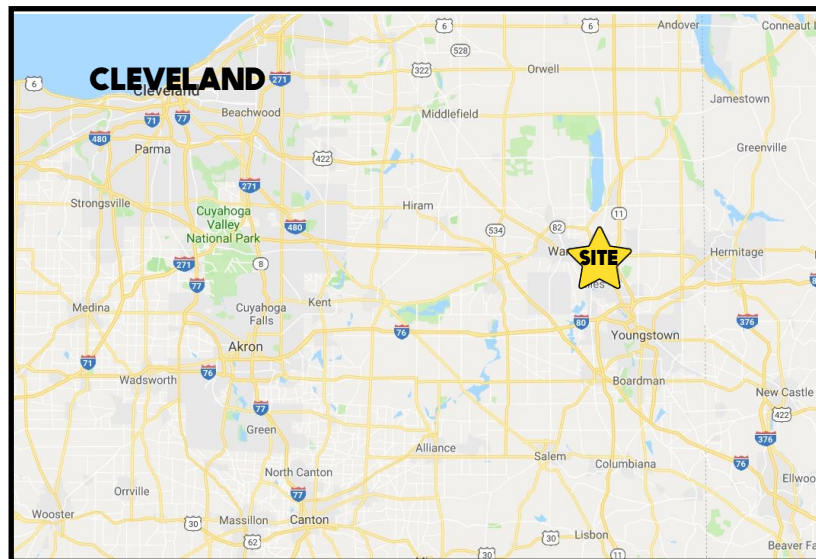


## LOCATION

950 Youngstown Warren Rd, Niles, OH 44446



## TRAFFIC

Youngstown Warren Rd = 16,986 VPD

## HIGHLIGHTS

- 8 units: multi-tenant office with incredible frontage on the highly trafficked US 422
- Well maintained property
- High occupancy history
- Close to the Eastwood Mall Complex

## CONTACT

### SHEA MACMILLAN

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### MATT WILSON

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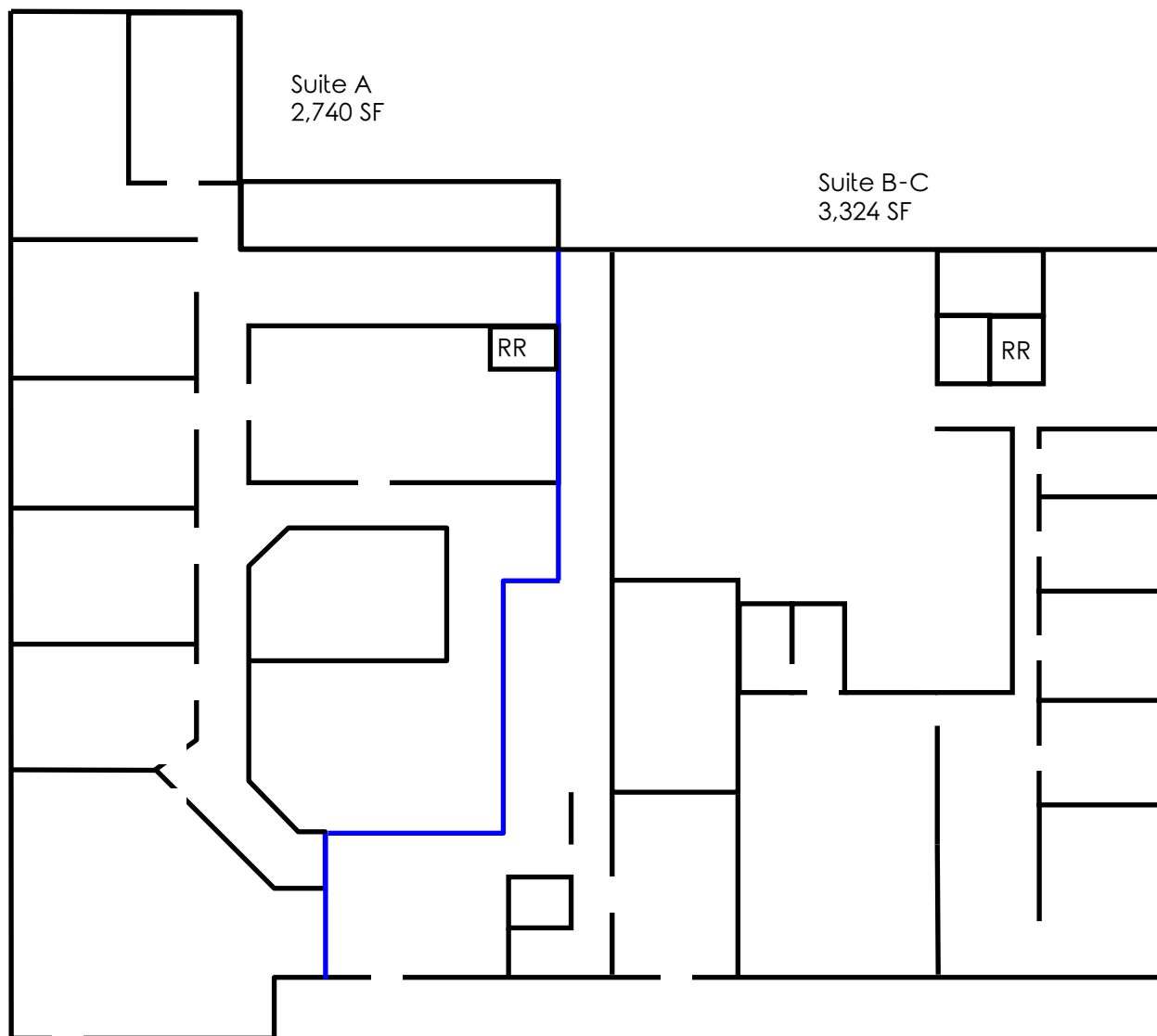


