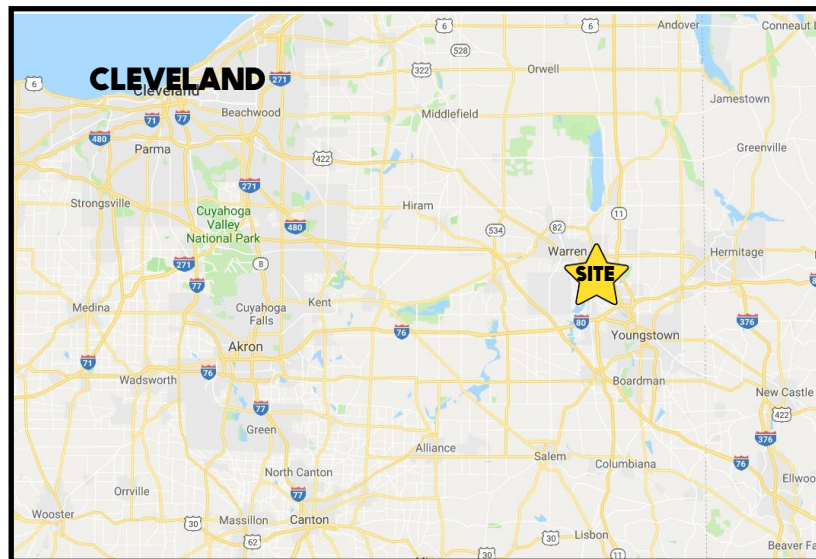


LOCATION

2565 Niles Cortland Rd SE, Warren (Howland), OH 44484



TRAFFIC

Niles Cortland Rd = 17,504 VPD

HIGHLIGHTS

- 2.75 acres available for Redevelopment - Cleared and level site
- Located on SR 46 (Niles Cortland Rd)
- By Bass Pro Shops, Meijer, the Eastwood Mall Complex (1,600,000 SF), Best Buy, Texas Roadhouse, Chick-Fil-A, Aldi, Five Guys, Chipotle, Starbucks, Dave & Buster's, etc.
- Adjacent to Toyota of Warren

