

FOR SALE

LOCATION

1250 Youngstown Warren Rd - Unit 1A, Niles, OH 44446



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TRAFFIC Youngstown Warren Rd = 16,986 VPD

HIGHLIGHTS

- Leased Medical office condominium
- Lease signed in 2023, Tenant pays rent, condo fee, and real estate taxes
- Completely updated and renovated in 2022
- Just east of Niles Cortland Rd (SR 46)

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EXTERIOR



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INTERIOR

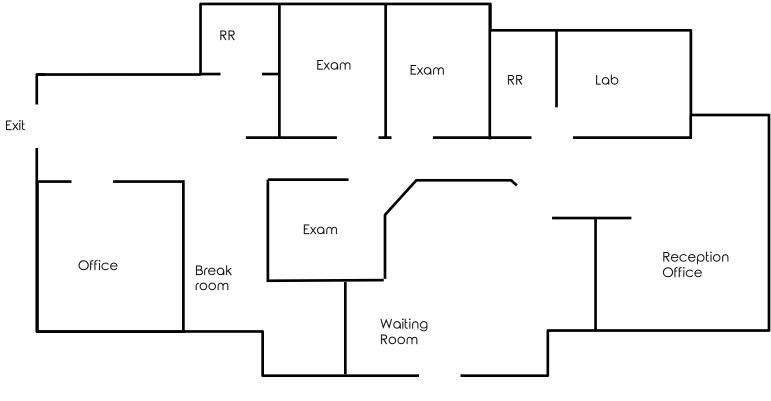


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Entrance

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AERIAL MAP



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SITE INFORMATION

| (45) (82) | 5 MI | Regional Airport 45 |
|------------------------------|-------------------|---|
| | Howland Center | (1) Vienna Center |
| Warren | ЗМІ | |
| 45 (69 422 | 82 46 IMI | (1) 161 56 45 |
| 140 Bolindale Waddell Park | SITE | |
| 910 (169) Niles | 422 (69) | |
| S Main St | McDonald | |
| 49 Mineral Ridg | e | Girard 50 940 711 629 628 700 Man 422 193 628 |

| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 4,630 | 35,197 | 81,972 |
| HOUSEHOLDS | 2,069 | 15,235 | 34,921 |
| MEDIAN AGE | 46 | 45 | 45 |
| AVERAGE HH INCOME | \$70,260 | \$62,439 | \$60,850 |

SITE INFORMATION

| LOCATION | Niles City Trumbull County |
|-------------------|----------------------------------|
| PARCEL | 20-042098 |
| PROPERTY TYPE | Medical office condo |
| SIZE | 1,580 SF |
| YEAR BUILT | 1993, renovated 2022 |
| CONDO FEE | \$237/month - paid by Tenant |
| REAL ESTATE TAXES | \$3,800/year - paid by Tenant |
| PRICE | \$ 237,000 \$219,000 |

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