

## LOCATION

3454 Youngstown Rd, Warren, OH 44484



## HIGHLIGHTS

- Former Advance Auto with 1 drive-in door
- Close to the Eastwood Mall Complex
- Freestanding building with lots of parking
- Great visibility on Youngstown Rd (US 422)
- Available for sale/lease

## TRAFFIC

Youngstown Rd = 16,991 VPD

**3D TOUR** [3454](#)

## CONTACT

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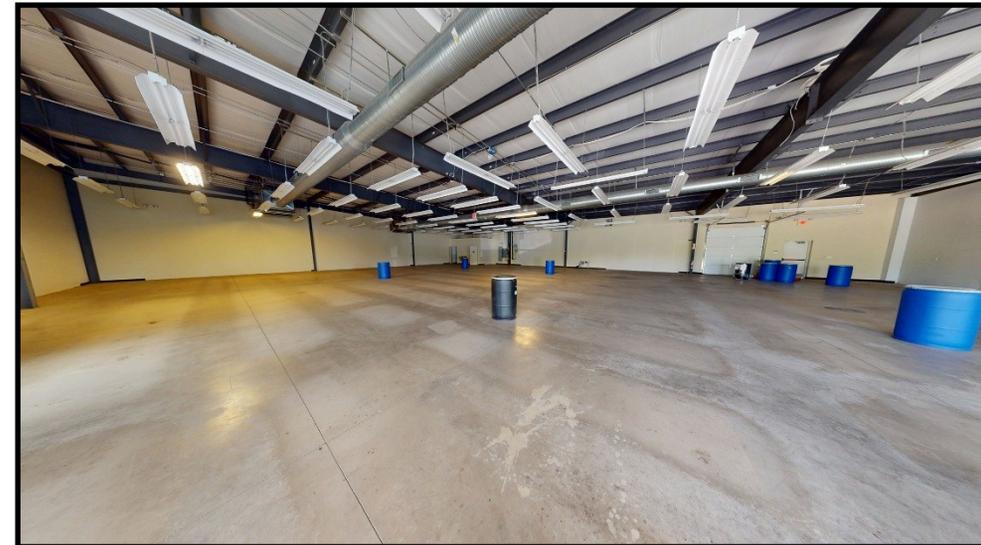
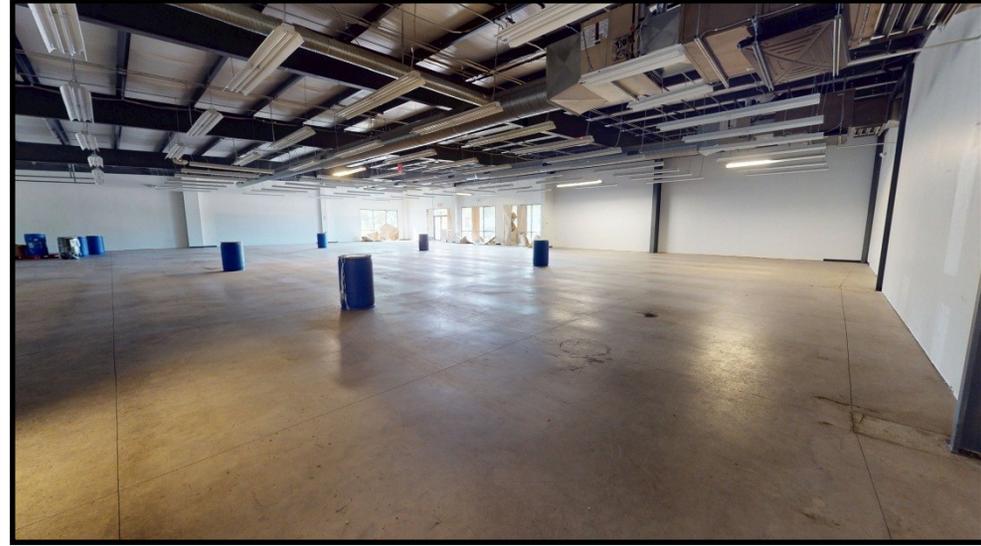
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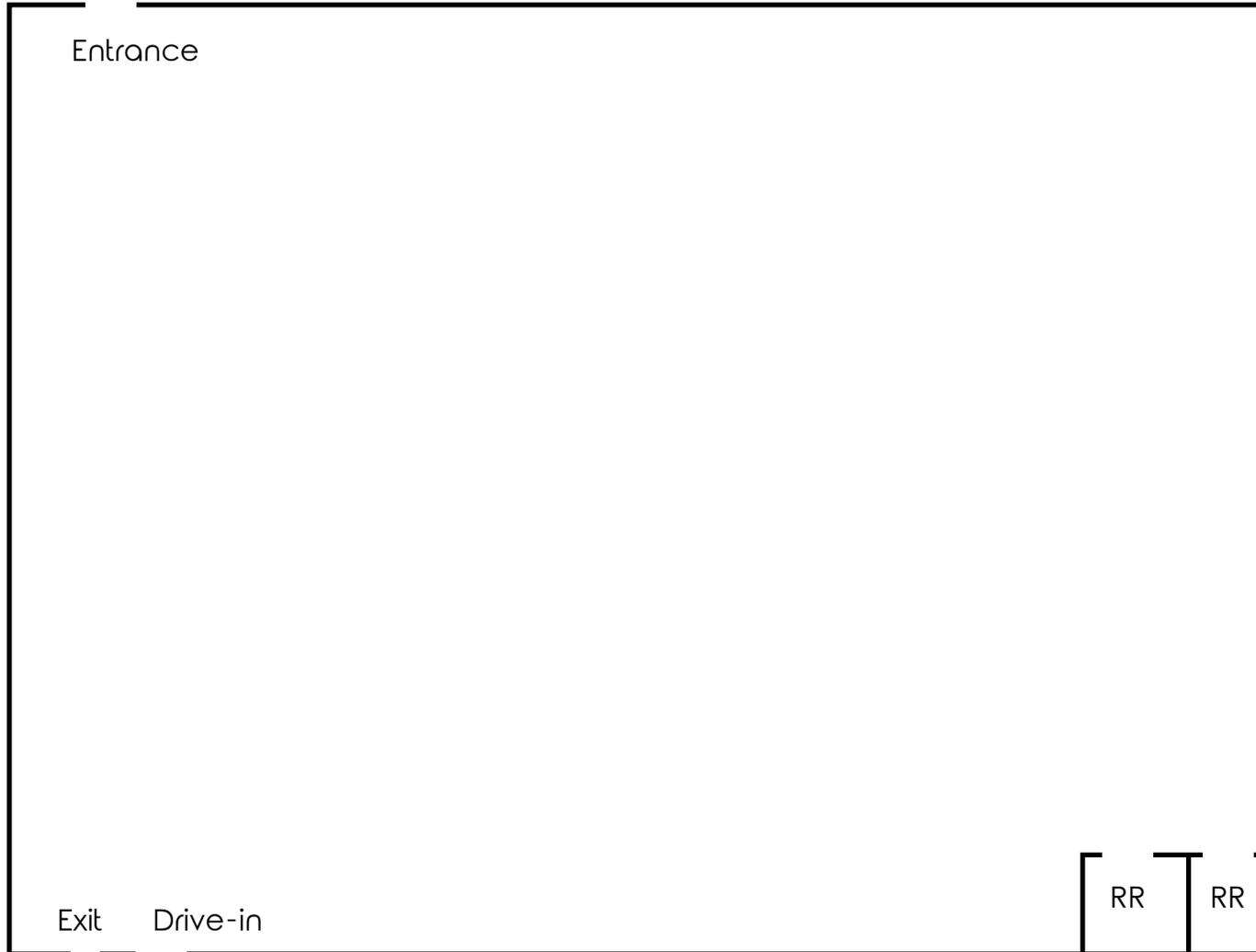
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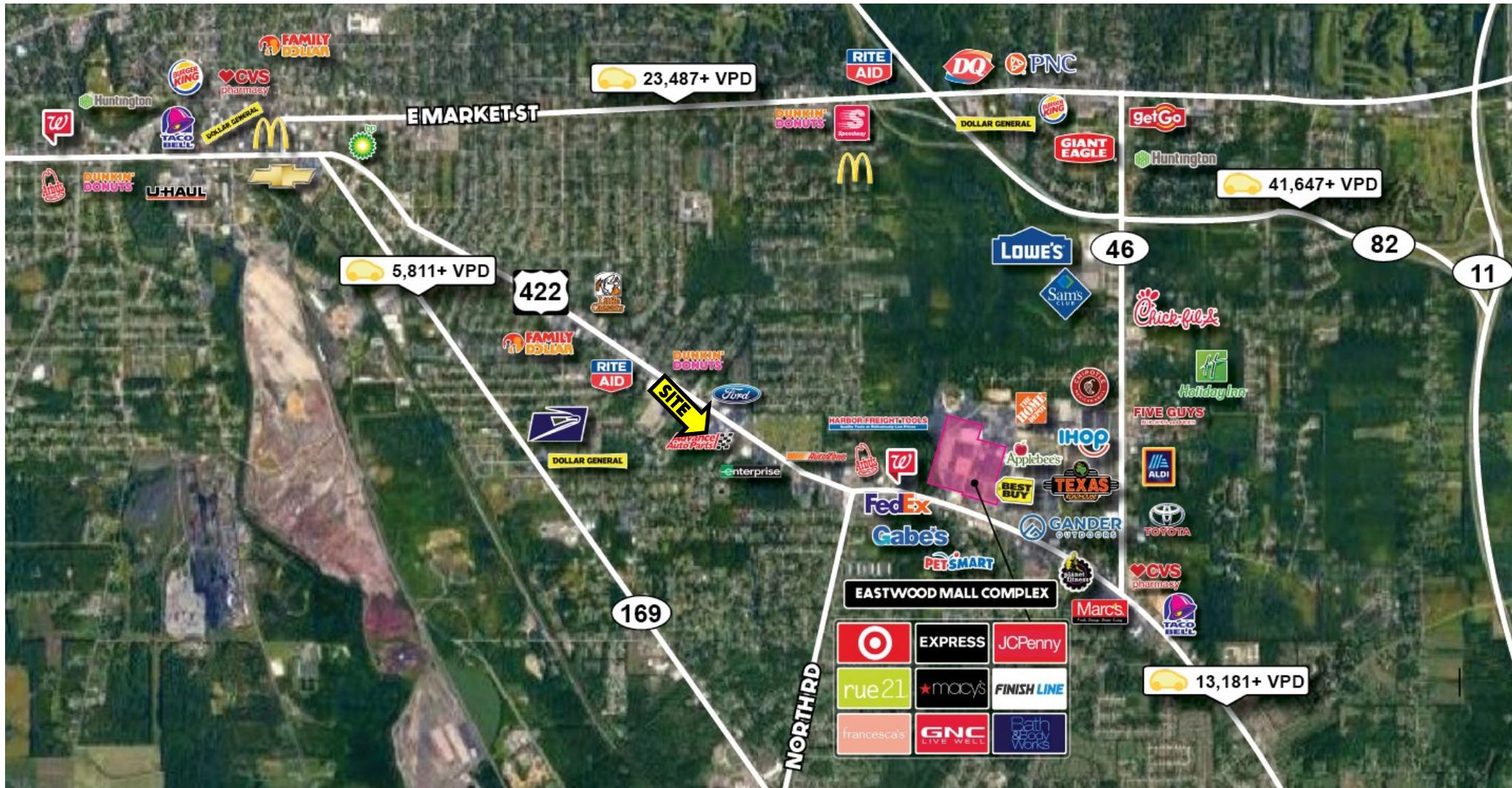