CONTACT

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330.565.5701

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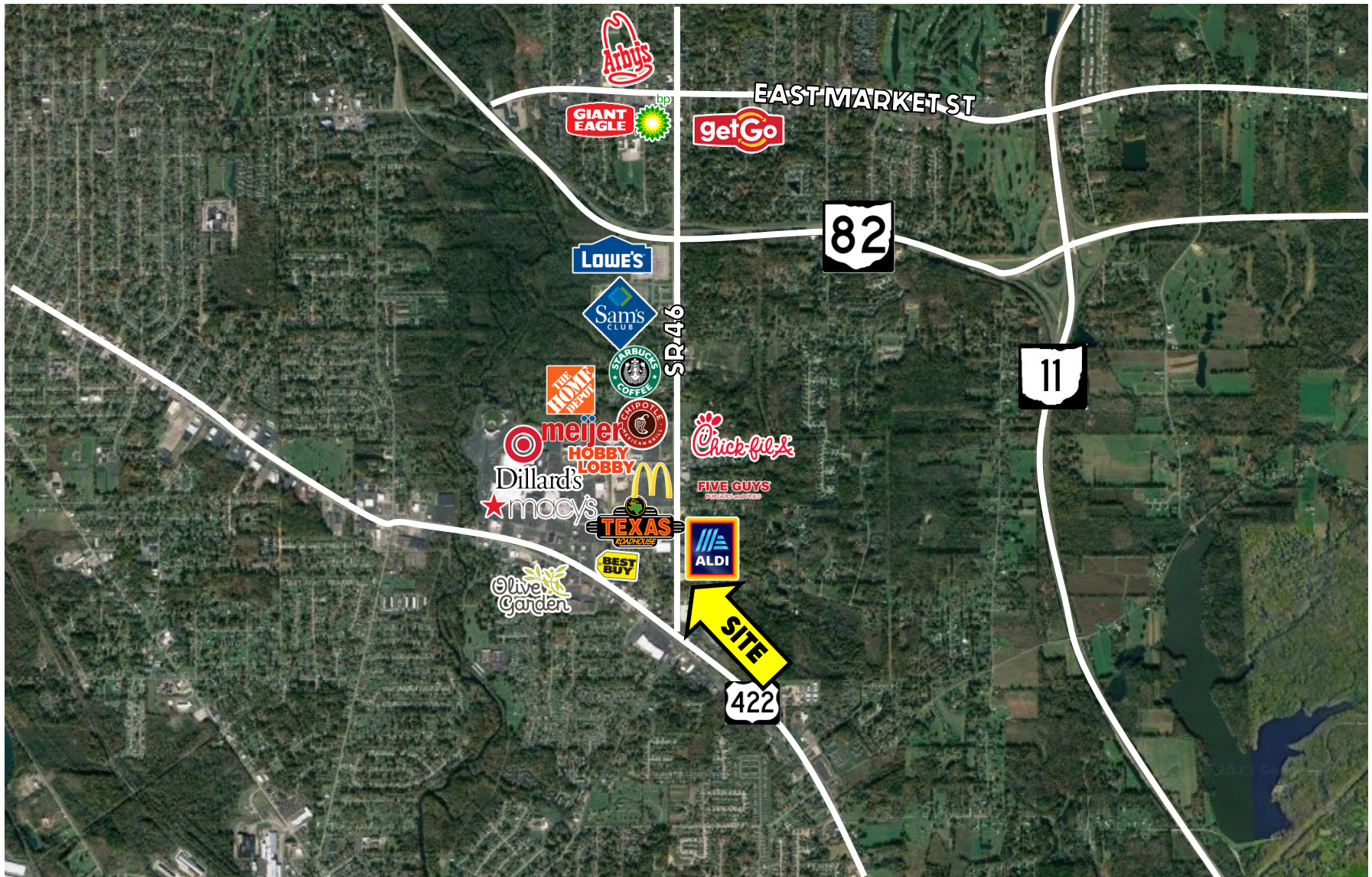
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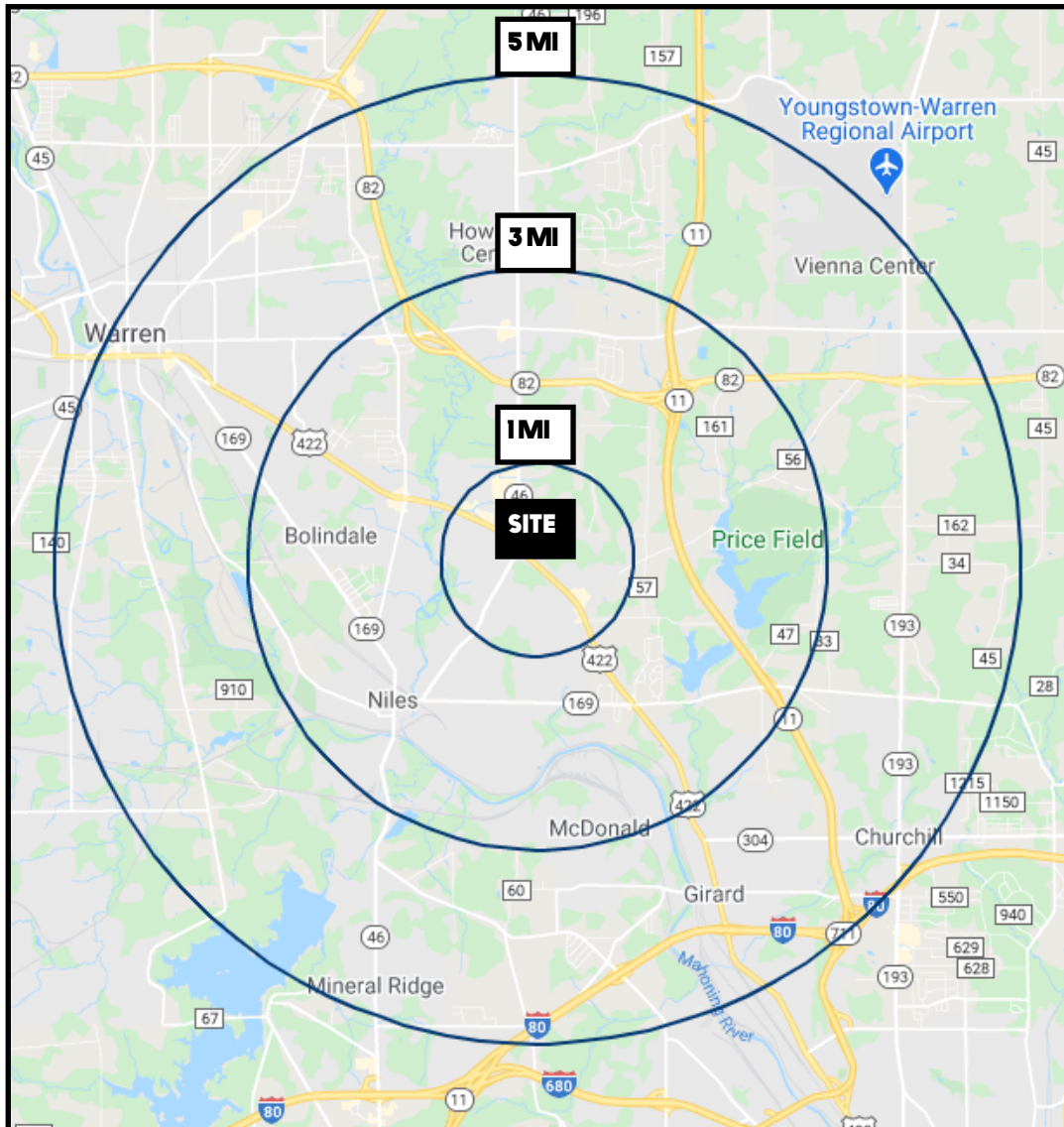


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SITE INFORMATION



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	Highway Commercial
PARCELS	28-008900
SIZE	2.75 acres
UTILITIES	All utilities
REAL ESTATE TAXES	\$7,820/year
PRICE	\$1,900,000 REDUCED! \$1,750,000

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