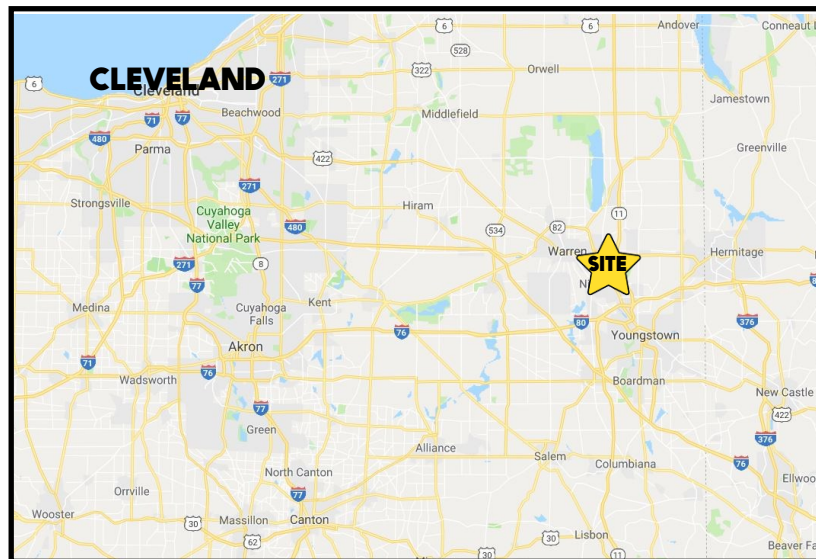


LOCATION

650 Youngstown Warren Rd, Niles, OH 44446



TRAFFIC

Youngstown Warren Rd = 18,114 VPD

HIGHLIGHTS

- Straight walk-in office space with a monument sign
- Can be demised to 2 suites with separate utilities
- Open floor plan with additional private offices
- Located east of SR 46 (Niles Cortland Rd)
- High traffic location; less than 2 miles from Eastwood Mall