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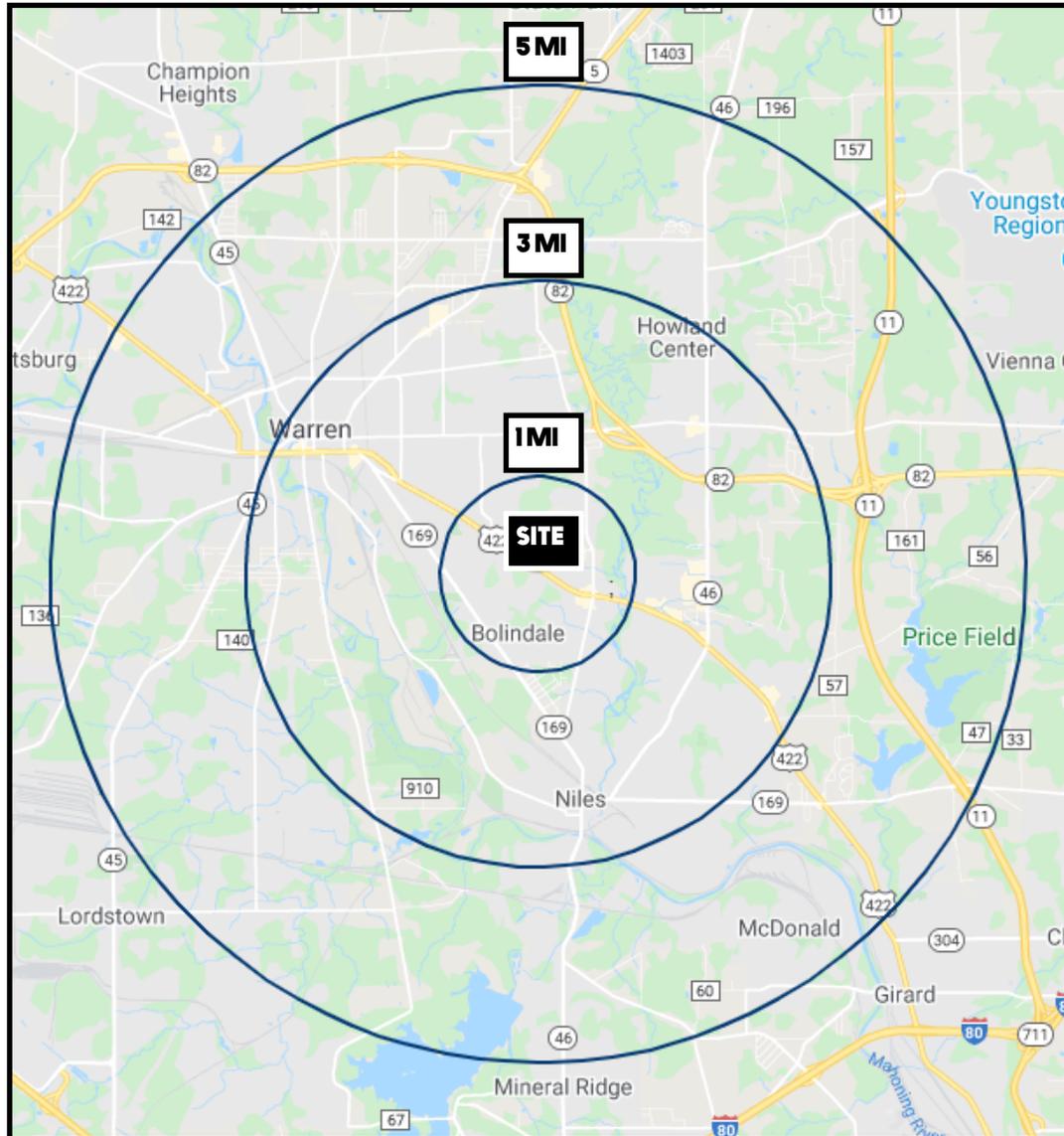
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	6,956	45,276	85,513
<b>HOUSEHOLDS</b>	3,158	19,608	36,304
<b>AVERAGE AGE</b>	43	42	42
<b>MEDIAN HH INCOME</b>	\$36,667	\$39,374	\$38,775

**SITE INFORMATION**

<b>LOCATION</b>	Warren City Trumbull County
<b>PROPERTY TYPE</b>	Retail
<b>PARCEL</b>	44-205502
<b>SIZE</b>	7,559 SF on 1.3 acres
<b>YEAR BUILT</b>	2012
<b>REAL ESTATE TAXES</b>	\$11,200/Year
<b>RENT</b>	\$15.00/SF (NNN)
<b>PRICE</b>	<del>\$950,000</del> <b>Reduced!</b> \$595,000

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