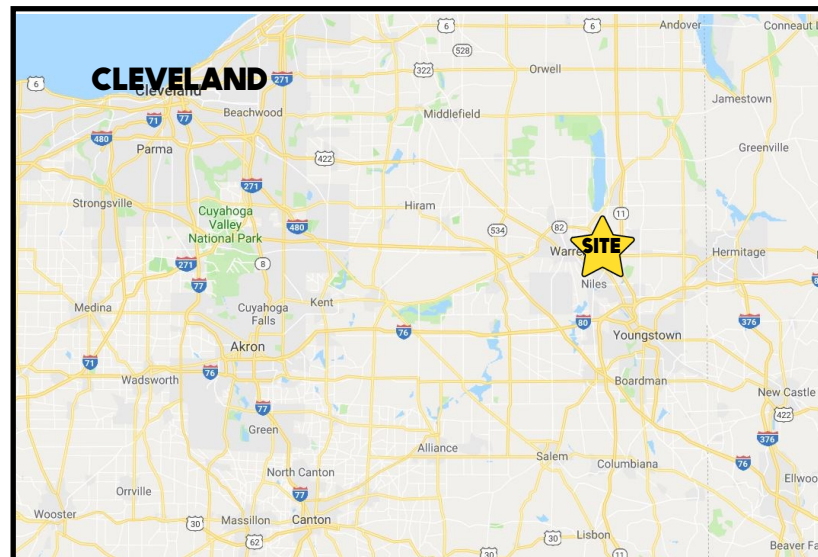


## LOCATION

311 Niles Cortland Rd, Howland, OH 44484



## TRAFFIC

Niles Cortland Rd = 17,424 VPD  
East Market St = 12,341 VPD

## HIGHLIGHTS

- 1,500 SF office space in the heart of Howland Township
- Private, lower level entrance (handicap accessible)
- Over 30 parking spaces
- Just north of East Market St / Howland Corners
- 4 private offices + open area

