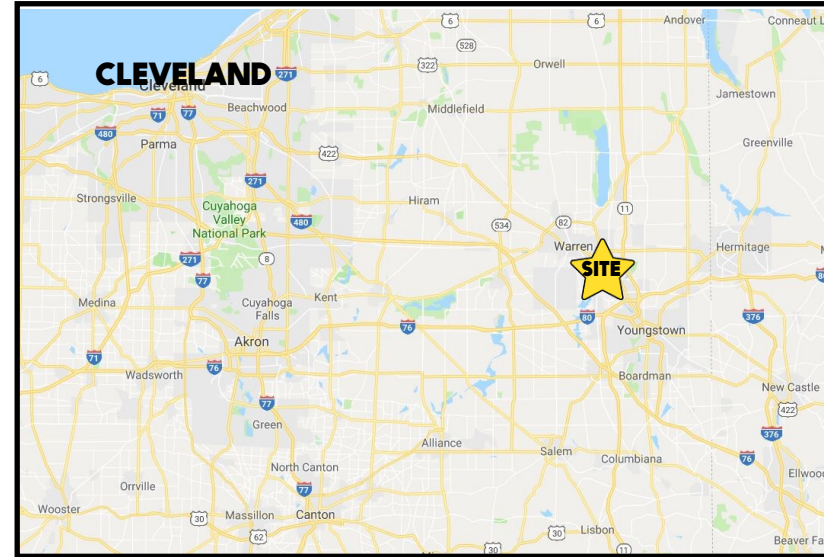


LOCATION

2484-2488 Niles Cortland Rd SE, Warren (Howland), OH 44484



HIGHLIGHTS

- Retail + service garage spaces available
- End units with glass store fronts and front door parking
- Located on SR 46 (Niles Cortland Rd) by 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.)

