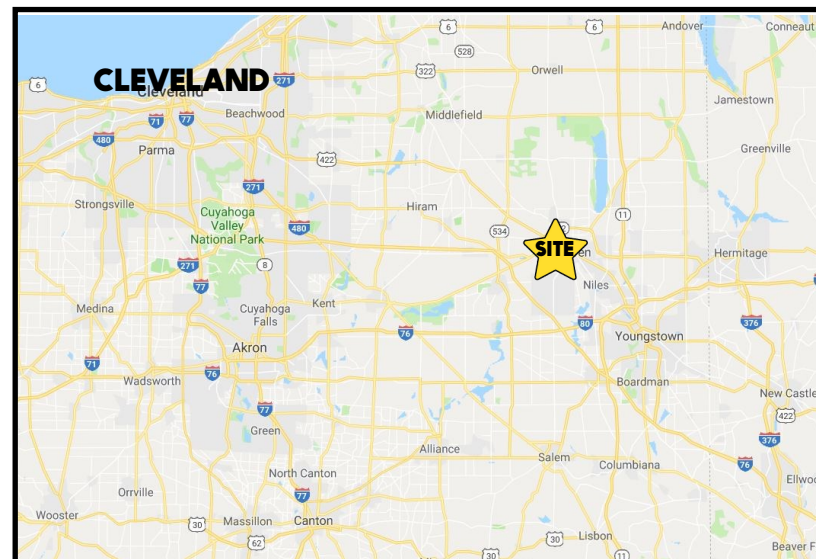


## LOCATION

4590 Eagle Creek Rd, Leavittsburg, OH



## HIGHLIGHTS

- Great 4,200 SF building, formerly a cabinet maker shop
- Nice office/display area with separate areas for production and finishing
- Building has 240V w/(2) 3ph converters, compressor W/air lines & electricity runs
- Front drive-in door, space for possible second door
- Owner is replacing roof in late 2025.
- Great for tradesman business – electrician, plumber, HVAC business, etc.
- Easy access to highways and West of Warren

## CONTACT

**DAN CROUSE**

330.647.0411

dan@themahoningvalley.com

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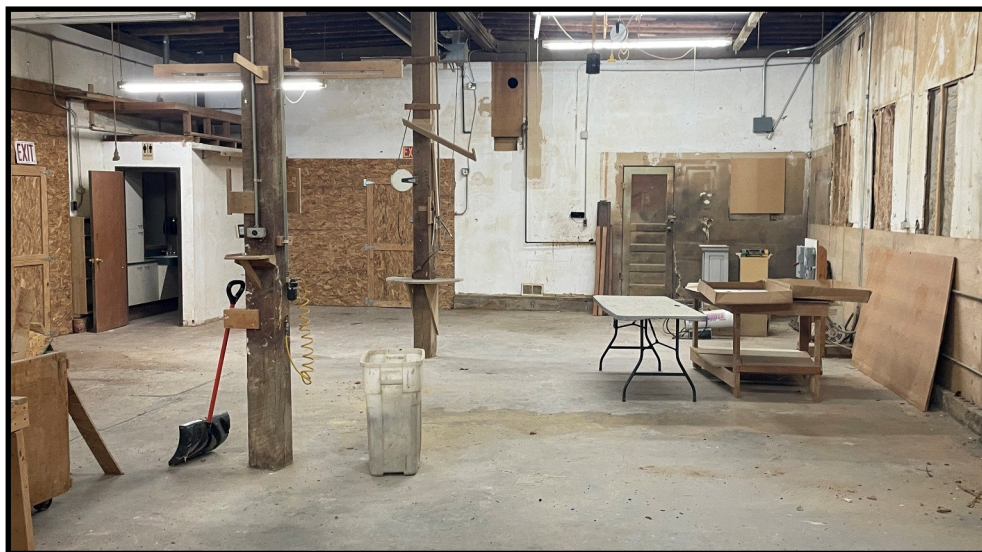


