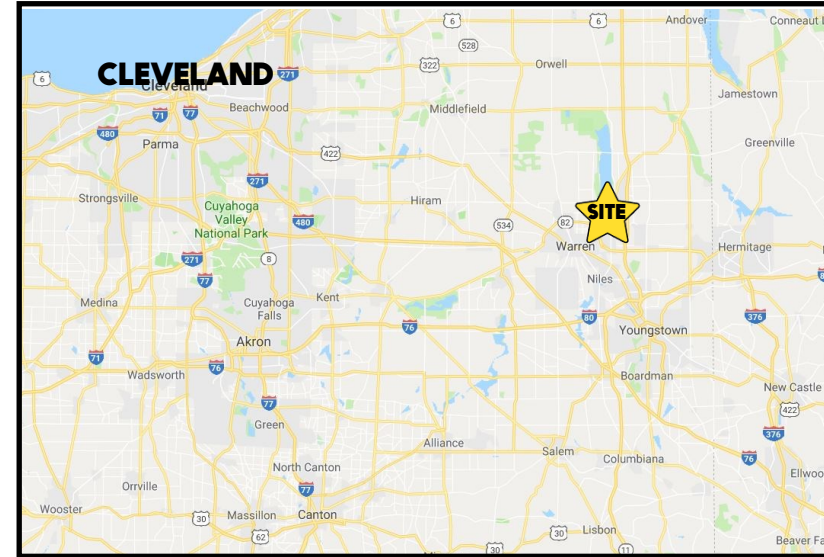


## LOCATION

1955 Niles Cortland Rd NE, Howland, OH 44484



## HIGHLIGHTS

- Former restaurant space, new floor recently installed
- High traffic location across from Mercy Health
- Extremely well maintained
- High exposure signage on SR 46
- Located on a corner lot

## TRAFFIC

Niles Cortland Rd = 13,857 VPD

## CONTACT

**BILL KUTLICK**

330.565.5701

[bkutlick@platzrealtygroup.com](mailto:bkutlick@platzrealtygroup.com)

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

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



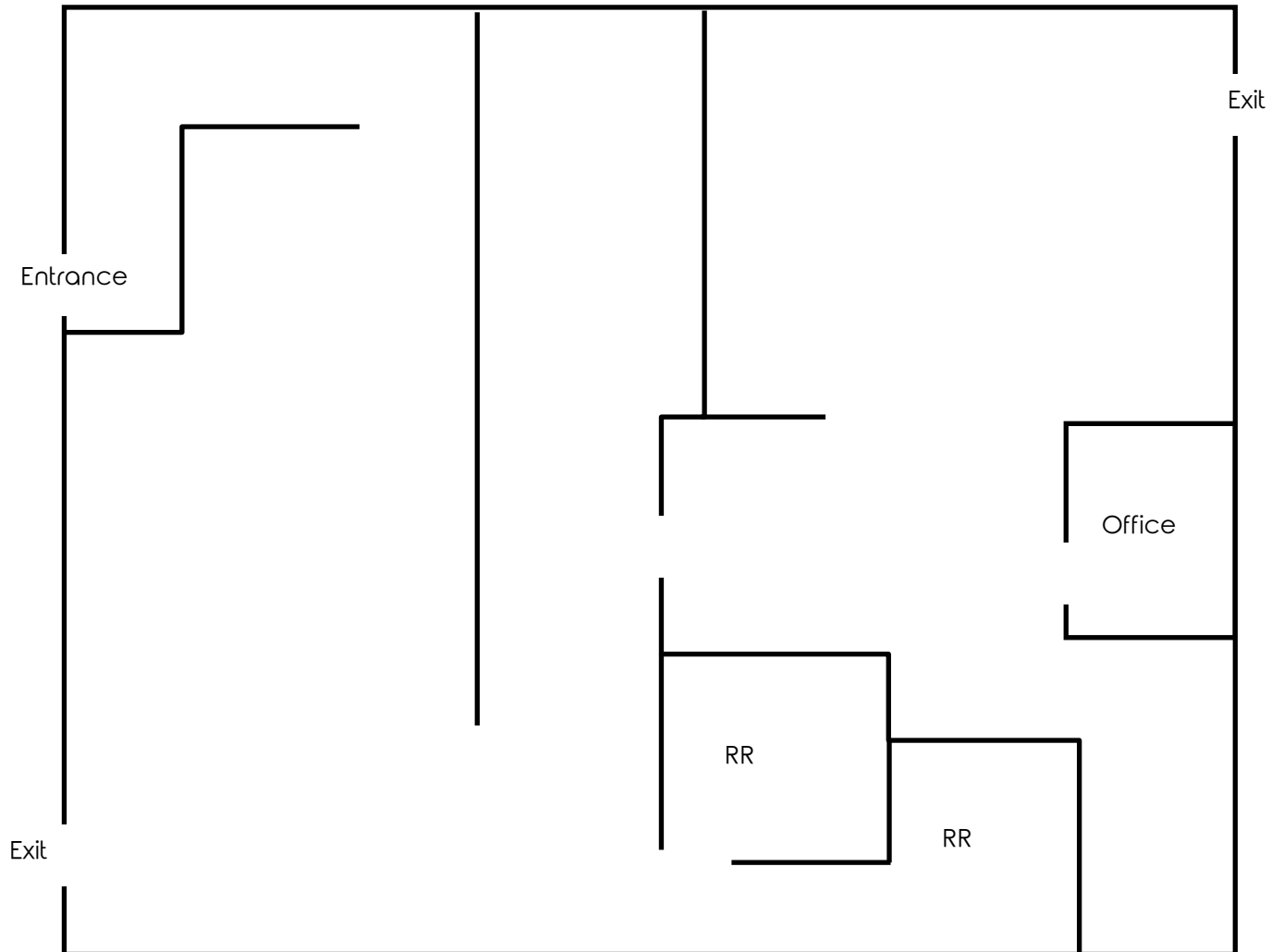
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



