



# AUCTION

NOVEMBER 20TH, 2025 NOON ET



WATCH VIDEO 

**FORMER RITE AID**

2840 YOUNGSTOWN RD SE | WARREN, OH 44484

# OFFERING MEMORANDUM

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Braun International (Auction Company) and Platz Realty Group (Broker) has been engaged by Trustee for the sale of the property. The Property is being offered for sale in an "As Is, Where Is" condition, and Trustee and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Trustee shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Trustee reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Trustee and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Trustee. Trustee shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Trustee or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

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# FORMER RITE AID

2840 YOUNGSTOWN RD SE | WARREN, OH 44484

## INVESTMENT SUMMARY

- Offering Summary
- Property Photos

## PROPERTY OVERVIEW

- Location Aerial
- Property Aerial

## DEMOGRAPHICS & INCOME PROFILE

- Demographics and Income

## SALE INFORMATION

- Auction Information
- Due Diligence

## CONTACT INFORMATION

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DRE#02219030

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# OFFERING SUMMARY

## PROPERTY INFORMATION

Property Address	2840 Youngstown Rd SE Warren, OH 44484
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## SITE DESCRIPTION

Property Type	Mixed Use
Building Size	11,400 SF
Lot Size	1.37 Acres
Tenancy	Single
Zoning	Commercial "A" and "B"
Parking	55+ Spaces
Year Built	1999
Building Height	1 Story
Amenities	<ul style="list-style-type: none"><li>- 24 Hour Access</li><li>- Signage</li><li>- Drive Thru</li><li>- Air Conditioning</li><li>- Pylon Sign</li><li>- Signalized Intersection</li></ul>



Property includes all fixtures furnishing and equipment

- Retail storage shelving
- 10 plus door refrigerators
- Cabinetries
- Counters



















# AERIAL PHOTO





# AERIAL PHOTO





# AERIAL PHOTO





# LOCATION AERIAL

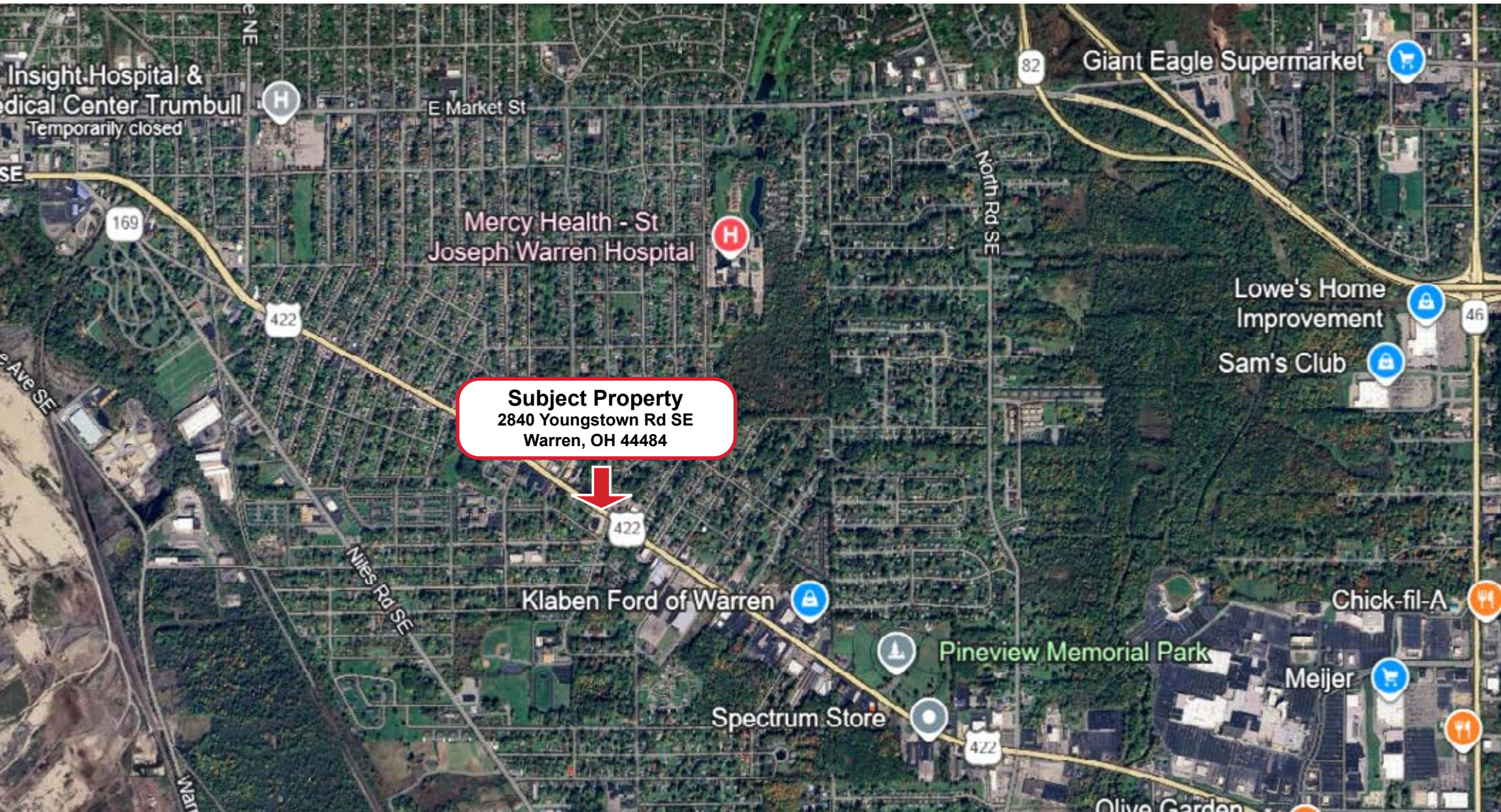
2840 YOUNGSTOWN RD SE | WARREN, OH 44484





