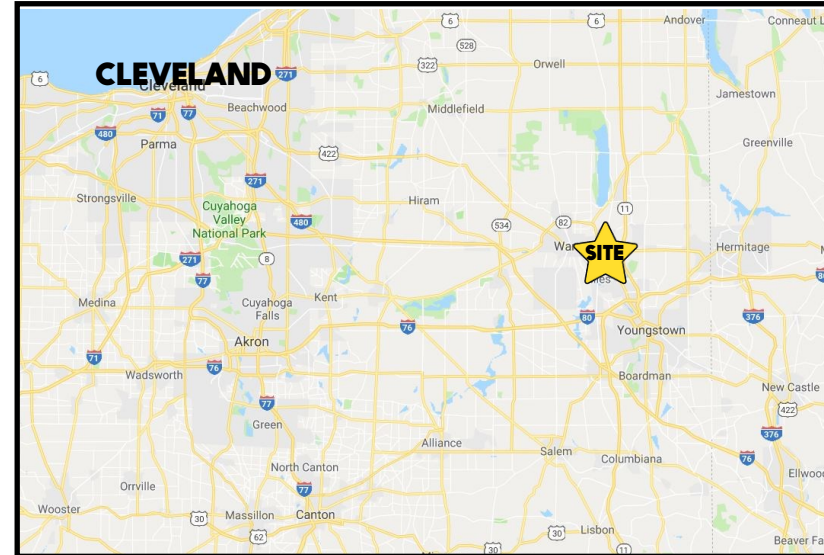


LOCATION

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



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)