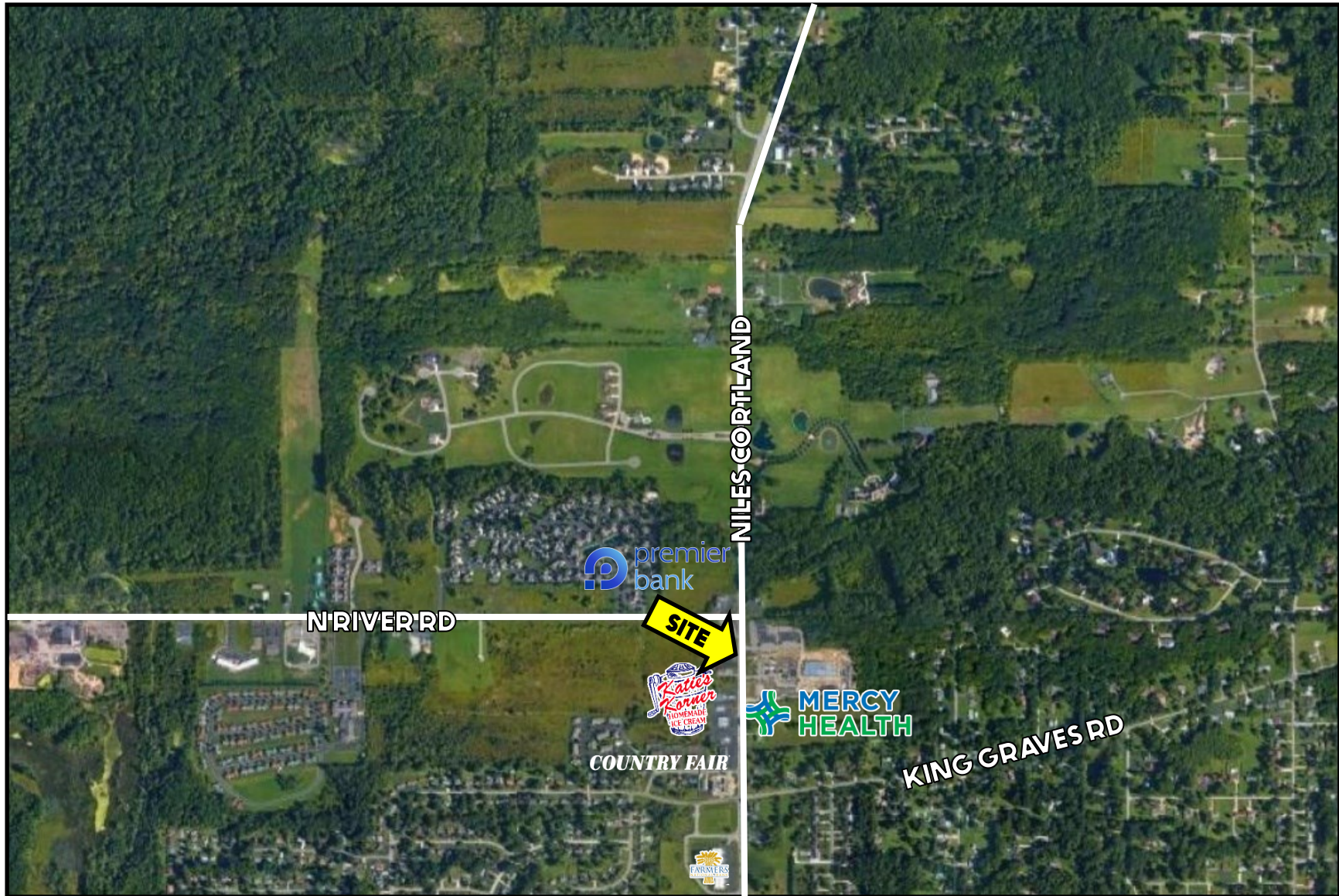
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



