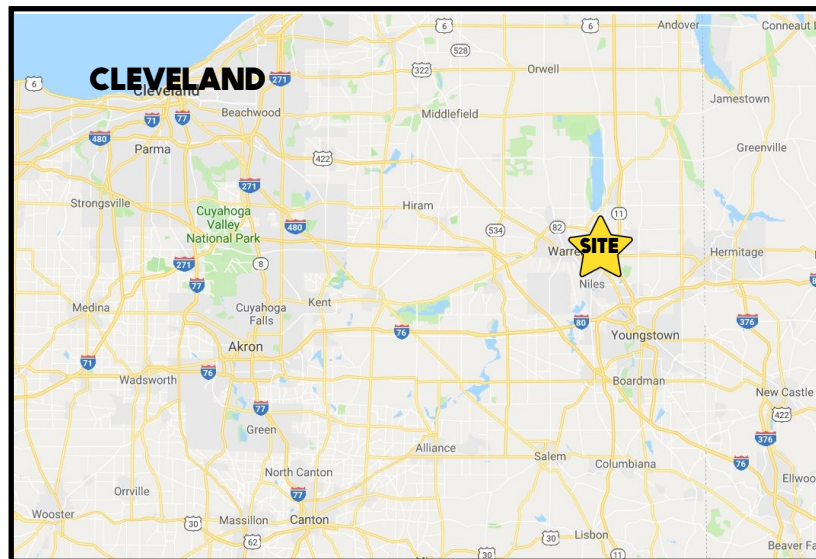


LOCATION

263 - 289 Niles Cortland Rd, Howland, OH 44484



TRAFFIC

Niles Cortland Rd = 17,424 VPD
East Market St = 12,341 VPD

HIGHLIGHTS

- Located on SR 46, just north of the center of Howland
- 1 Parcel is currently a vacant rental home, house can be demoed or converted to an office
- 2 parcels can be purchased together or separately
- Motivated Seller

