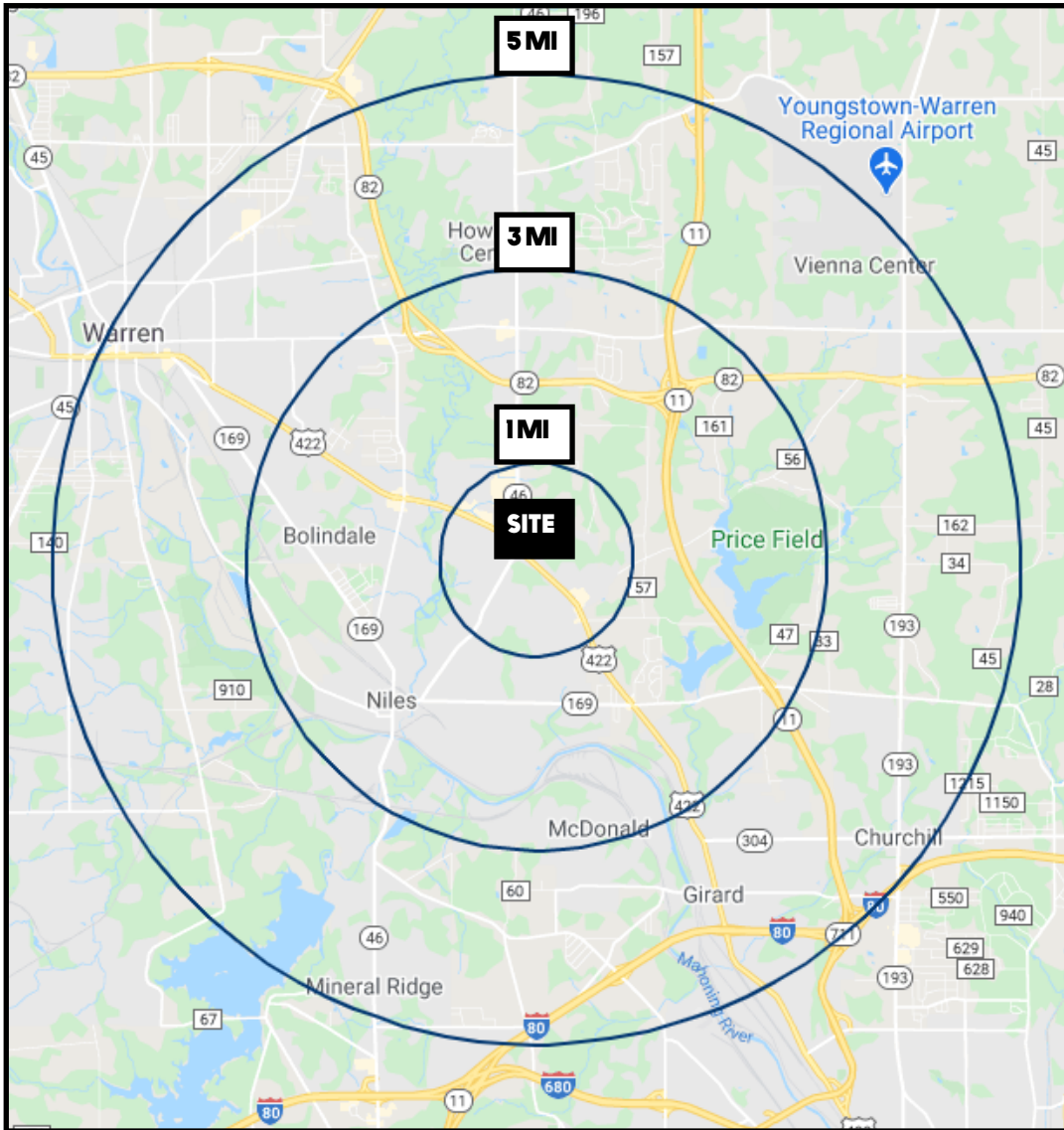
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	3,455	37,348	82,515
HOUSEHOLDS	1,506	16,359	35,217
MEDIAN AGE	45	45	44
AVERAGE HH INCOME	\$75,598	\$62,111	\$61,065

SITE INFORMATION

LOCATION	Howland Township Trumbull County
ZONING	Commercial
PARCEL	28-018319 + 28-018330
DIMENSIONS	320' (Niles Cortland Rd) 200' (Mines Rd)
SIZE	1.2 acres
UTILITIES	All utilities
REAL ESTATE TAXES	\$12,969/year (2023)
GROUND LEASE RENT	\$140,000/year NNN
PRICE	\$1,300,000

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