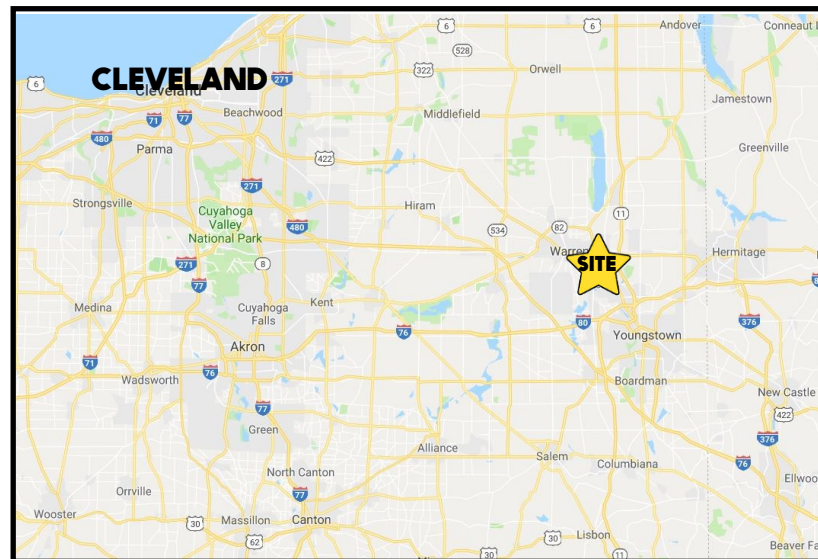


LOCATION

3454 Youngstown Rd, Warren, OH 44484



TRAFFIC

Youngstown Rd = 16,991 VPD

3D TOUR [3454](#)