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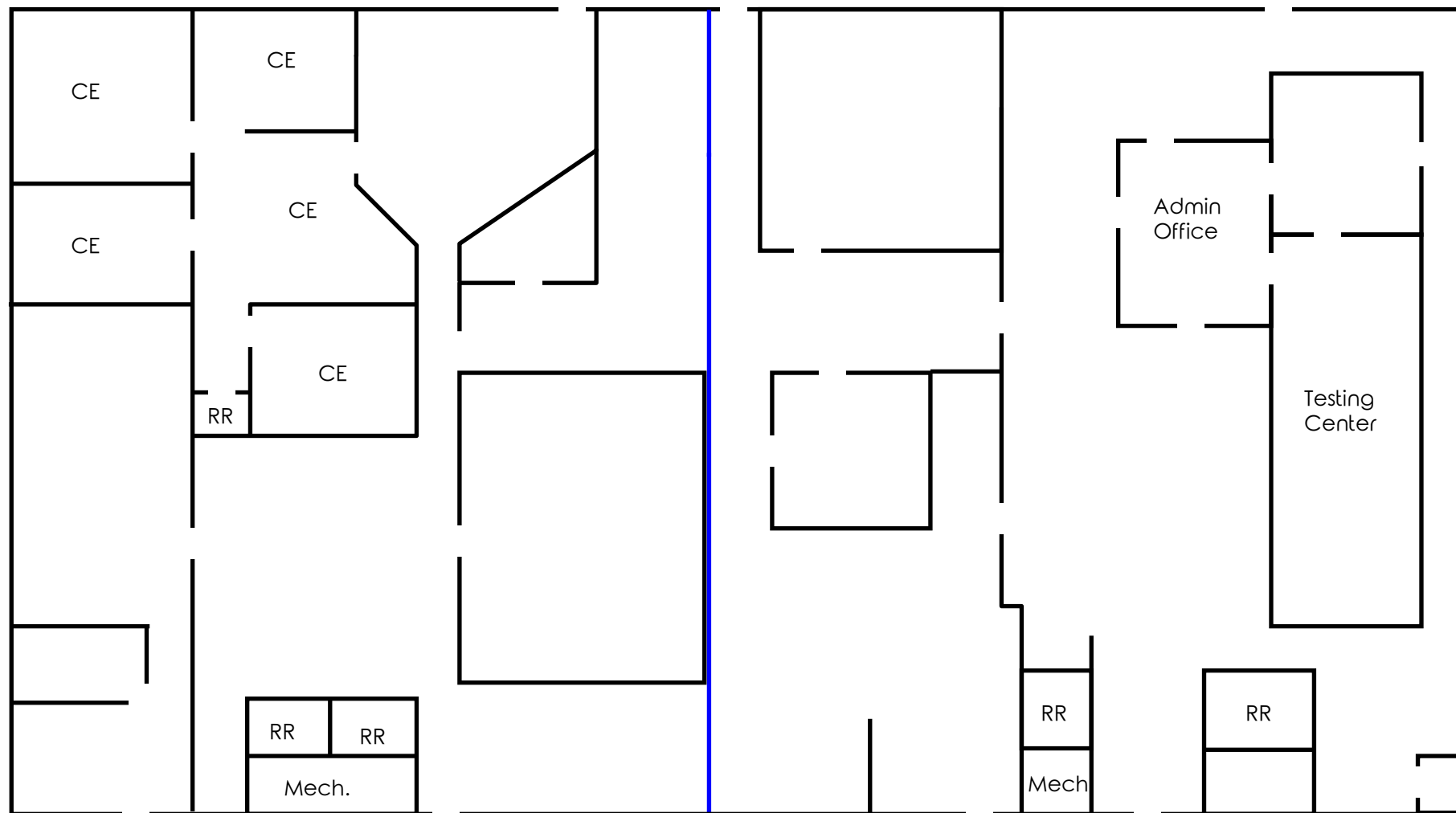
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H = 1,333 SF