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TRAFFIC

Niles Cortland Rd = 17,504 VPD

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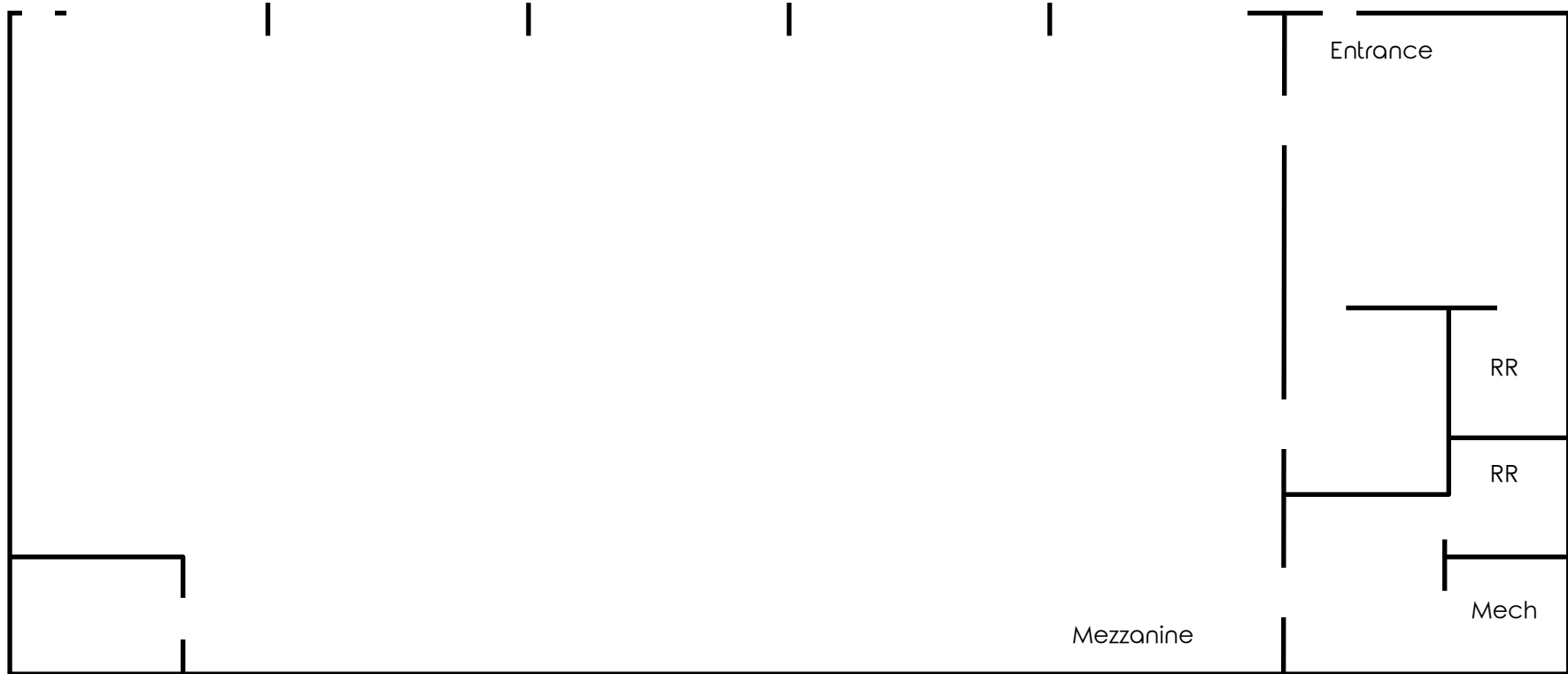
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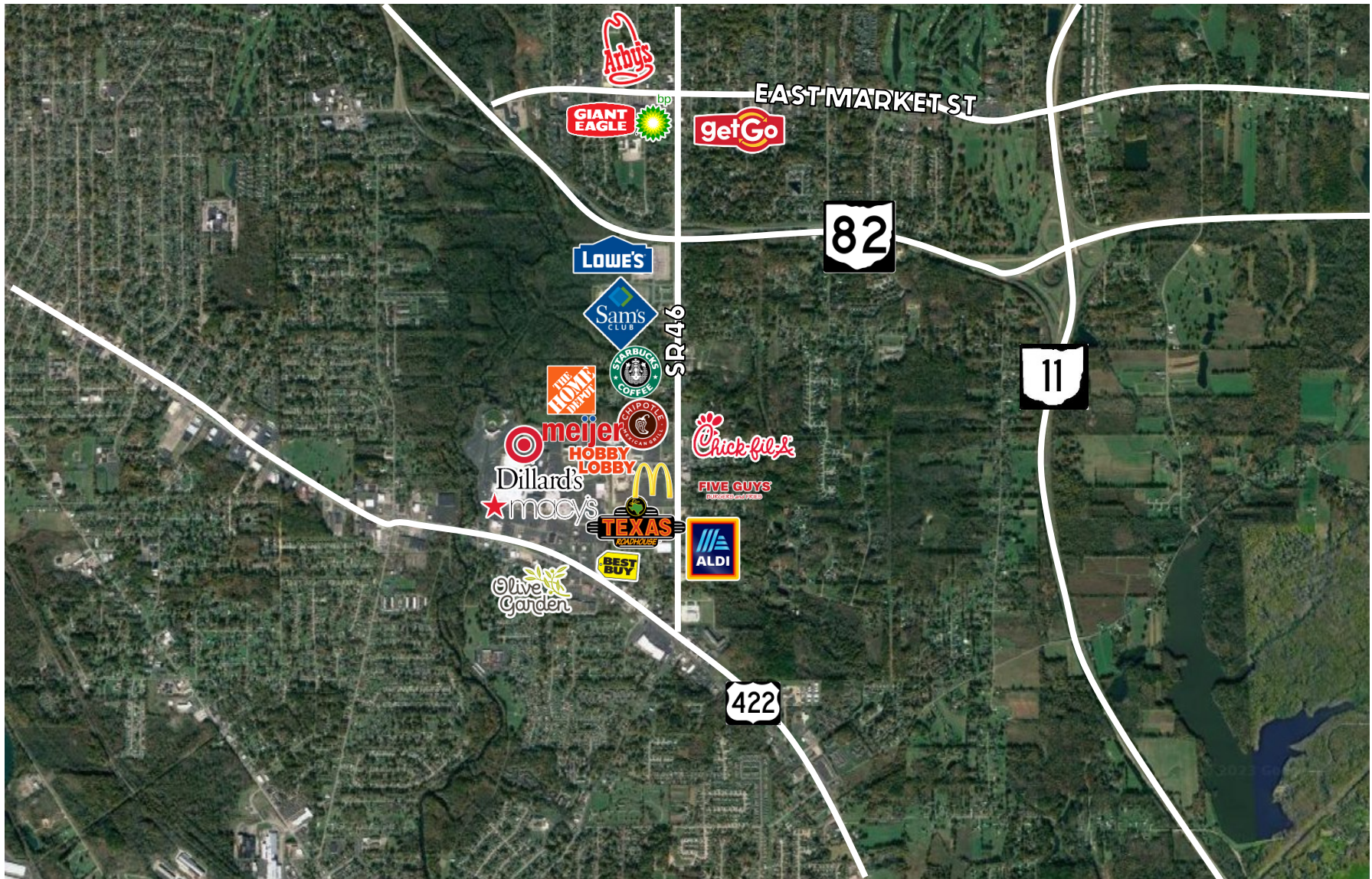
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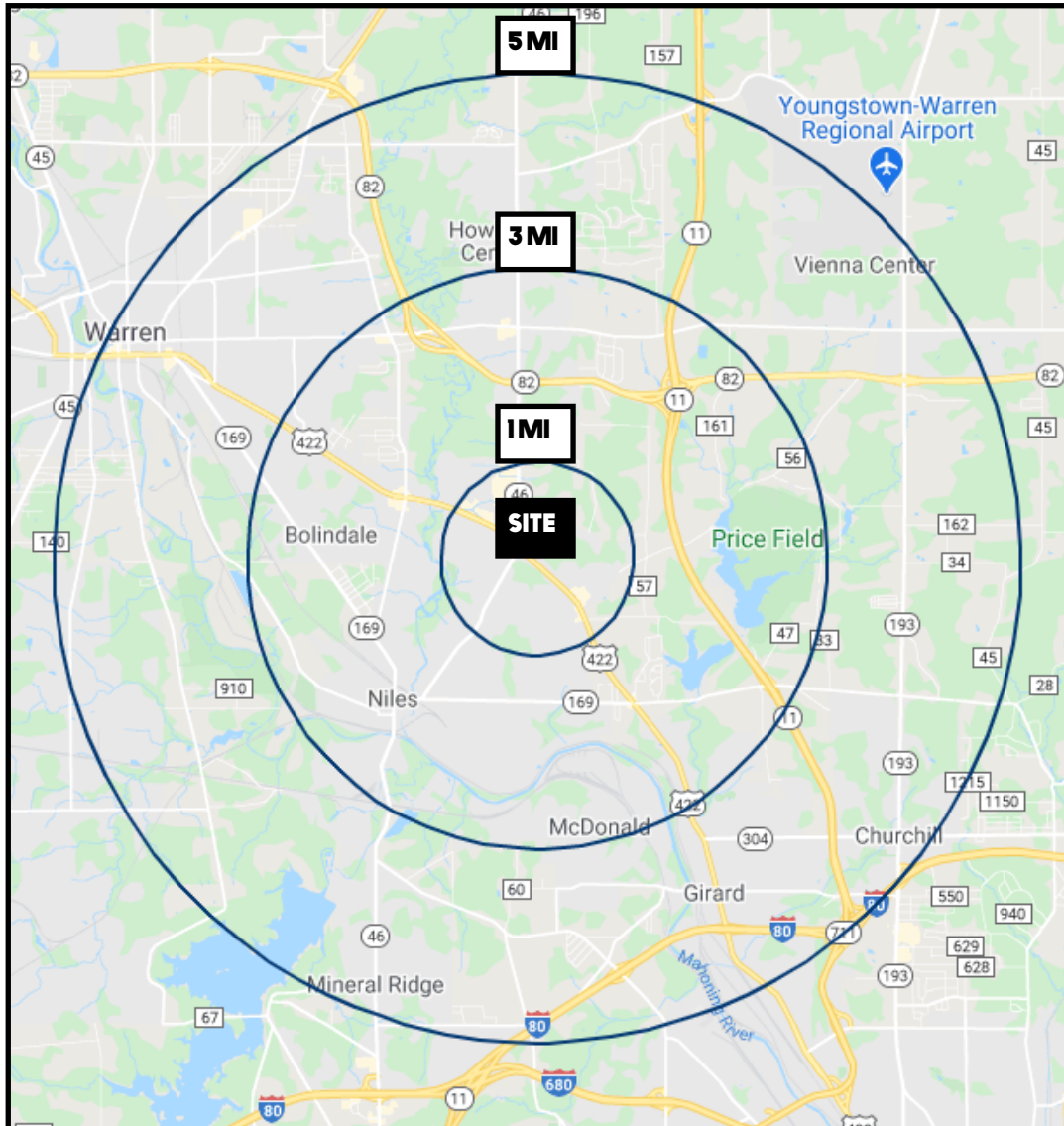
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,455	37,348	82,515
HOUSEHOLDS	1,506	16,359	35,217
MEDIAN AGE	45	45	44
AVERAGE HH INCOME	\$75,598	\$62,111	\$61,065

SITE INFORMATION

LOCATION	Howland Township Trumbull County
ZONING	Commercial
SIZE	2484: 3,680 SF (Former Tuffy) 5 drive-in doors 2488: 1,600 SF
SIGNAGE	Building and Pylon
UTILITIES	Separately metered
BASE RENT	2484: \$10.00/SF NNN 2488: \$12.00/SF NNN
"EXTRA" CHARGES	Estimated at \$3.84/SF

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