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

CONTACT

ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



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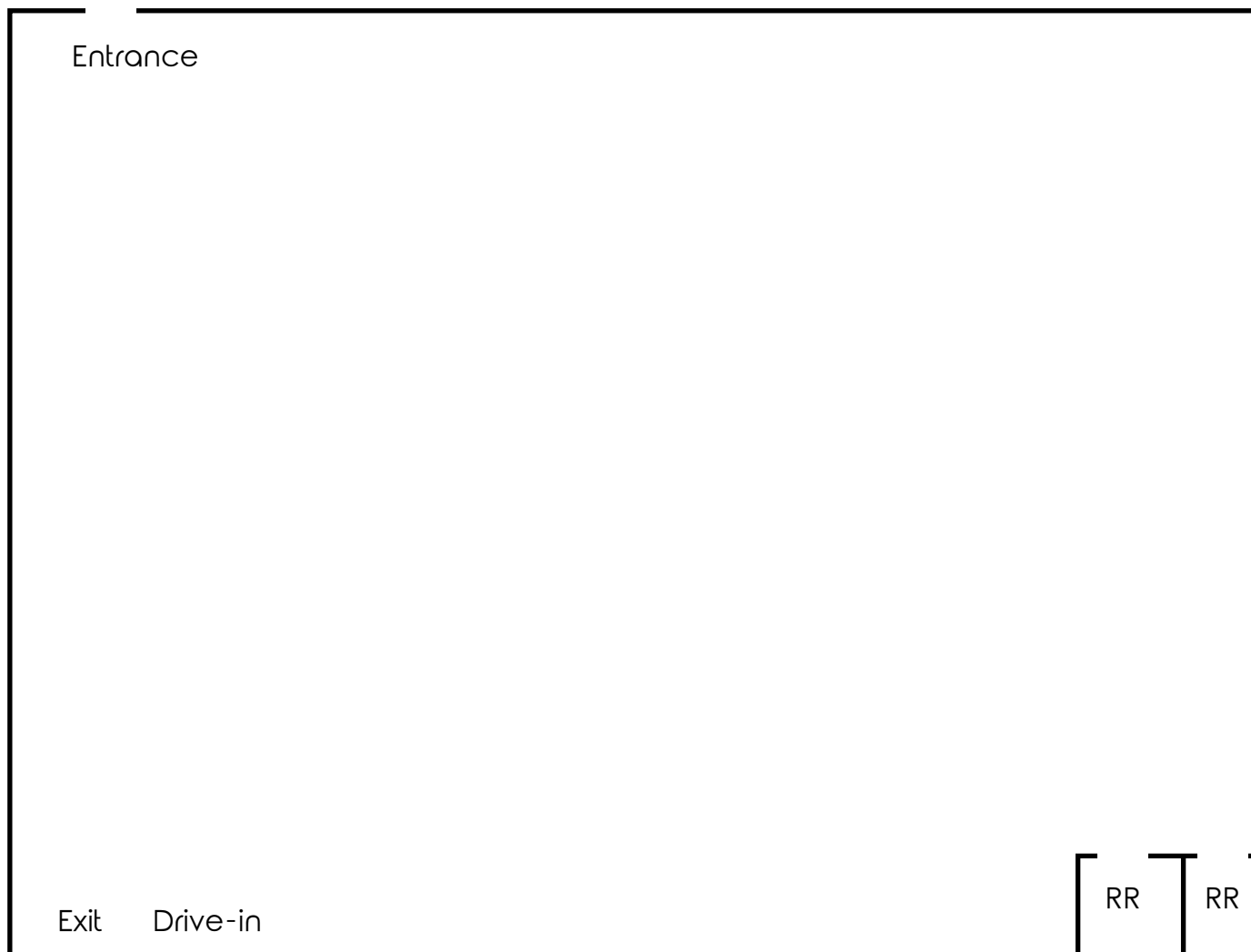
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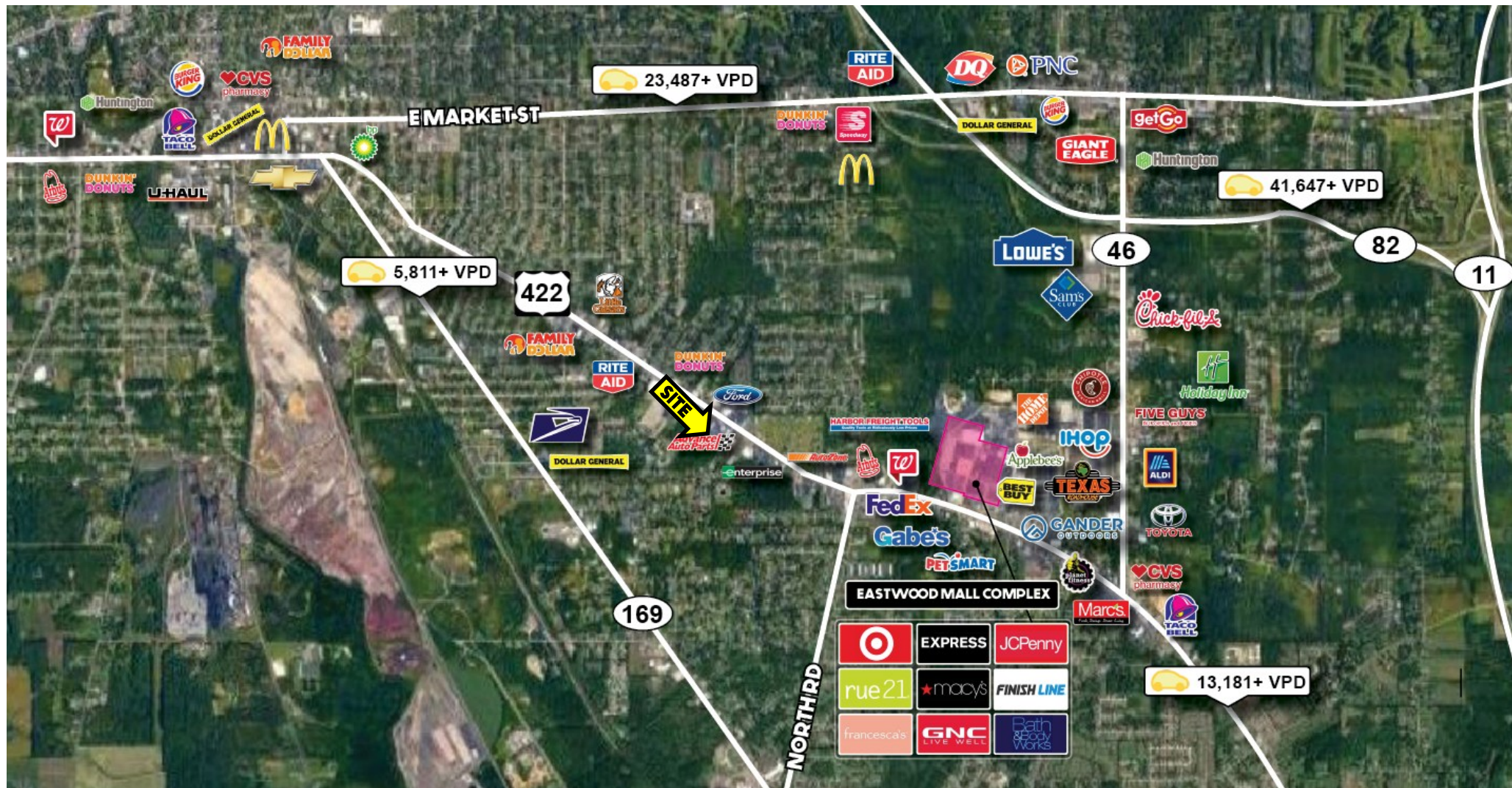
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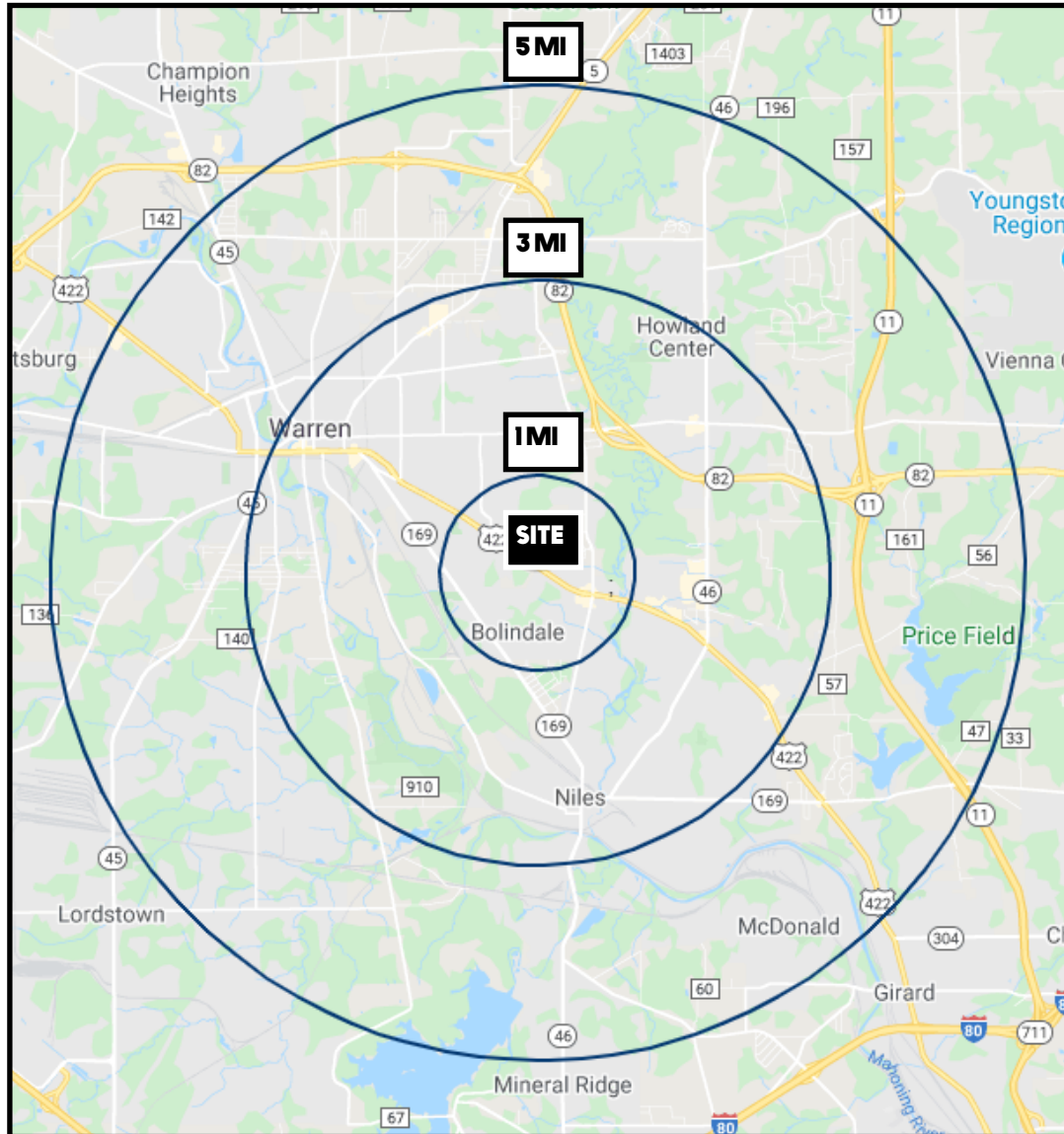
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,956	45,276	85,513
HOUSEHOLDS	3,158	19,608	36,304
AVERAGE AGE	43	42	42
MEDIAN HH INCOME	\$36,667	\$39,374	\$38,775

SITE INFORMATION	
LOCATION	Warren City Trumbull County
PROPERTY TYPE	Retail
PARCEL	44-205502
SIZE	2,280 SF on 1.3 acres
YEAR BUILT	2012
REAL ESTATE TAXES	\$11,200/Year
RENT	\$15.00/SF (NNN)
PRICE	\$950,000

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