Suite G: 1,752 SF

Suite D-E-F: 3,510 SF



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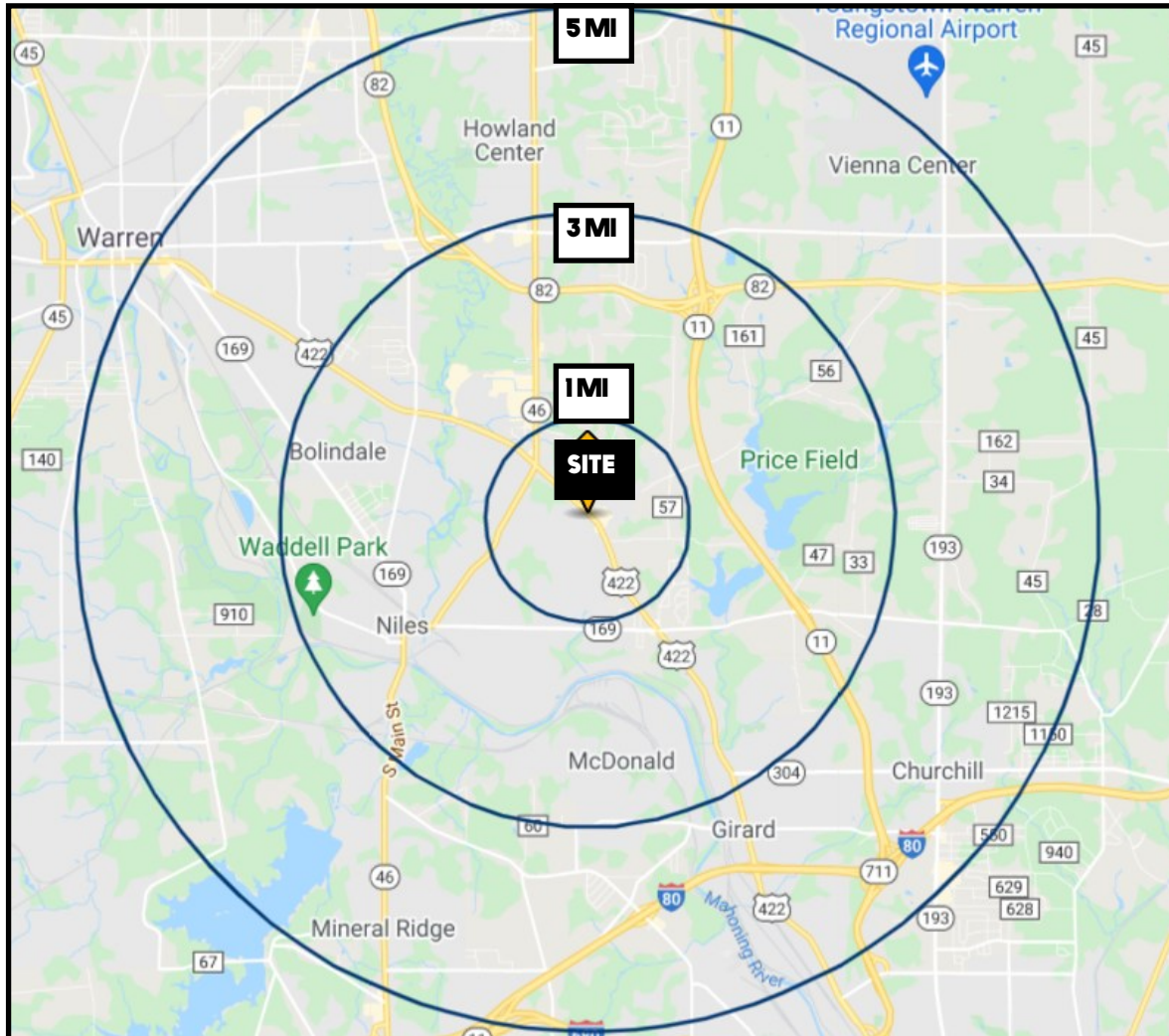
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,148	34,417	78,992
<b>HOUSEHOLDS</b>	2,336	14,775	33,590
<b>MEDIAN AGE</b>	46	47	45
<b>AVERAGE HH INCOME</b>	\$72,307	\$62,970	\$63,038

SITE INFORMATION	
<b>LOCATION</b>	Niles City Trumbull County
<b>PARCELS</b>	25-900651 + 25-900652 + 25-900653 + 25-900654 + 25-900655 + 25-900656 + 25-900657
<b>ZONING</b>	B2
<b>SIZE</b>	Approximately 12,844 SF
<b>PARKING</b>	Lots of on-site parking
<b>UTILITIES</b>	Separately metered
<b>PRICE</b>	<del>\$1,400,000</del> REDUCED! \$1,250,000

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