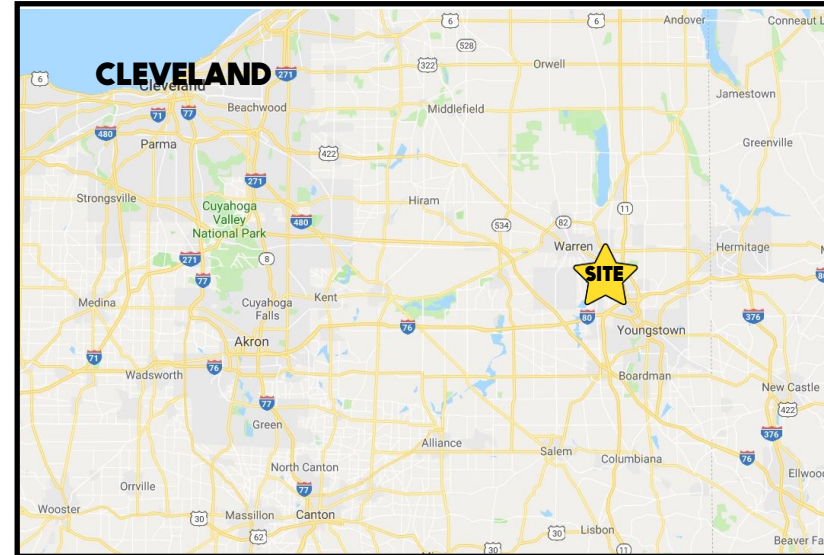


LOCATION

1723-1849 Niles Cortland Rd, Howland, OH 44484



HIGHLIGHTS

- Located on SR 46 by Eastwood Mall Complex (1,600,000 SF), Bass Pro Shops, Meijer, Best Buy, Texas Roadhouse, Chick-Fil-A, Aldi, Dillard's, Five Guys, Chipotle, Starbucks, etc.
- Frontage: 700' +/- on Niles Cortland Rd
- Approximately 9 acres on SR 46 at Hidden Hills Dr
- Less than 1 mile from Route 82

TRAFFIC

Niles Cortland Rd = 29,279 VPD

CONTACT

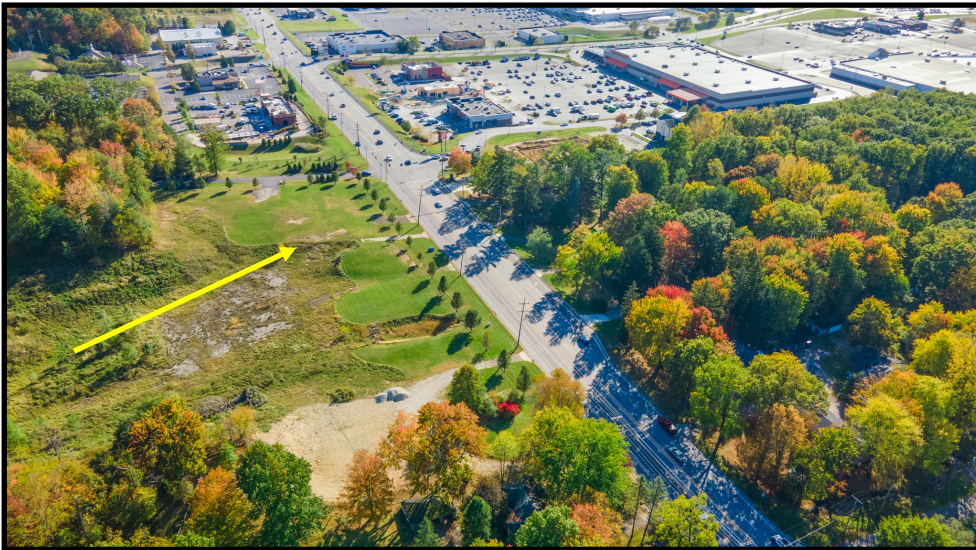
BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