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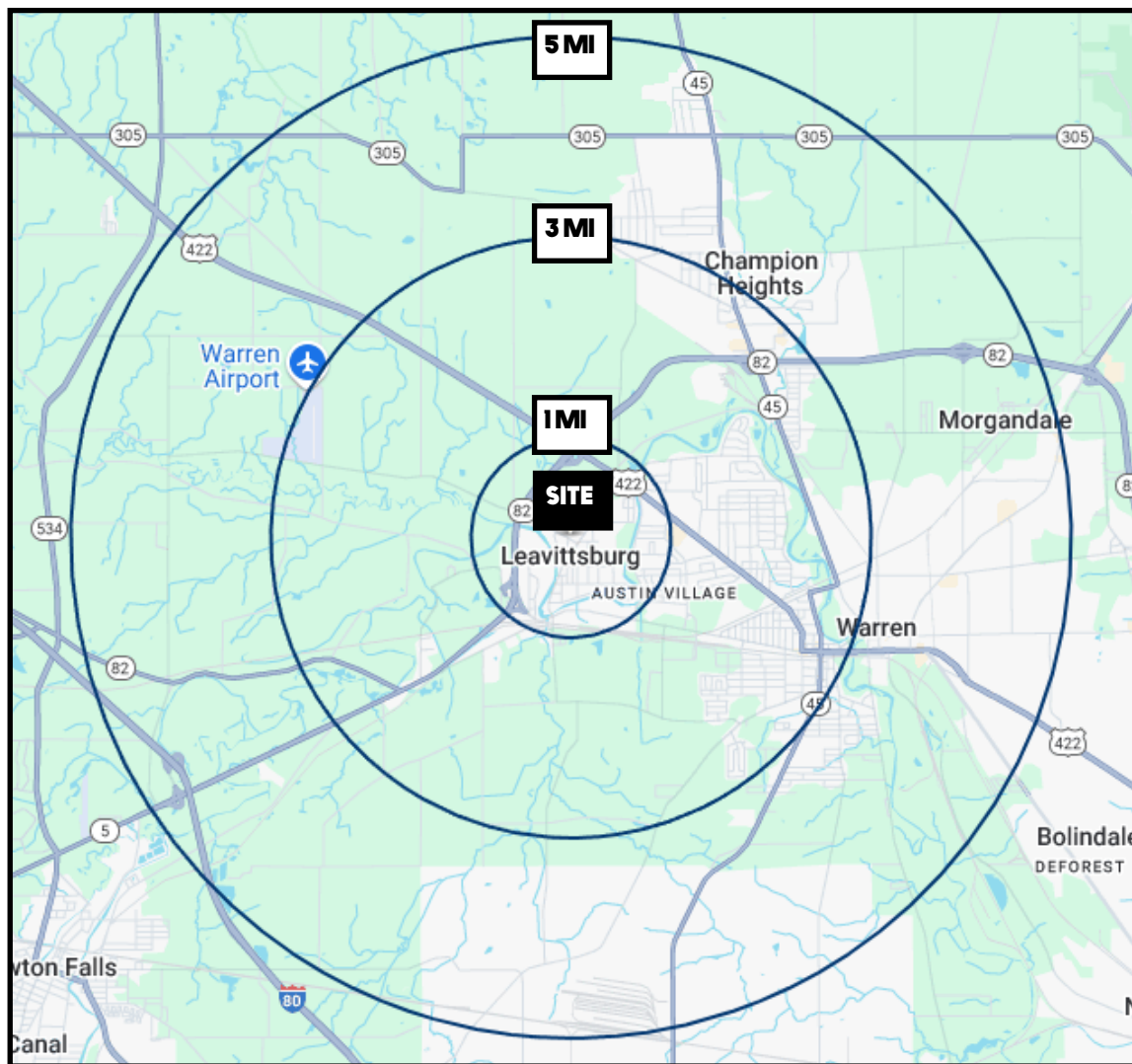


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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,425	24,999	53,053
<b>HOUSEHOLDS</b>	1,379	10,092	21,829
<b>MEDIAN AGE</b>	40.3	39.4	40.4
<b>AVERAGE HH INCOME</b>	\$55,859	\$46,920	\$50,283

SITE INFORMATION	
<b>LOCATION</b>	Warren Township Trumbull County
<b>PROPERTY TYPE</b>	Commercial / light industrial
<b>ZONING</b>	Commercial
<b>SIZE</b>	4,200 SF .76 acres
<b>DOORS</b>	Front Drive-in door
<b>RENT</b>	\$6.50/SF NN

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