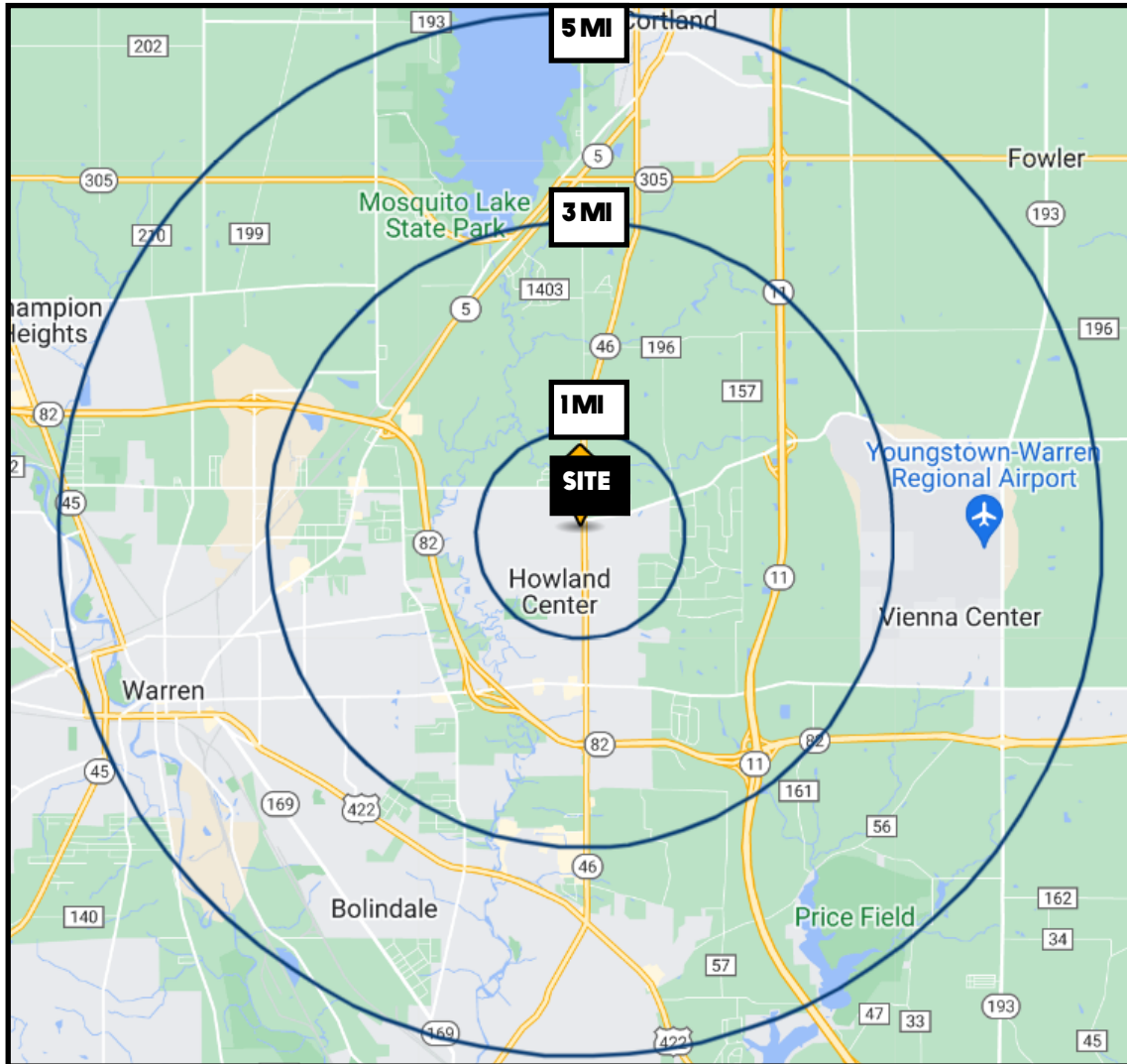
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



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

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,141	24,745	63,974
<b>HOUSEHOLDS</b>	2,111	10,781	27,346
<b>MEDIAN AGE</b>	48	49	45
<b>AVERAGE HH INCOME</b>	\$92,176	\$78,569	\$63,830

**SITE INFORMATION**

<b>LOCATION</b>	Howland Township Trumbull County
<b>PROPERTY TYPE</b>	In-line restaurant
<b>UTILITIES</b>	Separately metered
<b>YEAR BUILT</b>	2019
<b>SIZE</b>	2,000 SF
<b>RENT</b>	\$21.70/SF (NNN)
<b>EXTRA CHARGES</b>	\$3.93/SF

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