# PROPERTY AERIAL

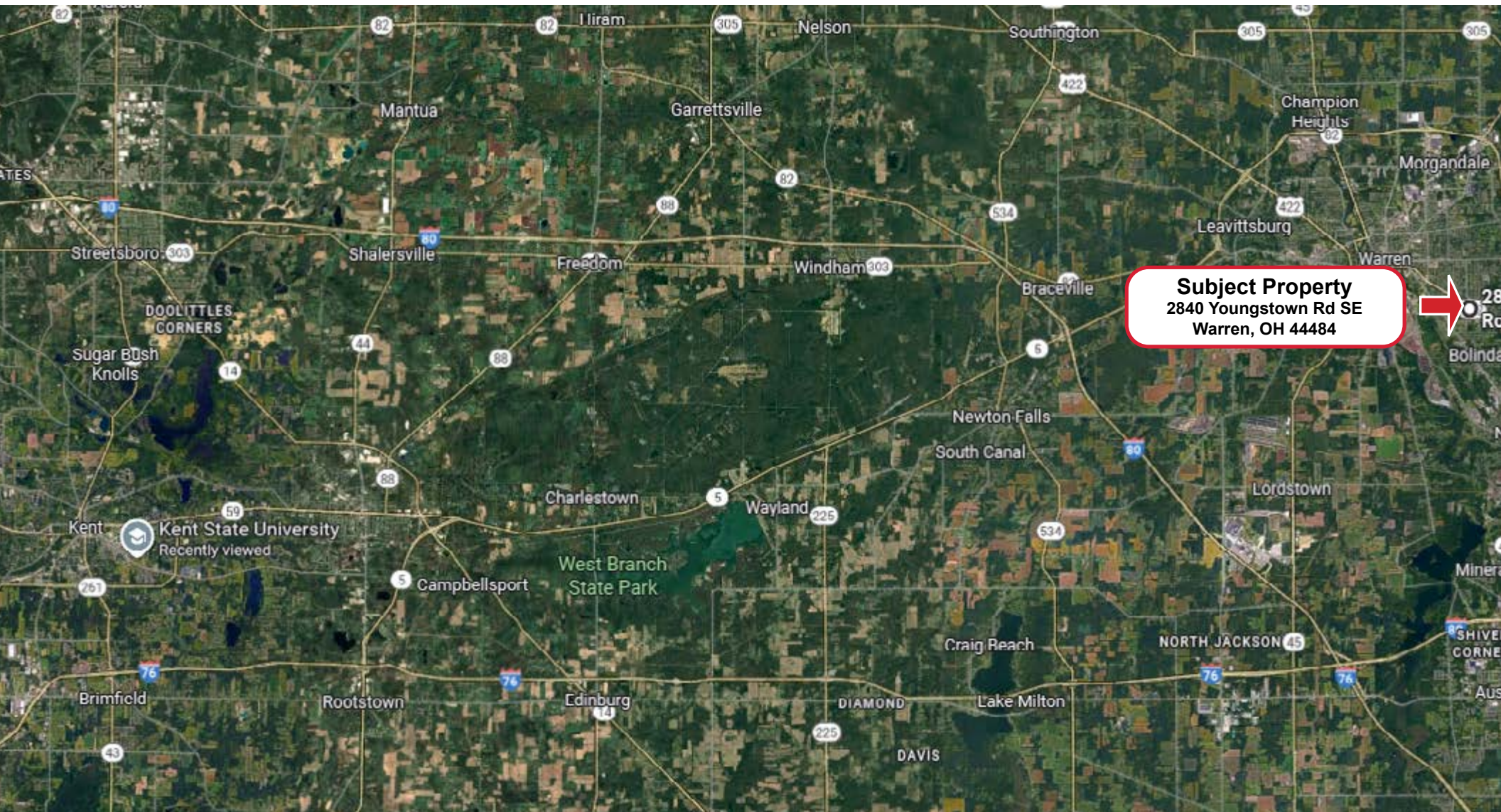
2840 YOUNGSTOWN RD SE | WARREN, OH 44484