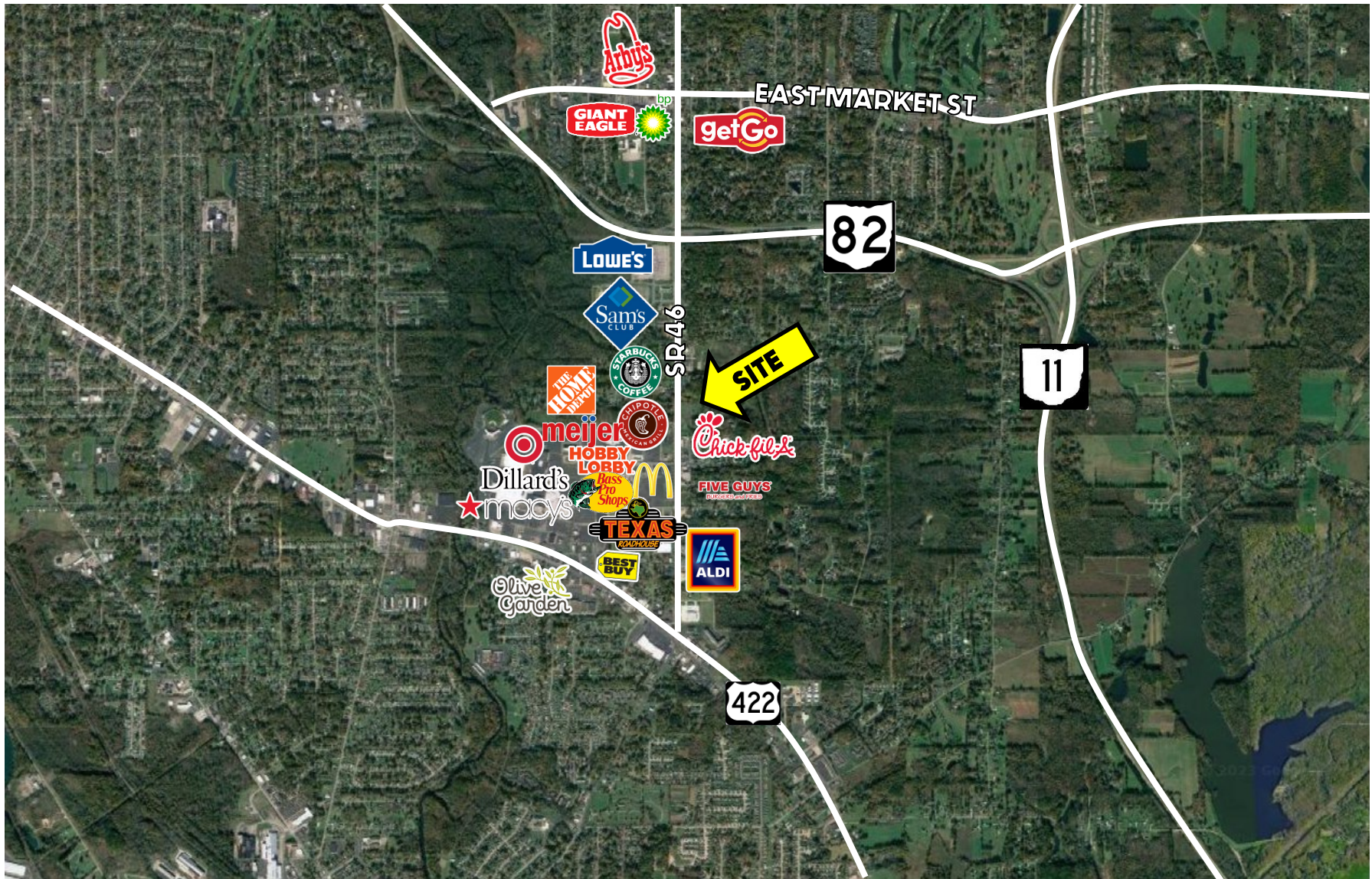
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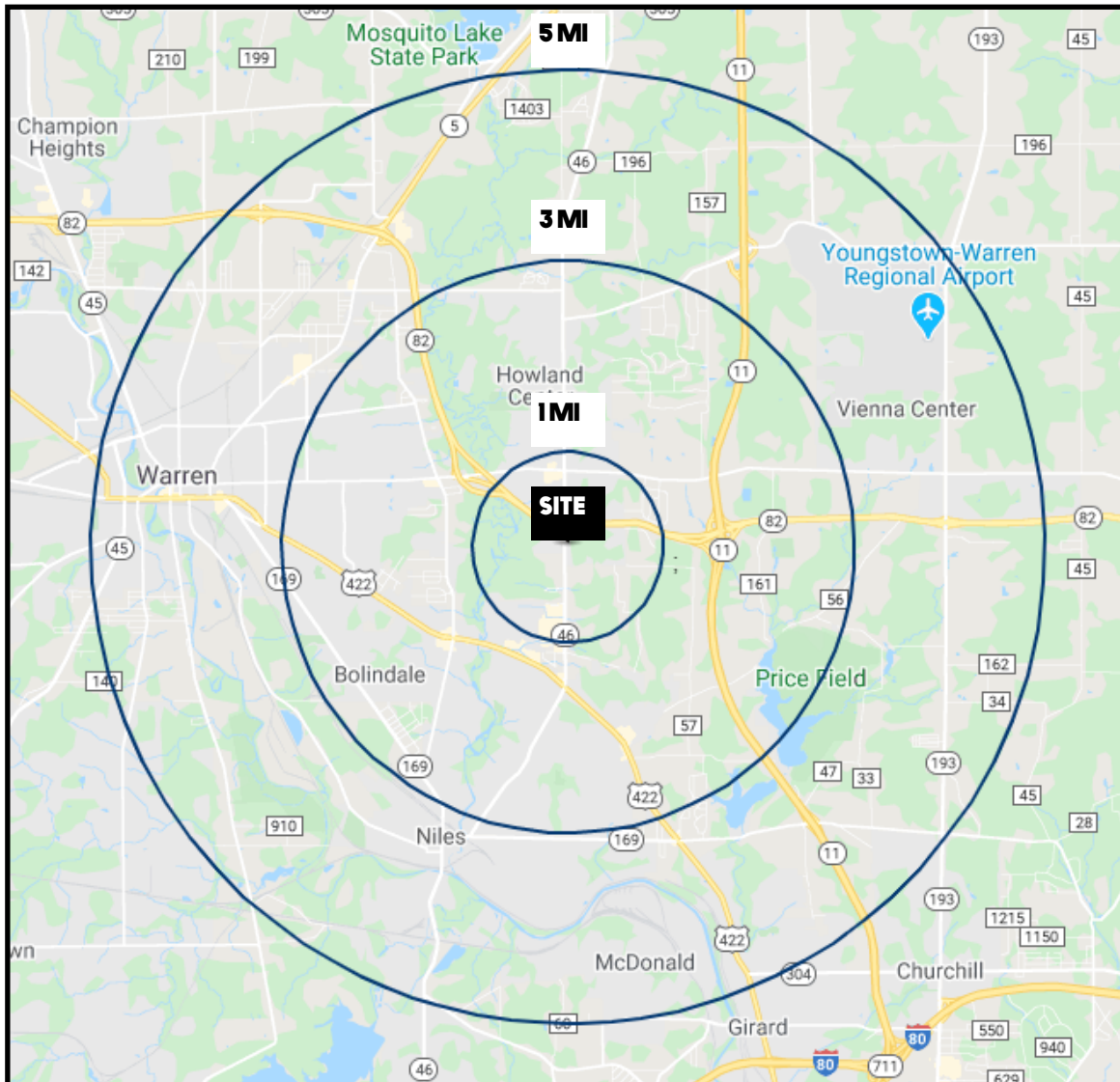
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,675	37,694	78,932
HOUSEHOLDS	1,095	16,571	33,719
AVERAGE AGE	46	44	43
MEDIAN HH INCOME	\$77,607	\$51,673	41,589

SITE INFORMATION	
LOCATION	Howland Township Trumbull County
PROPERTY TYPE	Land
UTILITIES	All utilities
PARCELS	28-089855, 28-603200, 28-401300, 28-606801 28-408770, 28-157500 28-089850, 28-900402*
ZONING	CRD-2 (*1 lot zoned R-1)
ACREAGE	9 acres +/-
REAL ESTATE TAXES	\$27,883/year
PRICE	\$3,390,000

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