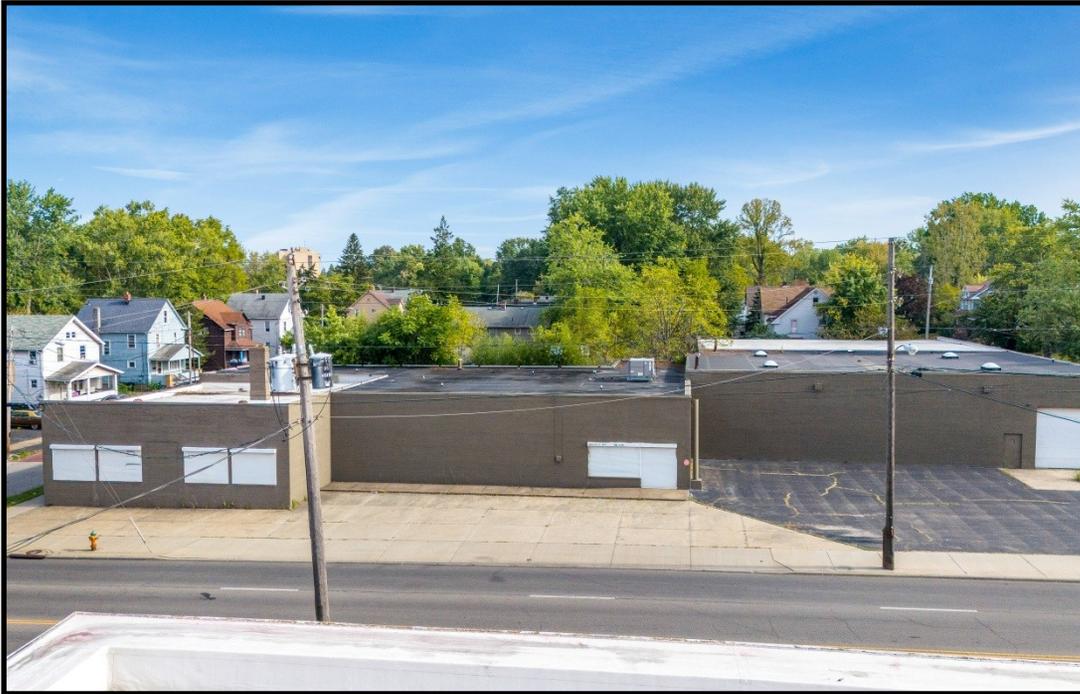


## LOCATION

1427 Youngstown Rd SE, Warren, OH 44484



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

## HIGHLIGHTS

- Highly Desirable Trumbull County Location
- Easy Access to Route 11, I-76, I-80
- Currently occupied. Tenant may be willing to extend or, ideally suited for Owner occupant
- Investors: Building could be split in to smaller spaces for easier rental

## CONTACT

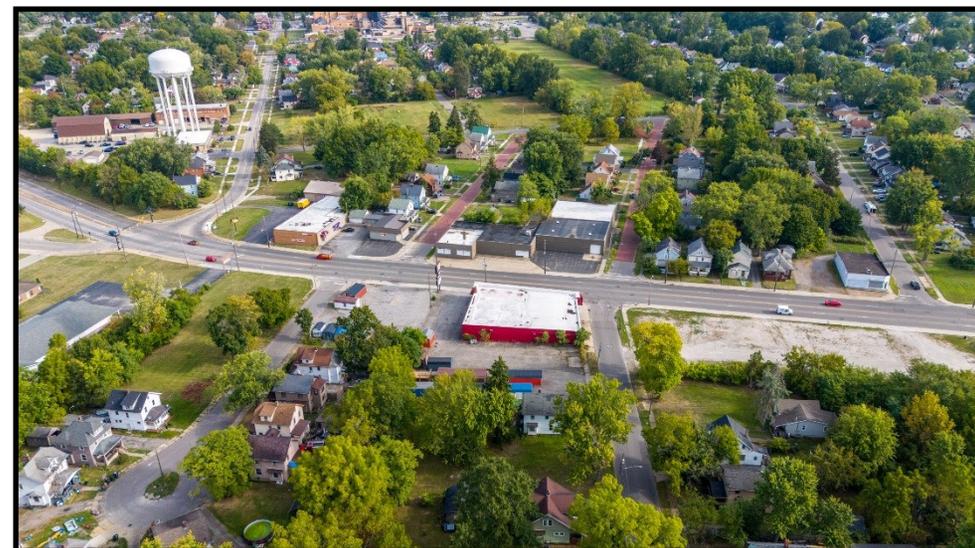
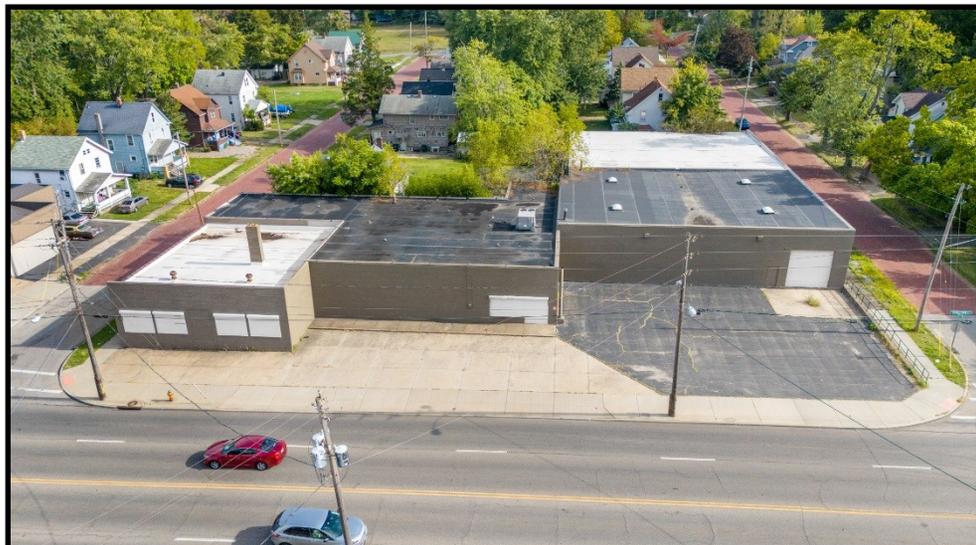
**DON THOMAS**