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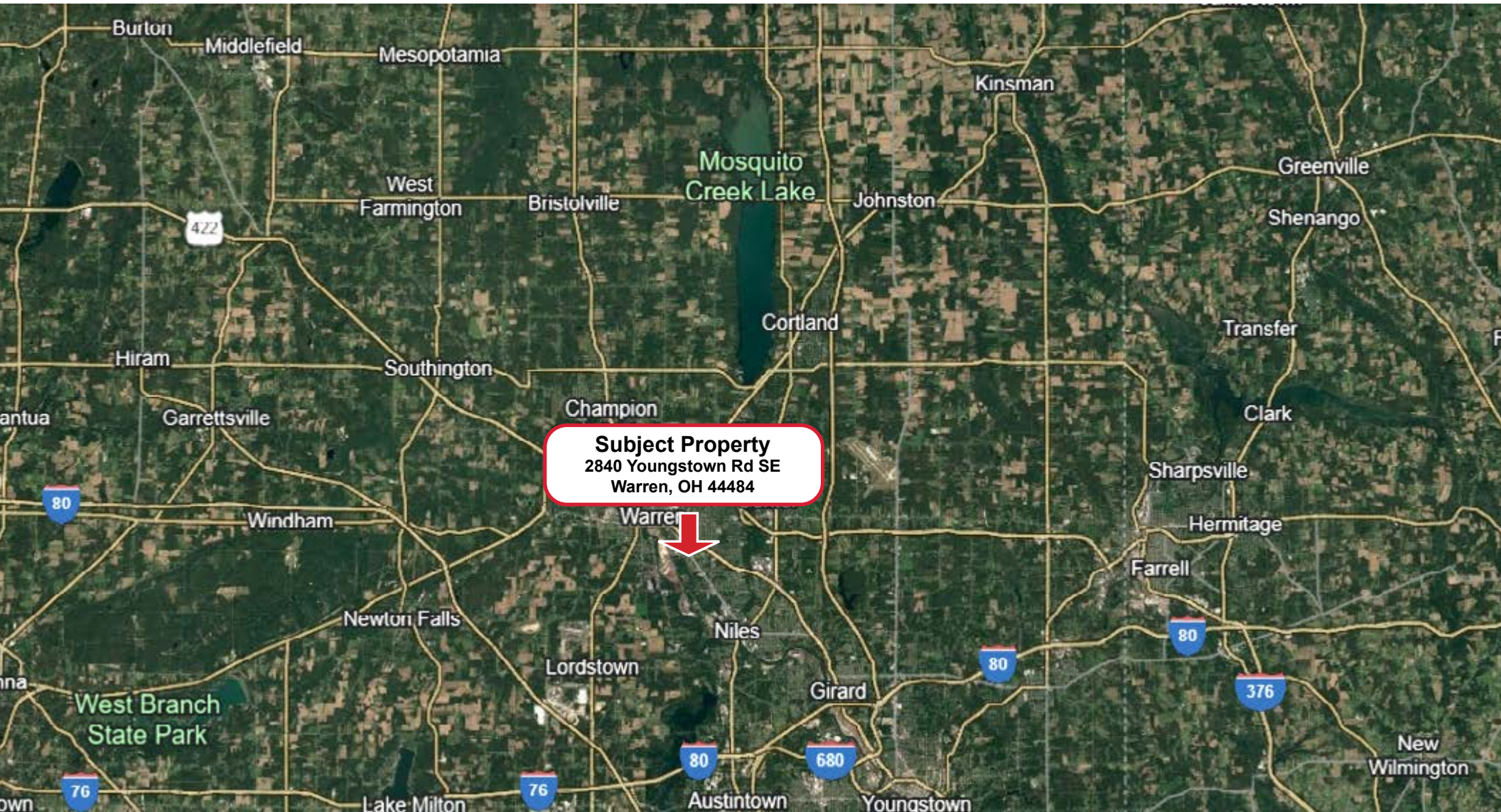
2840 YOUNGSTOWN RD SE | WARREN, OH 44484