CONTACT

DON THOMAS

501.269.3827

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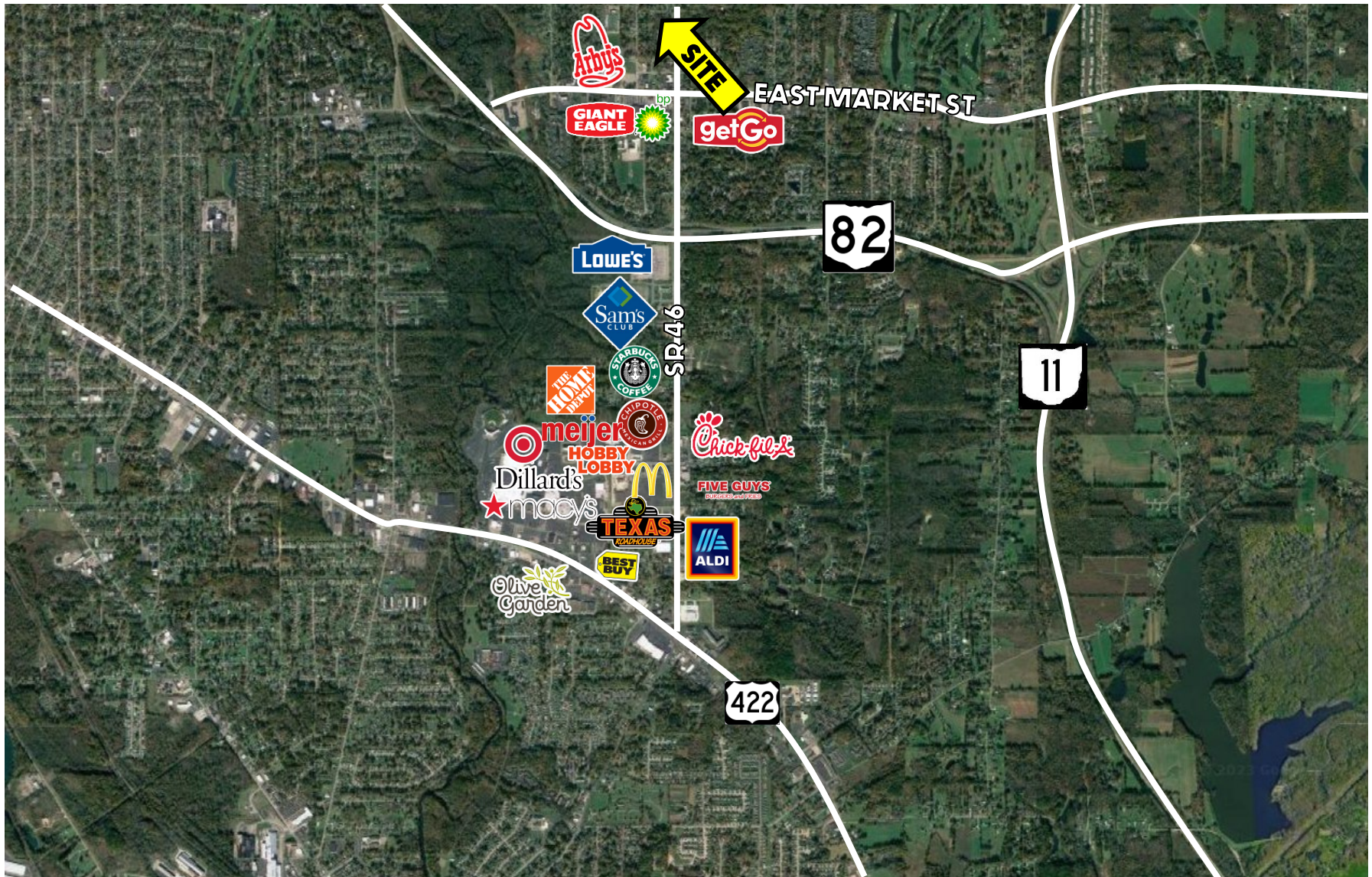
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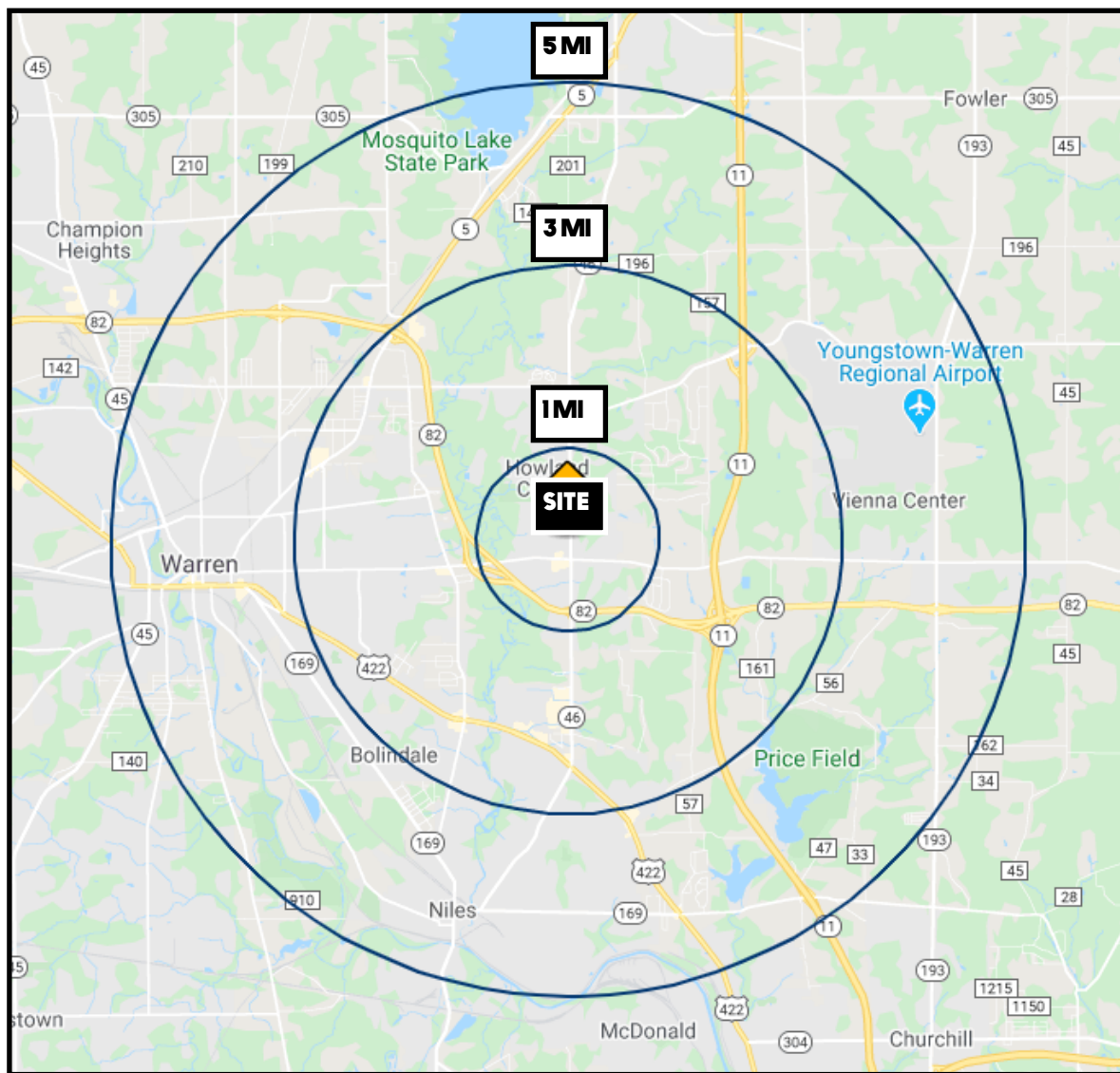
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,704	32,137	72,233
HOUSEHOLDS	1,957	14,190	30,921
AVERAGE AGE	45	45	43
MEDIAN HH INCOME	\$73,886	\$53,604	\$41,516

SITE INFORMATION	
LOCATION	Howland Township Trumbull County
PARCEL	28-643600 + 28-322900
ZONING	CRD-OI
SIZE	House: 1,278 SF Each Parcel: 1 acre 112' x 405'
UTILITIES	All utilities
REAL ESTATE TAXES	28-643600: \$2,230/year 28-322900: \$1,536/year
PRICE	~~\$278,000~~ \$187,500 each parcel ~~\$556,000~~ \$375,000 both parcels

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