TRAFFIC

Youngstown Warren Rd = 16,986 VPD

CONTACT

BILL KUTLICK

330.565.5701

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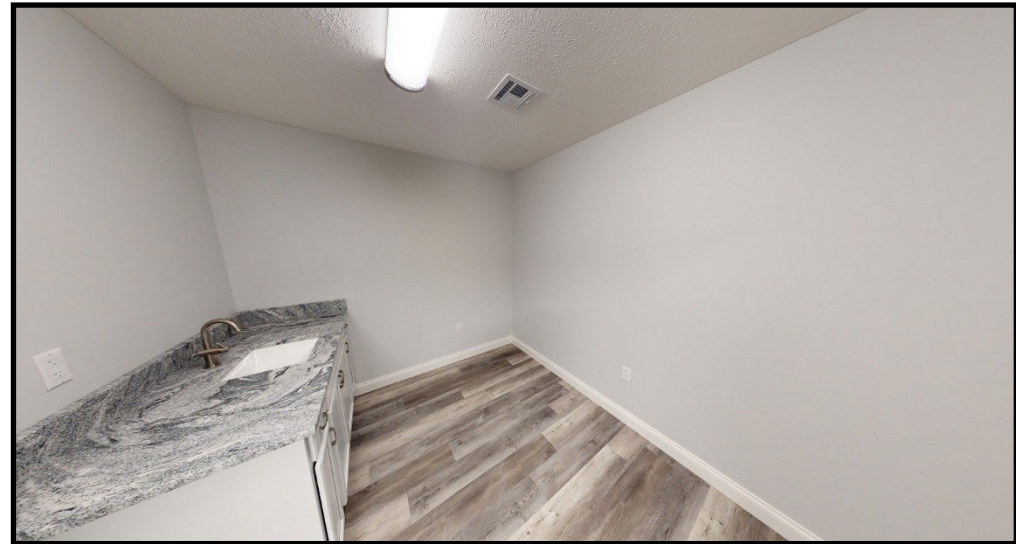
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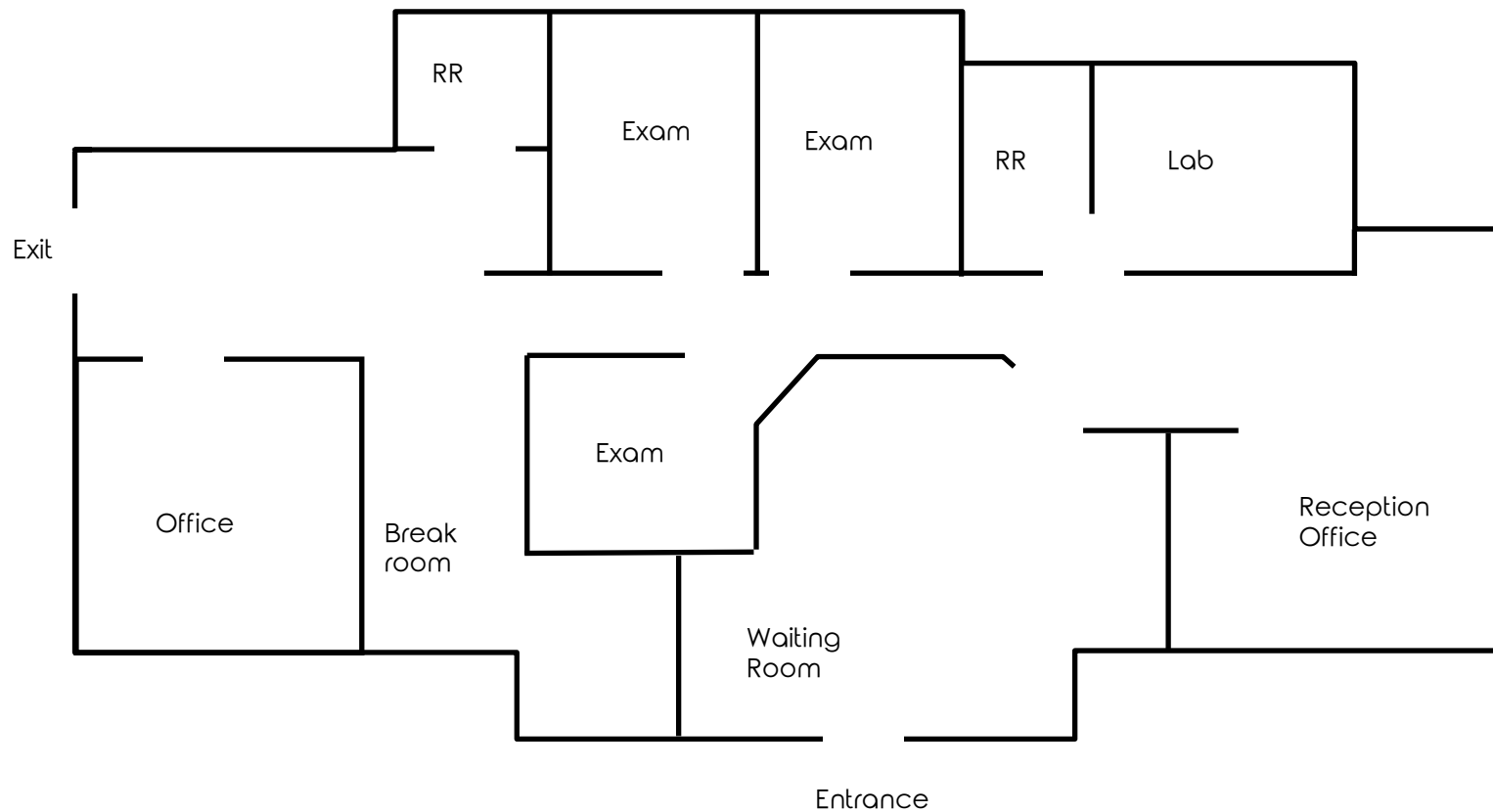