501.269.3827

[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)

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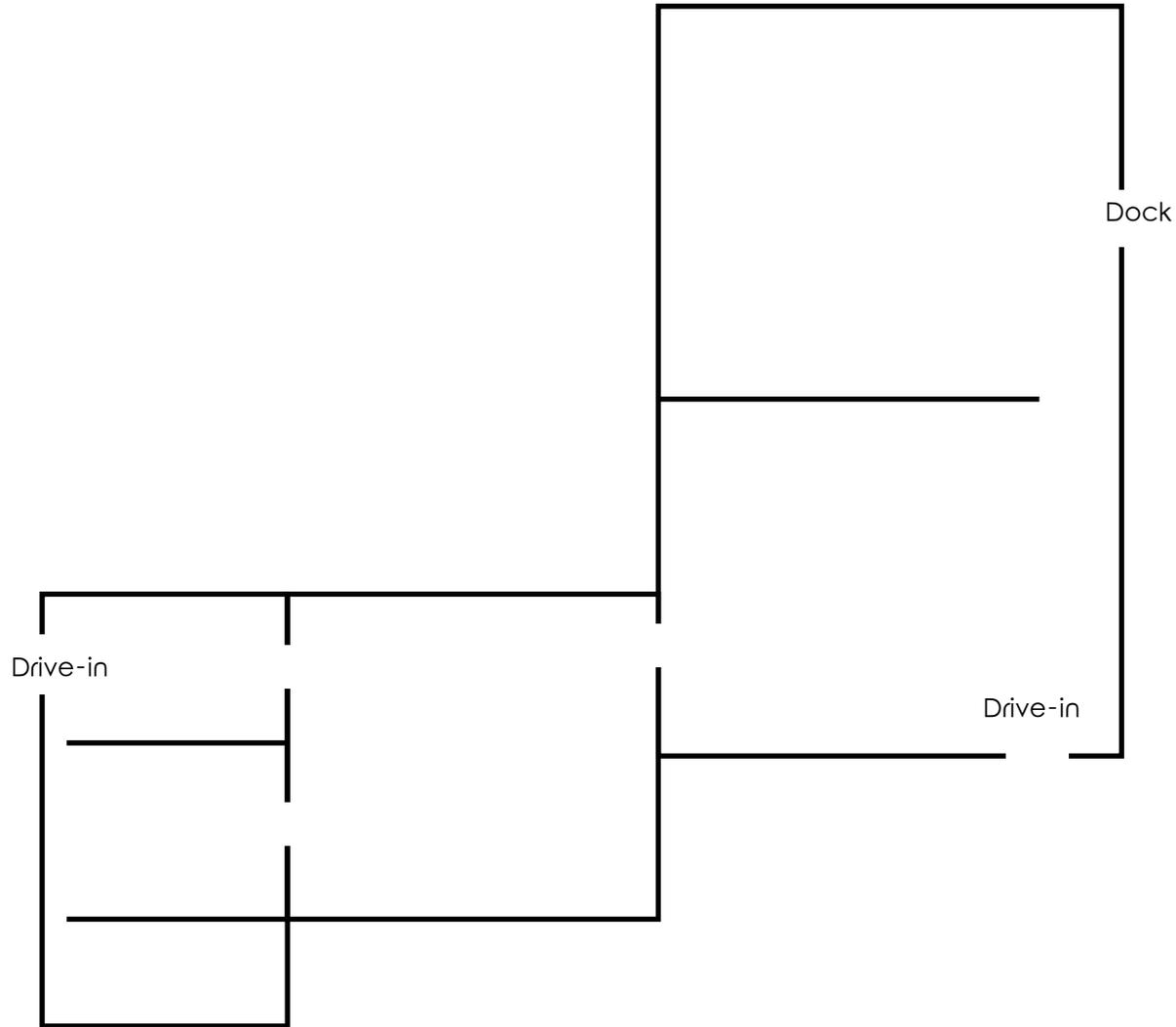
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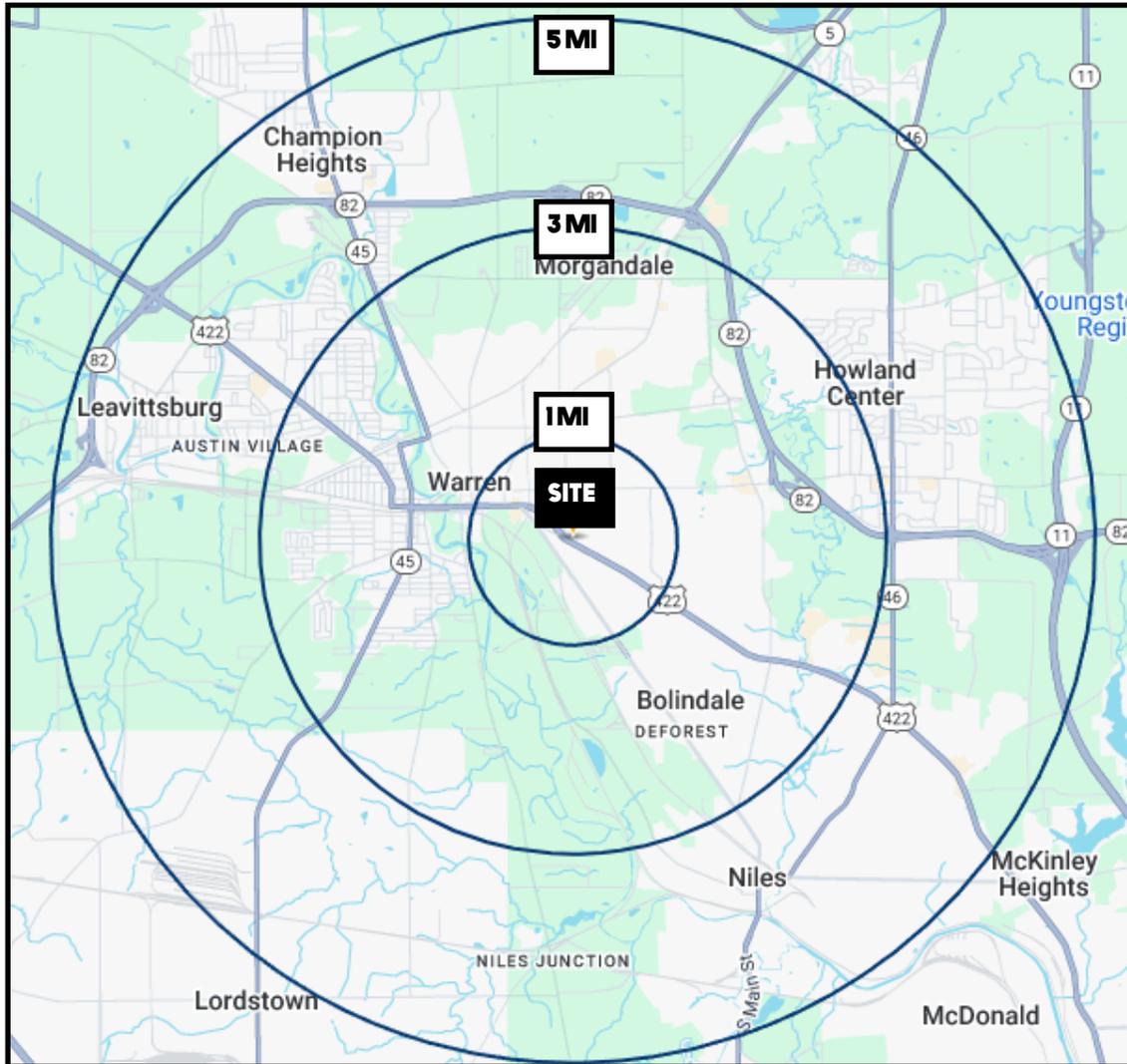
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DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	8,928	47,248	90,129
<b>HOUSEHOLDS</b>	3,788	20,316	38,982
<b>MEDIAN AGE</b>	38	41	42
<b>AVERAGE HH INCOME</b>	\$45,646	\$46,583	\$58,069

**SITE INFORMATION**

<b>LOCATION</b>	Warren City Trumbull County
<b>PARCELS</b>	38-519250, 38-519370, 38-519300, 38-452525
<b>SIZE</b>	17,942 SF on .6 acres
<b>CEILING HEIGHT</b>	12'-14'
<b>YEAR BUILT</b>	1936, 1971, 1980
<b>POWER</b>	400 amp / 220 / Single
<b>REAL ESTATE TAXES</b>	\$7,522/year
<b>PRICE</b>	\$549,000

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