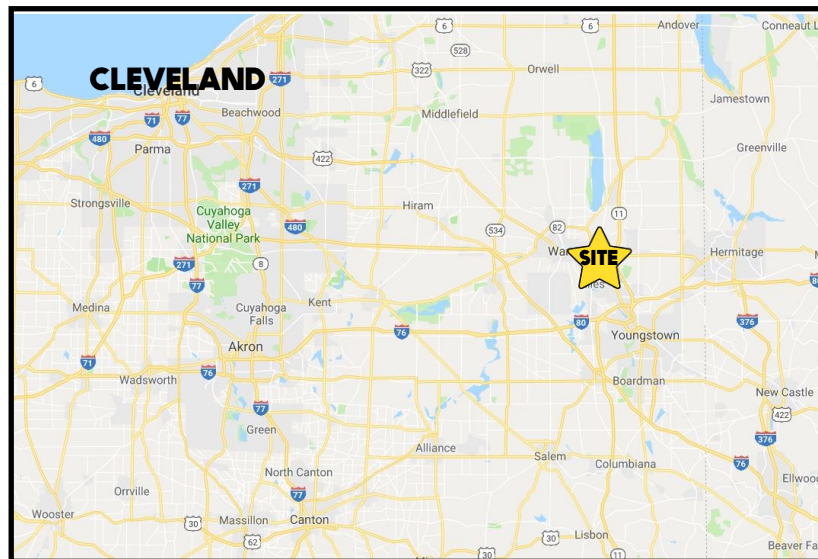


## LOCATION

918 Youngstown Warren Rd, Niles, OH 44446



## TRAFFIC

Youngstown Warren Rd = 16,986 VPD

## HIGHLIGHTS

- Multi-tenant office with 4 units
- 75% of the building has new multi-year leases
- Well maintained property with recent mechanical upgrades
- New roof with 20 year warranty

## CONTACT

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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

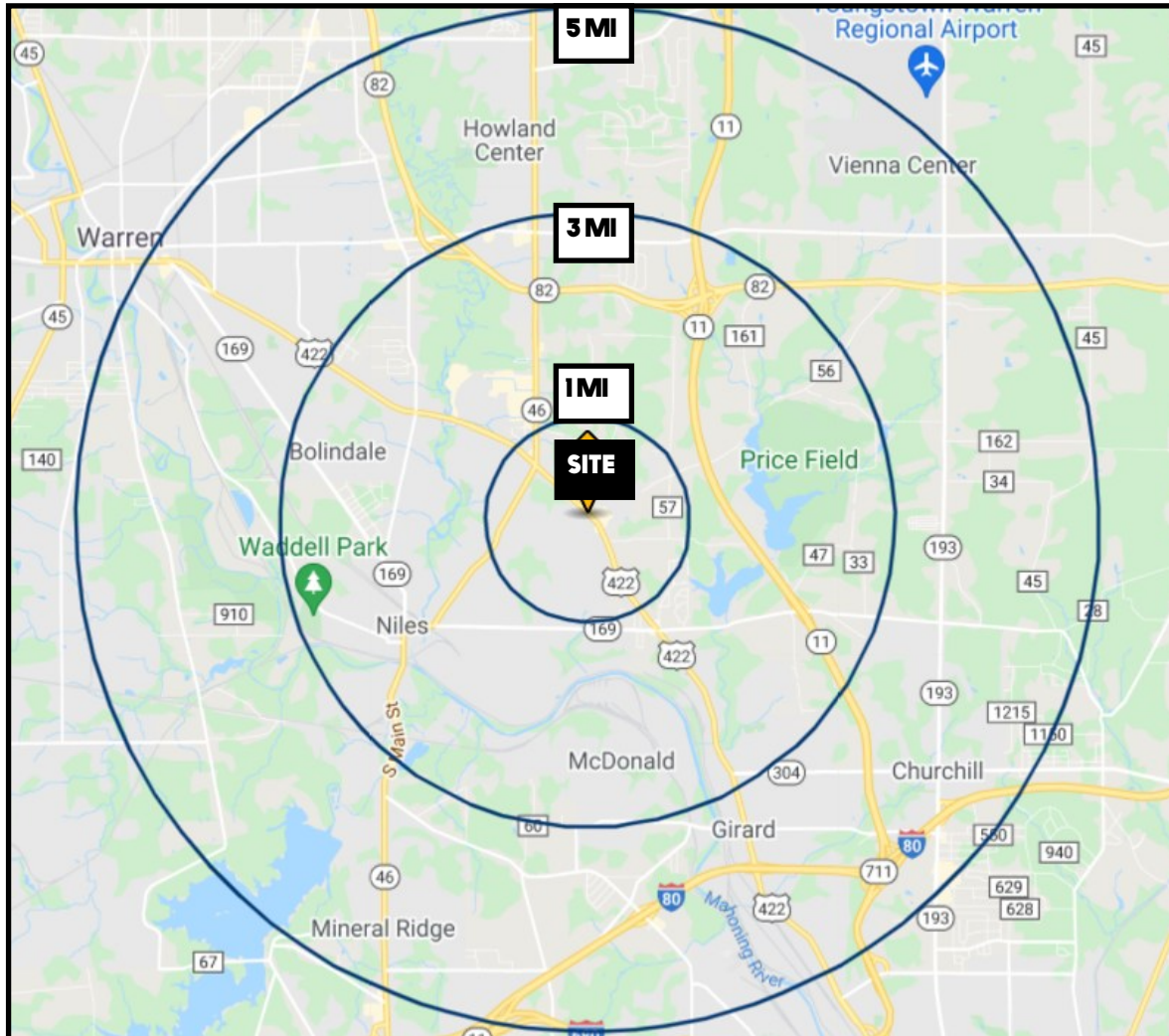




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,148	34,417	78,992
<b>HOUSEHOLDS</b>	2,336	14,775	33,590
<b>MEDIAN AGE</b>	46	47	45
<b>AVERAGE HH INCOME</b>	\$72,307	\$62,970	\$63,038

SITE INFORMATION	
<b>LOCATION</b>	Niles City Trumbull County
<b>PARCEL</b>	25-725395
<b>ZONING</b>	B2
<b>SIZE</b>	2 stories: 9,108 SF
<b>PARKING</b>	Lots of on-site parking
<b>UTILITIES</b>	Separately metered
<b>PRICE</b>	<del>\$990,000</del> <b>REDUCED!</b> \$890,000

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