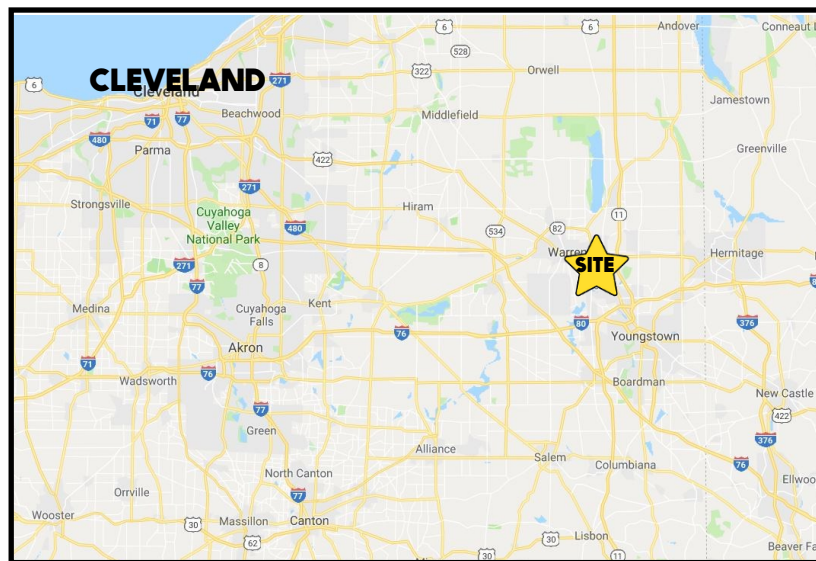


LOCATION

3900 Youngstown Rd SE, Warren, OH 44484



HIGHLIGHTS

- 10,200 SF retail building - 60' x 170'
- Corner lot offers great visibility on US 422
- Between Eastwood Mall & Warren's CBD
- Property offers gated laydown yard with a 1,760 SF pole barn (2009)