CONTACT

ADAM DIVELBISS

501.551.3817

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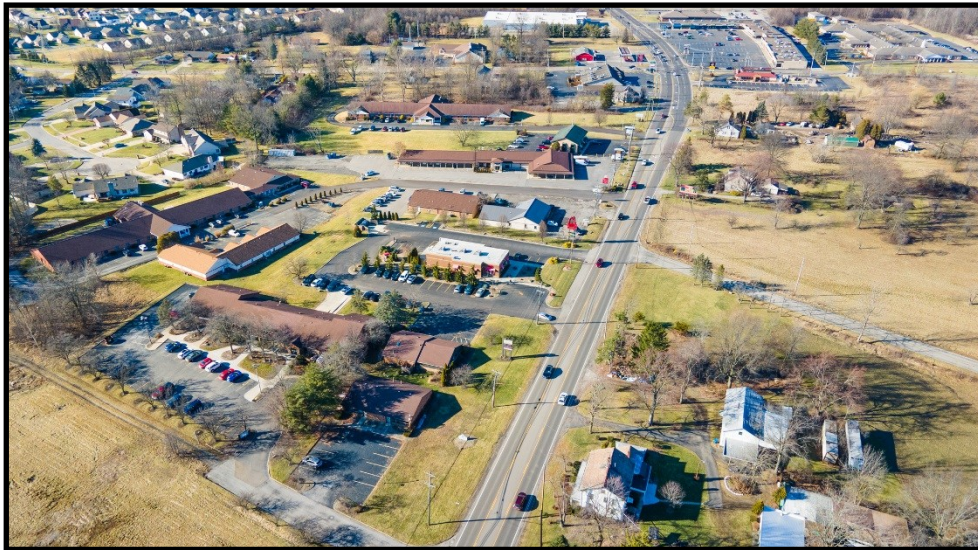
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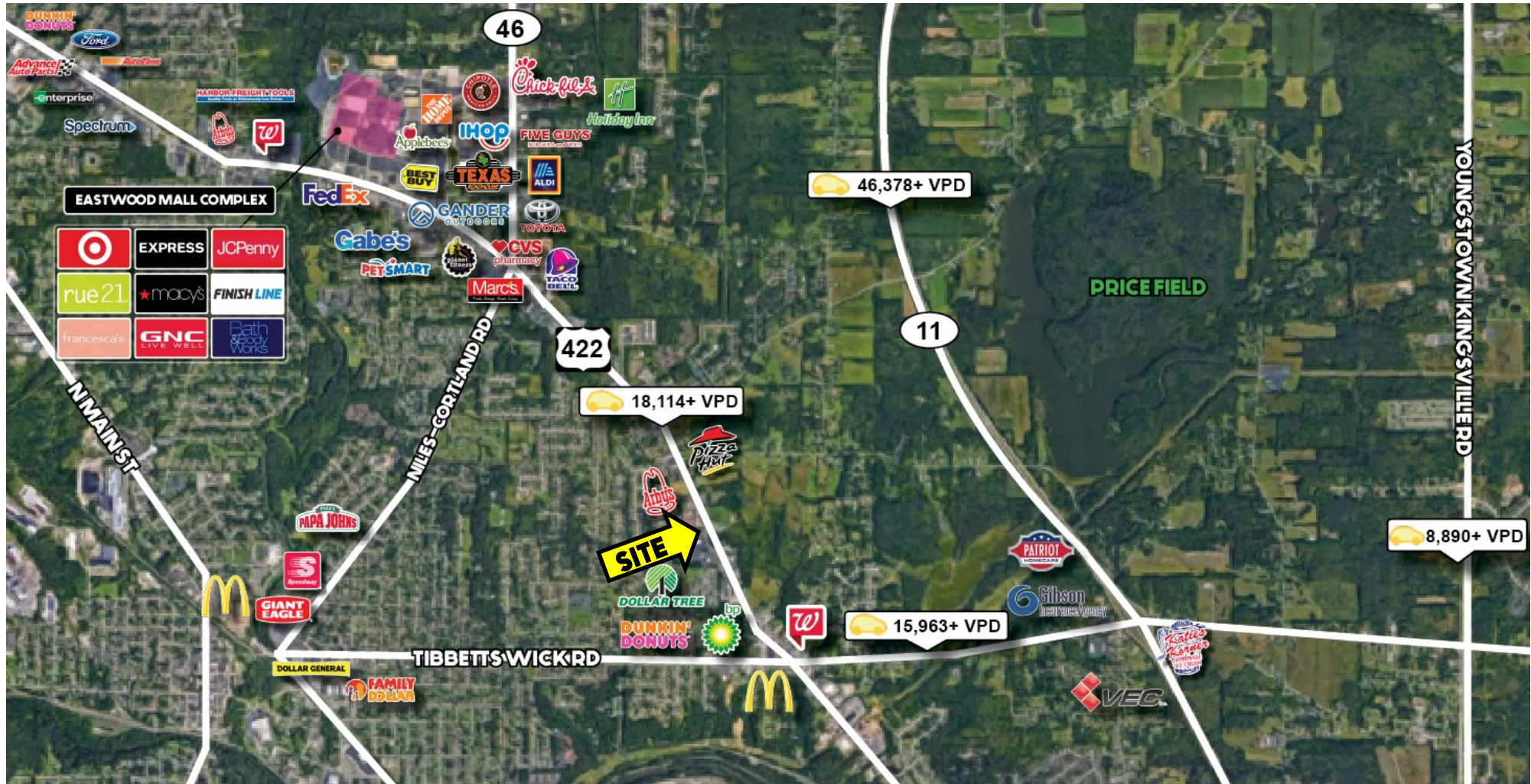
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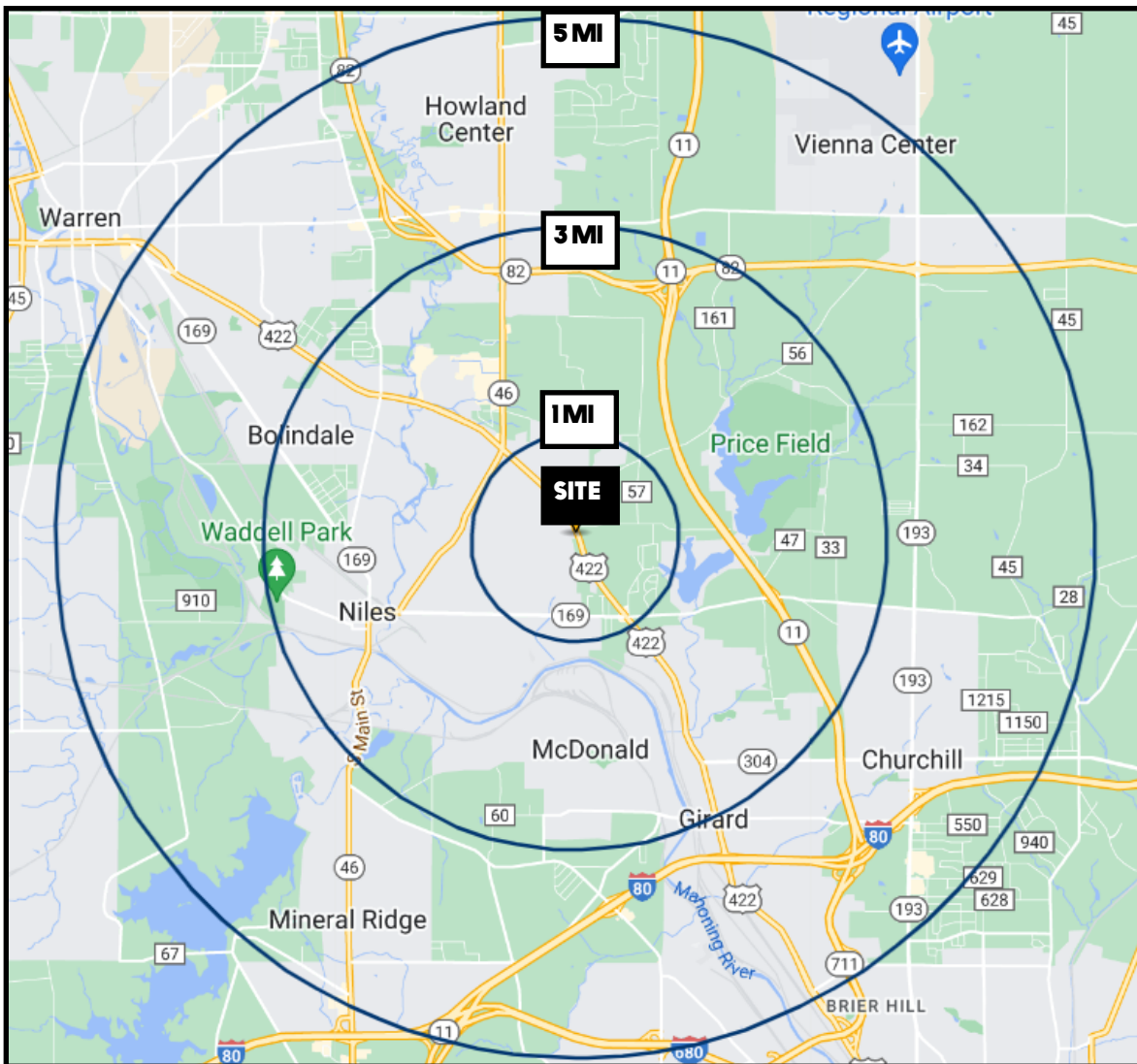
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,243	35,086	76,125
HOUSEHOLDS	2,373	15,104	32,238
MEDIAN AGE	47	45	45
AVERAGE HH INCOME	\$69,537	\$60,488	\$62,233

SITE INFORMATION	
LOCATION	Niles City Trumbull County
SIZE	2,344 SF on .3 acres
ZONING	B3 General Commercial
UTILITIES	All utilities
SIGNAGE	Monument sign
REAL ESTATE TAXES	\$4,200/year
PRICE	\$275,000

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