## CONTACT

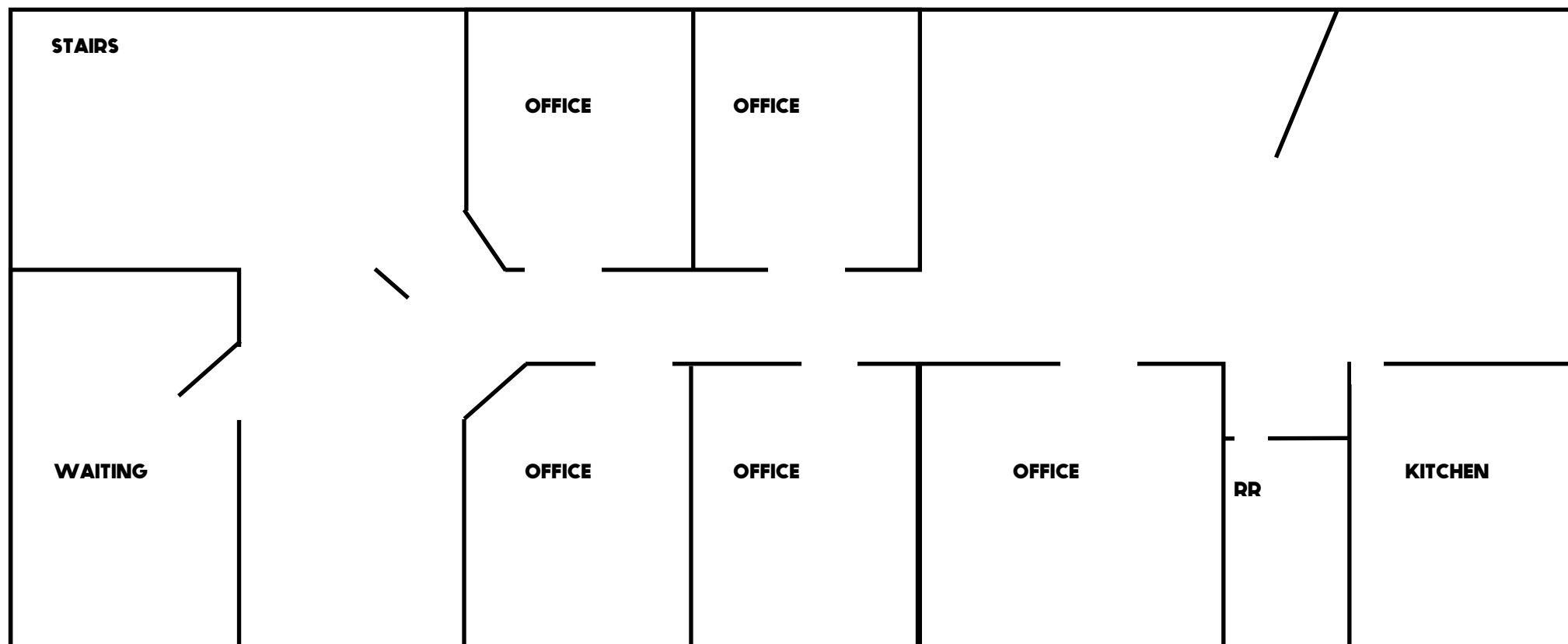
**DAN CROUSE**

330.647.0411

dan@themahoningvalley.com

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

**www.PLATZREALTYGROUP.com**

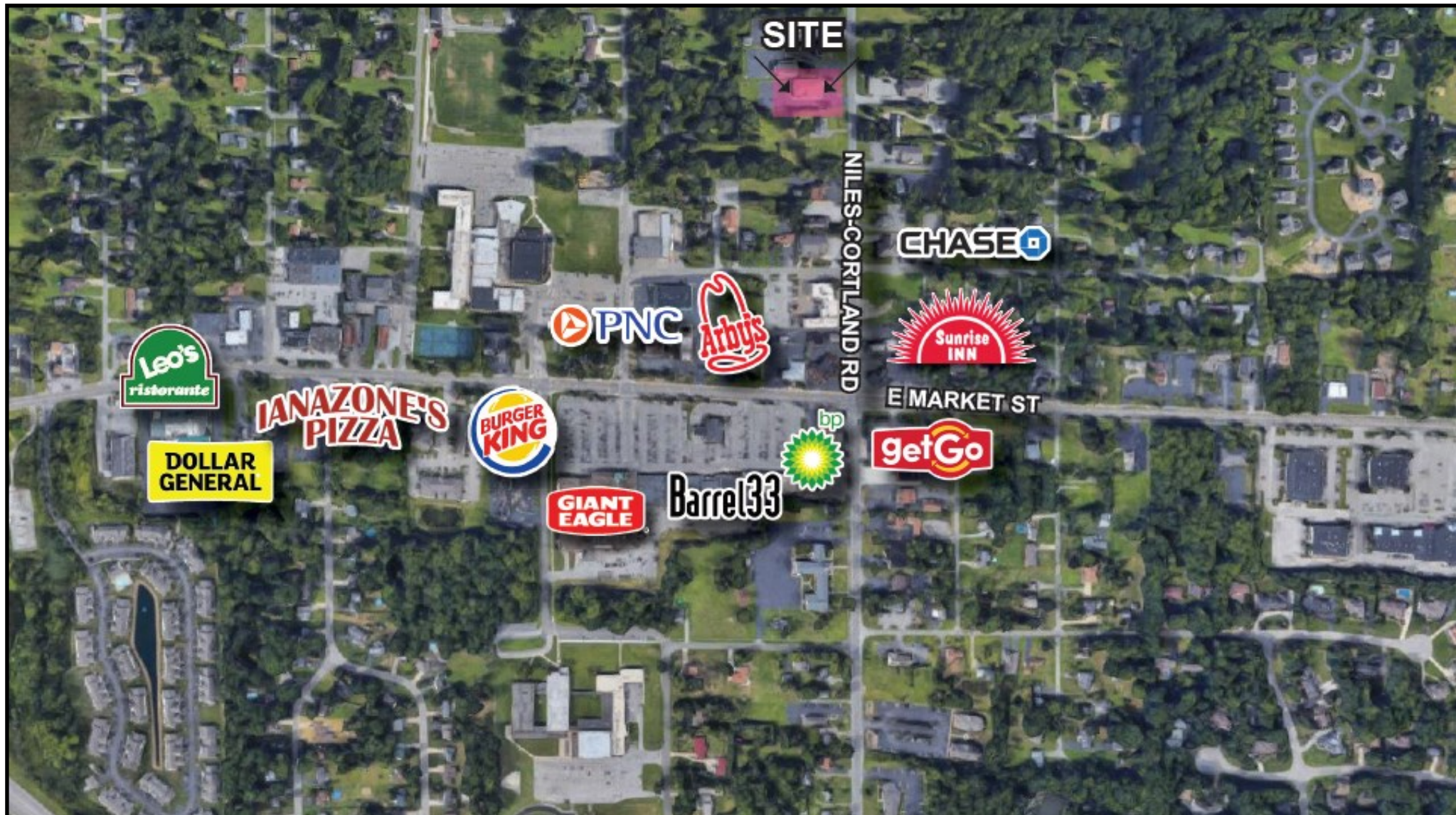


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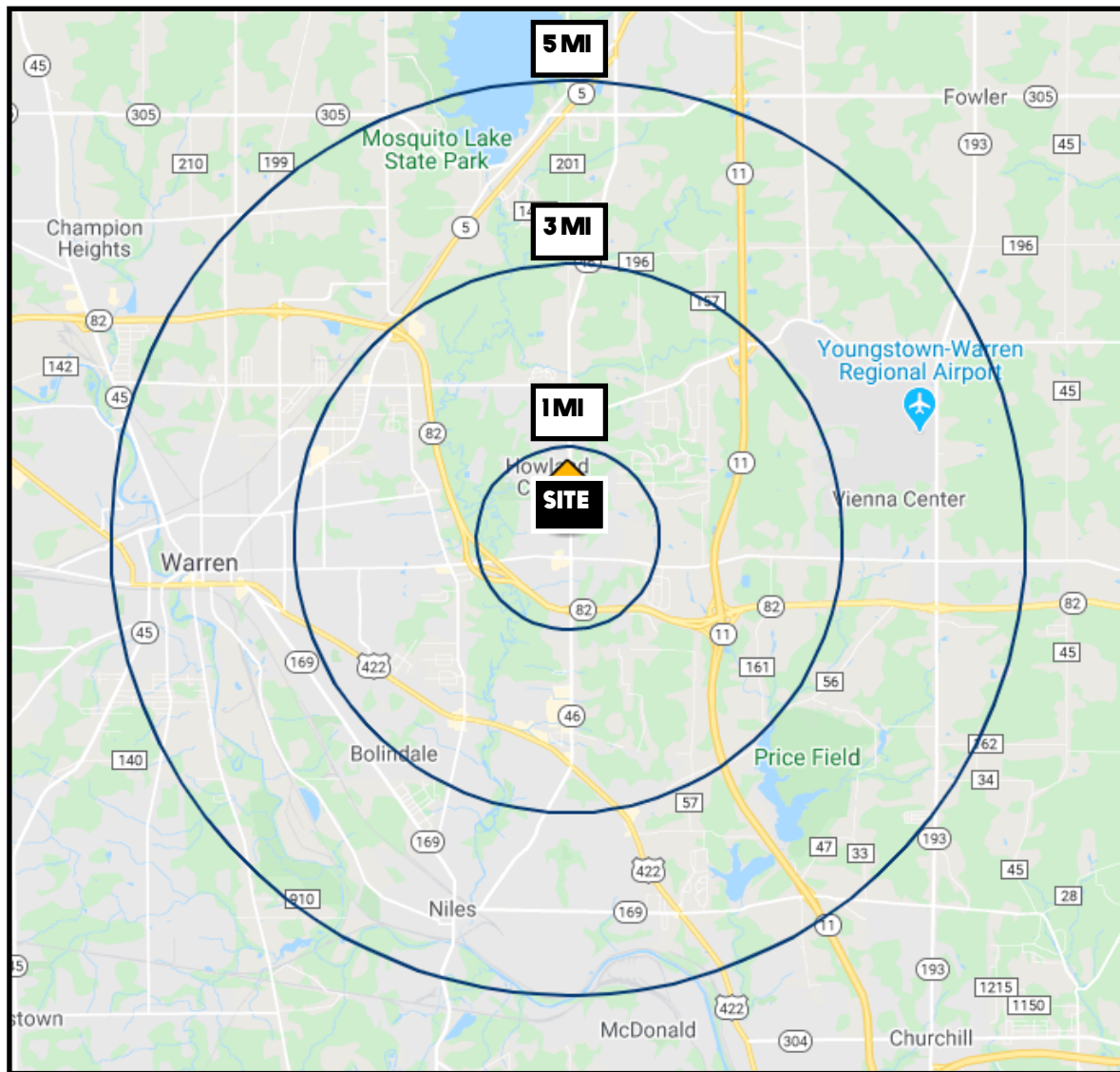
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## SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,704	32,137	72,233
<b>HOUSEHOLDS</b>	1,957	14,190	30,921
<b>AVERAGE AGE</b>	45	45	43
<b>MEDIAN HH INCOME</b>	\$73,886	\$53,604	\$41,516

SITE INFORMATION	
<b>LOCATION</b>	Howland Township Trumbull County
<b>PROPERTY TYPE</b>	Office
<b>ZONING</b>	Commercial
<b>AVAILABLE</b>	1,500 SF - lower level
<b>UTILITIES</b>	All utilities, not included in rent
<b>SIGNAGE</b>	Yes, on SR 46
<b>RENT</b>	\$1,250/month NNN

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