TRAFFIC

Youngstown Rd = 16,991 VPD

CONTACT

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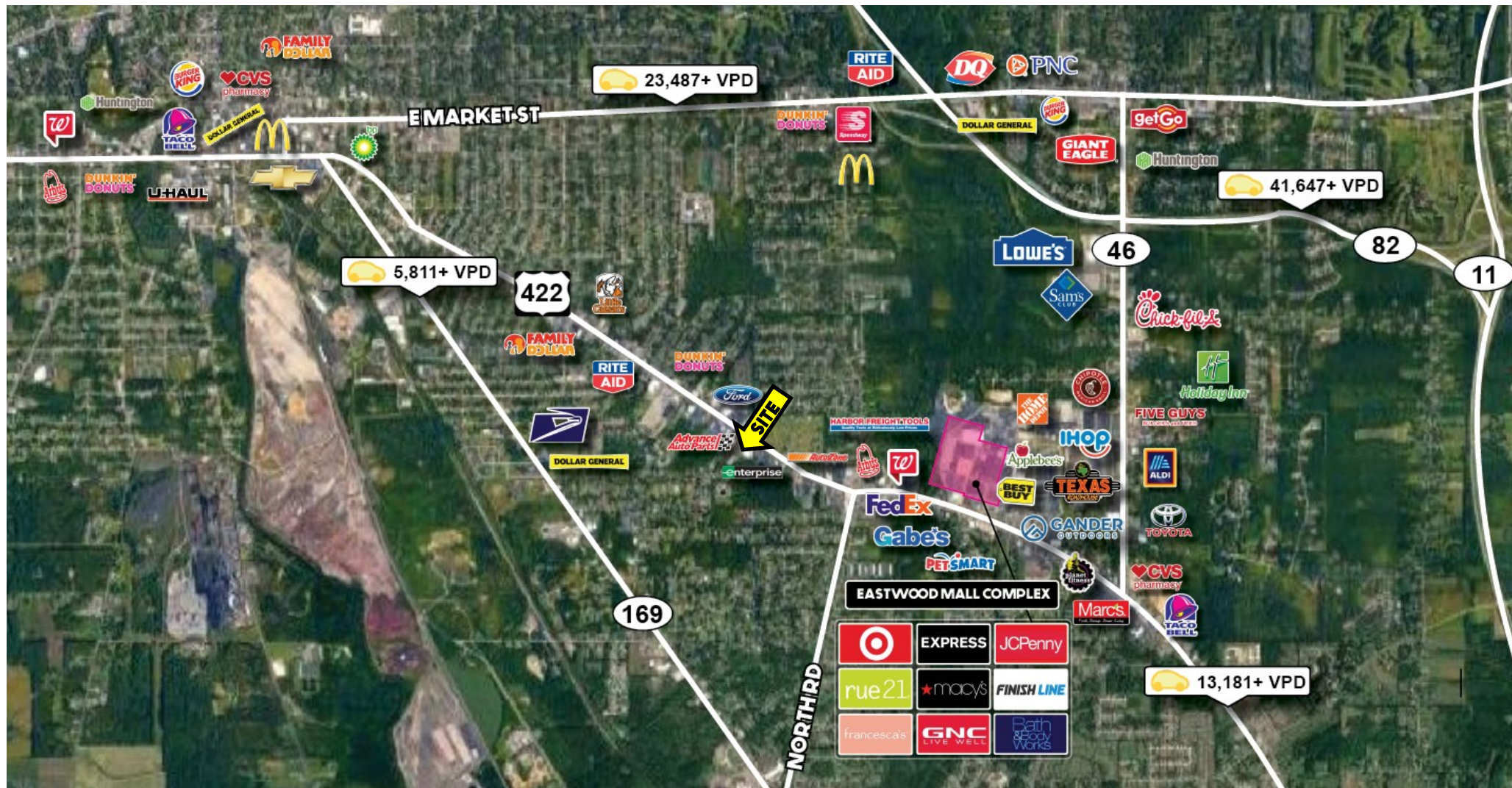
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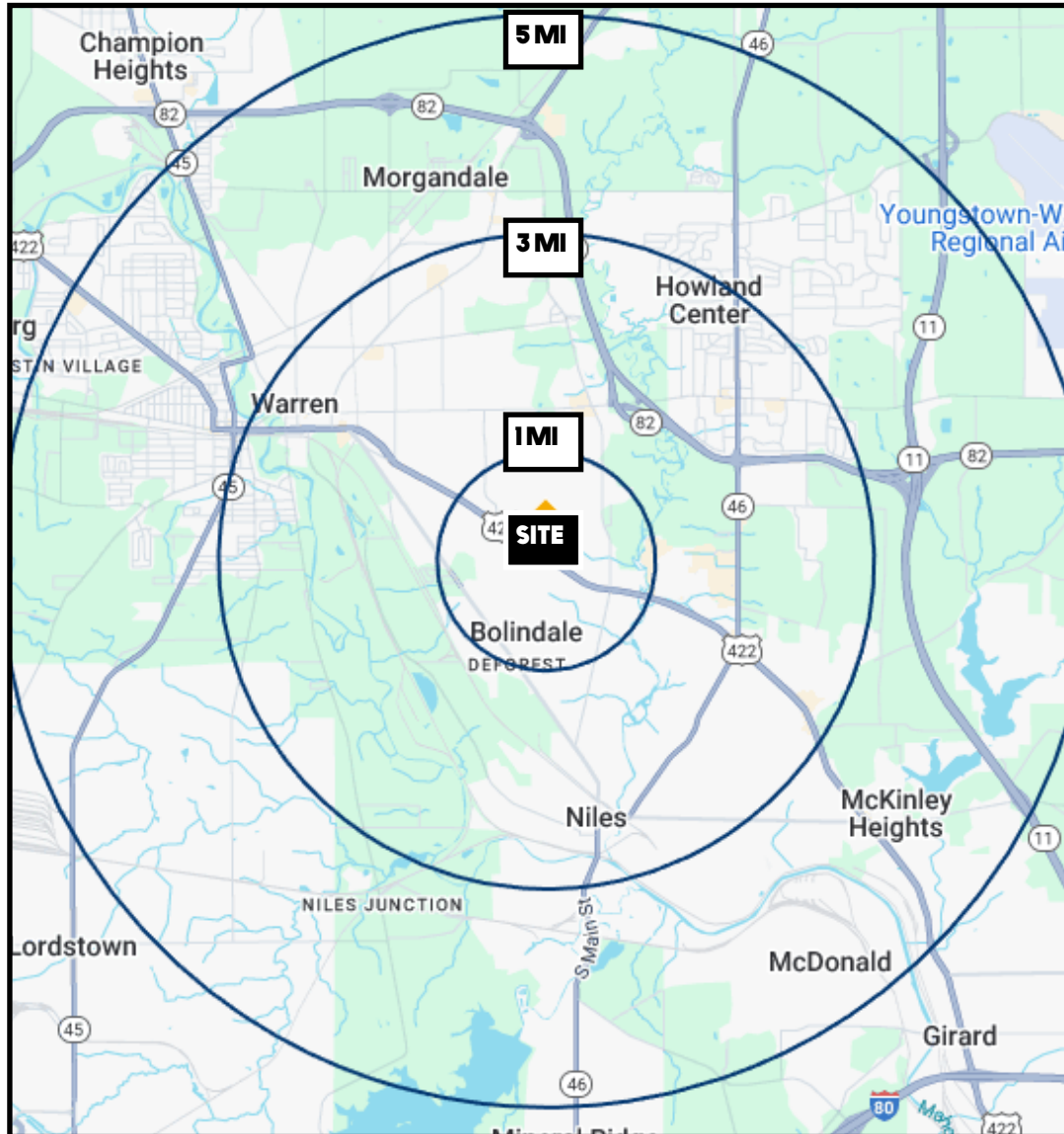
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,227	48,047	89,492
HOUSEHOLDS	3,373	21,110	38,861
MEDIAN AGE	44	42	43
AVERAGE HH INCOME	\$53,710	\$58,020	\$59,233

SITE INFORMATION	
LOCATION	Warren City Trumbull County
PROPERTY TYPE	Retail
PARCEL	28-472481
SIZE	10,200 SF on .5 acres
YEAR BUILT	1950, renovated 1977
REAL ESTATE TAXES	\$4,348
PRICE	\$399,000

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