# PROPERTY AERIAL

2840 YOUNGSTOWN RD SE | WARREN, OH 44484







## WARREN, OH

Warren, Ohio, located between Cleveland and Pittsburgh, is a dynamic city known for its strong economic base, educational opportunities, and cultural attractions. With convenient access to major highways and railways, Warren offers businesses excellent connectivity to regional and national markets. The city is home to initiatives supporting growth in industries such as energy and manufacturing while also partnering with local colleges and career centers to provide residents with valuable training and workforce opportunities.

Beyond business, Warren is a welcoming community that values quality of life. Residents enjoy an extensive park system, cultural landmarks like Packard Music Hall and the Warren Community Amphitheater, and a variety of museums and memorials. Recognized as a “Healthy Community” by the Ohio Department of Public Health, Warren takes pride in maintaining a safe, vibrant environment for families and visitors alike. Whether exploring its historic charm, engaging in community events, or pursuing new opportunities, Warren is a city where tradition and progress meet.



# Populations and People

## Age and Sex

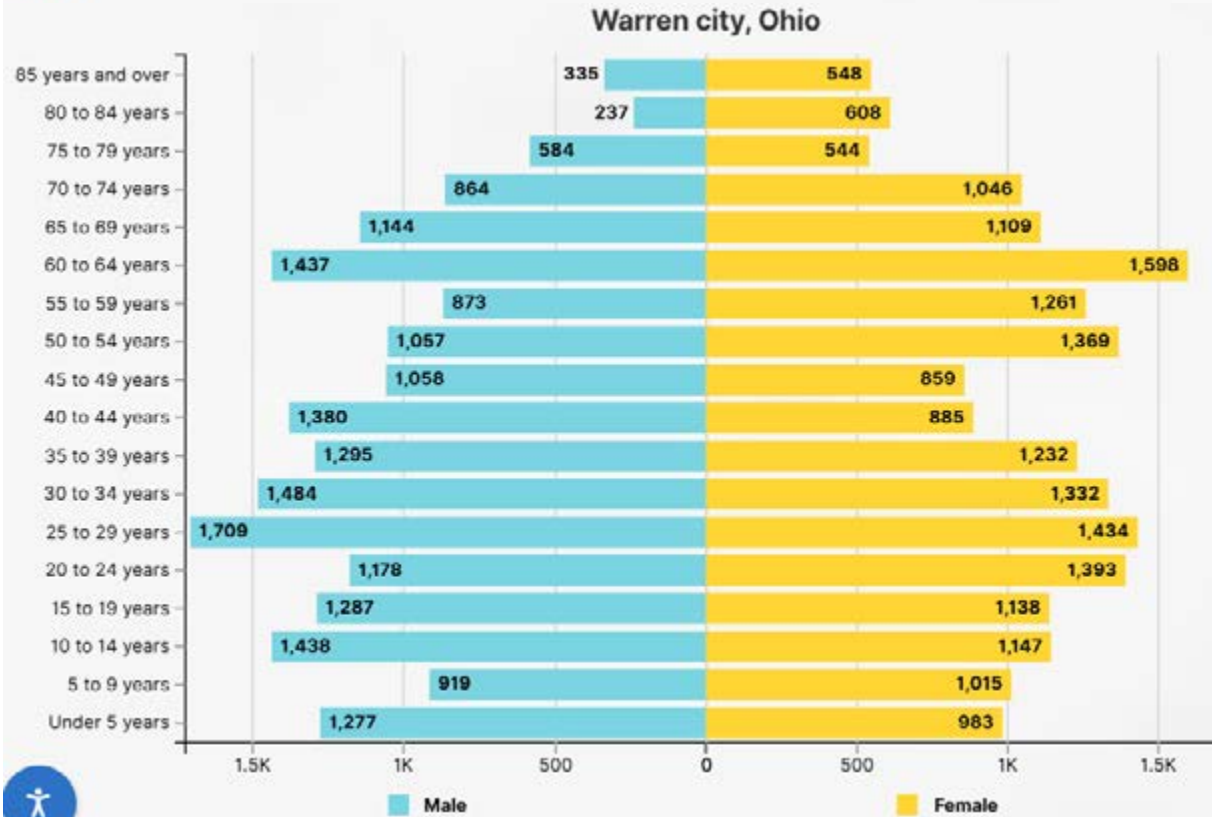
**38.5**  $\pm 1.6$

Median Age in Warren city, Ohio

**39.8**  $\pm 0.1$

Median Age in Ohio

S0101 | 2023 American Community Survey 5-Year Estimates





# Income

## Income and Earnings

**\$36,955** ± \$4,125

Median Household Income in Warren city, Ohio

**\$72,212** ± \$538

Median Household Income in Ohio

[S1901](#) | 2023 American Community Survey 5-Year Estimates

## Median Income by Types of Families

in Warren city, Ohio

Families - \$45,729



Married-couple families - \$67,007



Nonfamily households - \$26,127



\$0 \$5K \$10K \$15K \$20K \$25K \$30K \$35K \$40K \$45K \$50K \$55K \$60K \$65K \$70K



## WORLDBID AUCTION | NOVEMBER 20TH, 2025 NOON ET

**PRE AUCTION: BIDS DUE NOW THRU NOVEMBER 5TH, 2025**

**AUCTION: FINAL BIDS DUE PRIOR TO OR ON NOVEMBER 20TH, 2025 NOON ET**

**STARTING BID \$200,000 | PREVIOUSLY LISTED FOR \$999,999**

### **PRE AUCTION OFFERS:**

- A Buyer may elect to submit a Pre Auction offer rather than participate in Auction bidding.
- Pre auction offers may be submitted on a standard OAR (Ohio Association of Realtors) purchase contract. Pre Auction offers may have any contingency a buyer requests.
- A Pre Auction offer must be submitted no later than November 5th, 2025. The accepted offer will state the buyer will remove all contingencies no later than November 10th, 2025 or close escrow by that date. If the Buyer removes contingencies or closes escrow no later than November 10th, 2025, the auction will be cancelled.
- The Pre Auction offer must include the Buyer's Premium of 3%.
- No exceptions to the date deadlines will be accepted.
- The buyer must provide a 10% deposit with their offer, proof of funds to close the purchase and a lender approval letter (if applicable).