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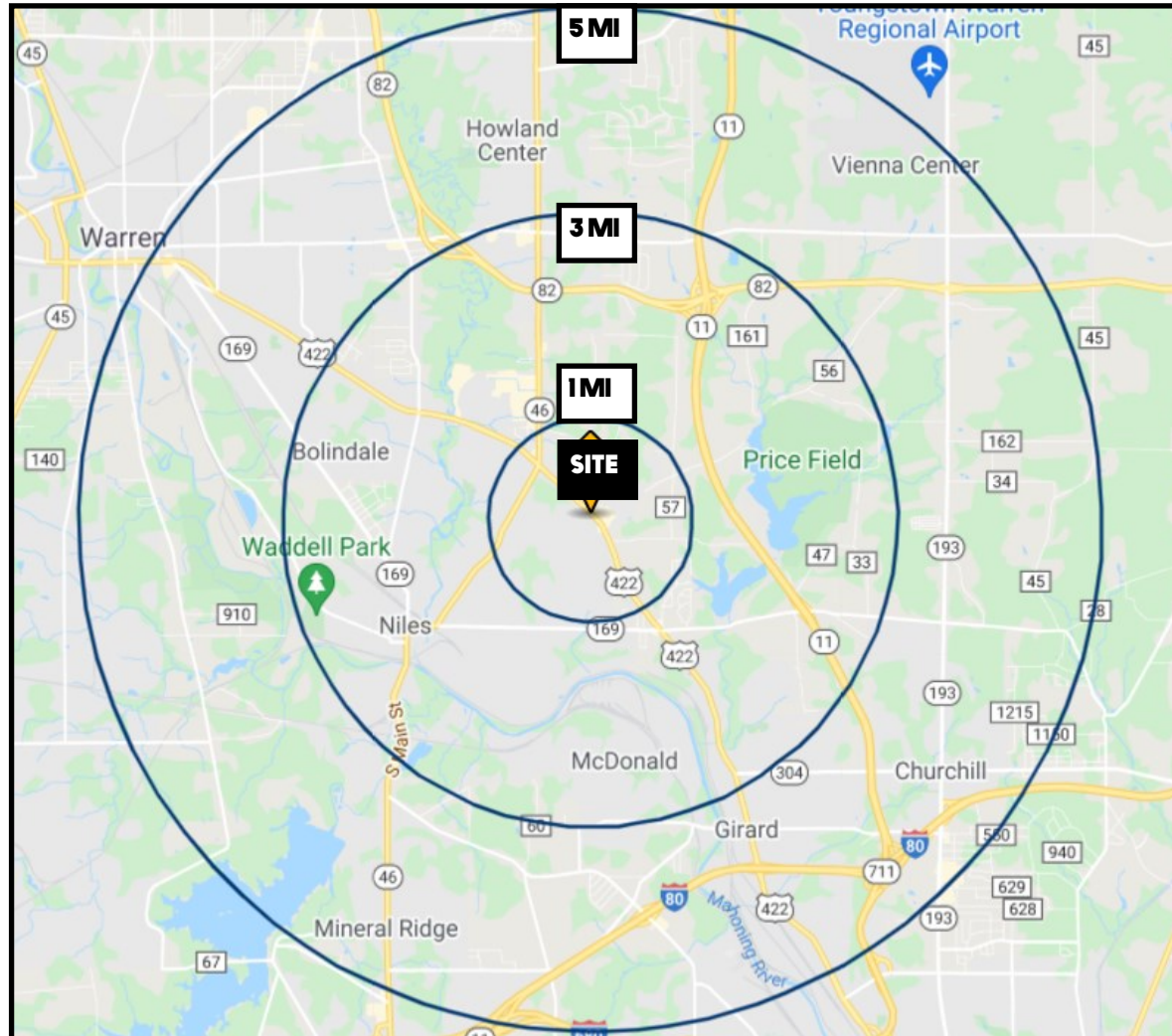
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 4,630 | 35,197 | 81,972 |
| HOUSEHOLDS | 2,069 | 15,235 | 34,921 |
| MEDIAN AGE | 46 | 45 | 45 |
| AVERAGE HH INCOME | \$70,260 | \$62,439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