### **AUCTION DAY BIDDING:**

- Your Sealed bid must be submitted on the Braun Worldbid Sealed Bid auction purchase contract.
- Qualifying round bids are due on November 20th, Noon 2025 ET and must be emailed [Todd@braunco.com](mailto:Todd@braunco.com)
- The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by November 20th, Noon 2025 ET, they are approved to submit their final bid.
- The bidders, whom have qualified to bid in the Final Bid round, their bid is due on November 21st, 2025 Noon ET.
- Both the qualifying and final round bids must be provided on the Braun Worldbid Sealed Bid auction purchase contract.
- Escrow Shall close no later than December 21st, 2025.
- The Sealed Bid auction purchase is available at [BraunWorldbid.com](http://BraunWorldbid.com) (under this property tab).
- Auction day bids are completely non contingent.



## AUCTION BIDDING REGISTRATION REQUIREMENTS:

- Proof of funds in the amount of the bid in the name of the buyer.
- Lender approval letter (if the buyer is obtaining financing).
- A 10% deposit is required within 24 hours of bid acceptance.

## OTHER TERMS:

- A 3% buyers premium will be added to the final bid price, which is the total purchase price.
- The property is sold in AS IS condition.
- The Seller is not making any repairs.
- Any vacant units on auction day will remain vacant and conveyed to the buyer vacant.
- The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be pro-rated as of the date of closing.



## INFORMATION AVAILABLE

- Preliminary Title Report
- FF&E Inventory schedule

## CONTACT INFORMATION

### CONNOR WOHL

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# DISCLAIMER

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This memorandum is provided for the sole purpose of allowing a potential buyer to evaluate the property. The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Braun, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this memorandum, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this brochure contains information relating to any “hazardous materials” in relation to the property, such information shall in no way be construed as creating any warranties or representations, expressed or implied, by operation of law or otherwise, by Braun, broker, sales agents or seller, as to the existence or non-existence or nature or extent of hazardous materials in, under, on or around the property. This brochure is provided subject to errors, omissions, prior sale, change of price or terms and any other changes to the materials, statements and information contained herein or relating to the Property. Braun will not be responsible if the property is unsatisfactory to the buyer in any way. By accepting the marketing brochure, you agree to release Braun International, Braun suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.

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