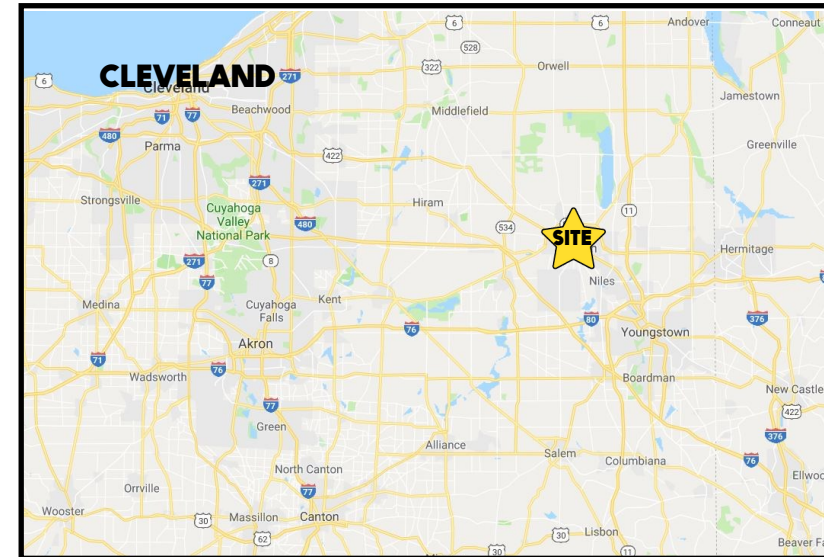


## LOCATION

645 Summit St NW, Warren, OH 44485



## TRAFFIC

Summit St = 12,173 VPD

## HIGHLIGHTS

- 7,668 SF office/showroom with rear storage
- 1 drive-in door - ideal for trades or showroom
- Adjacent to Mahoning River - great views!
- Easy access to SR 45 just west of Mahoning Ave
- New Roof on warehouse

## CONTACT

**DAN CROUSE**

330.647.0411

dan@themahoningvalley.com

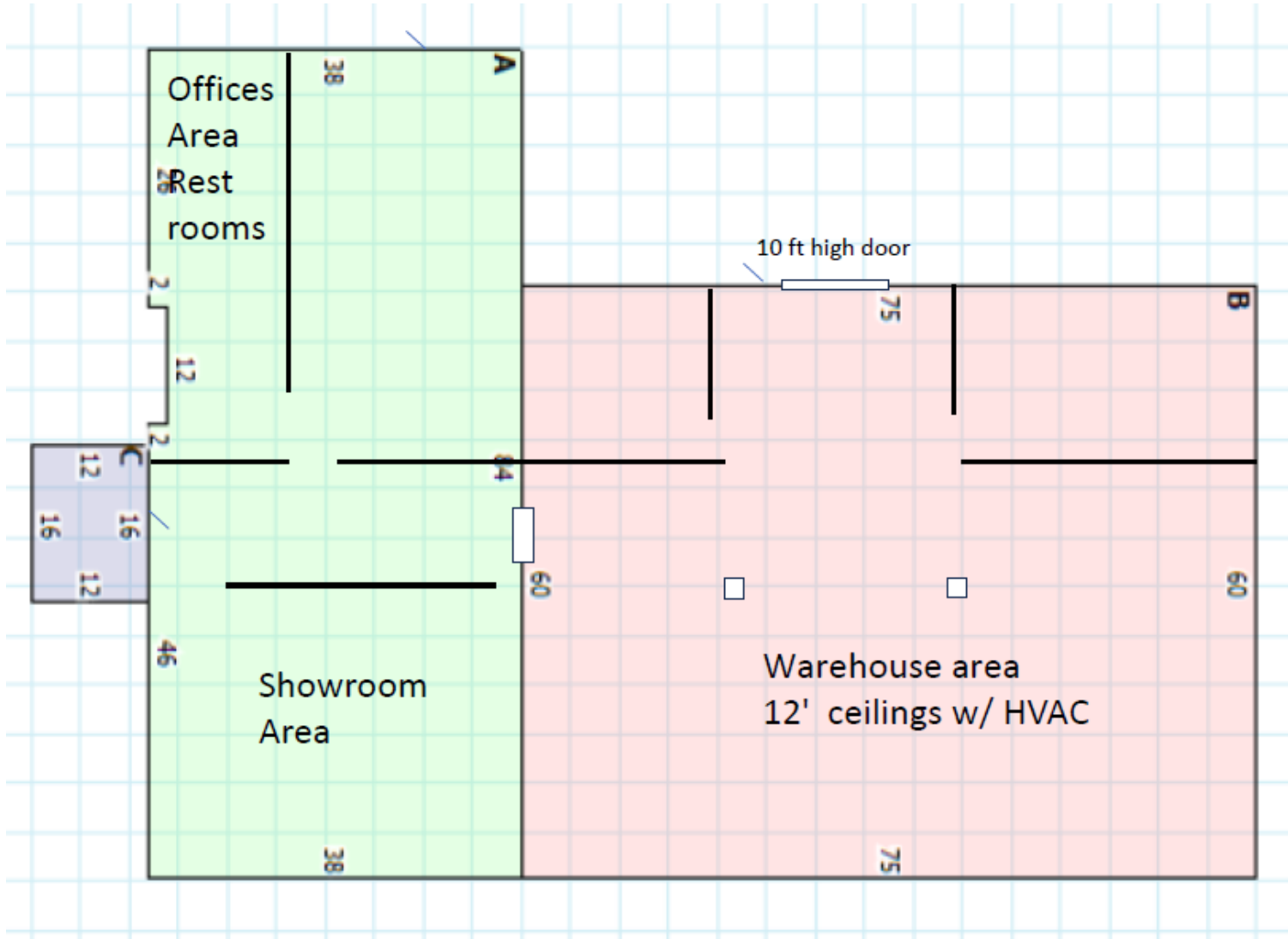
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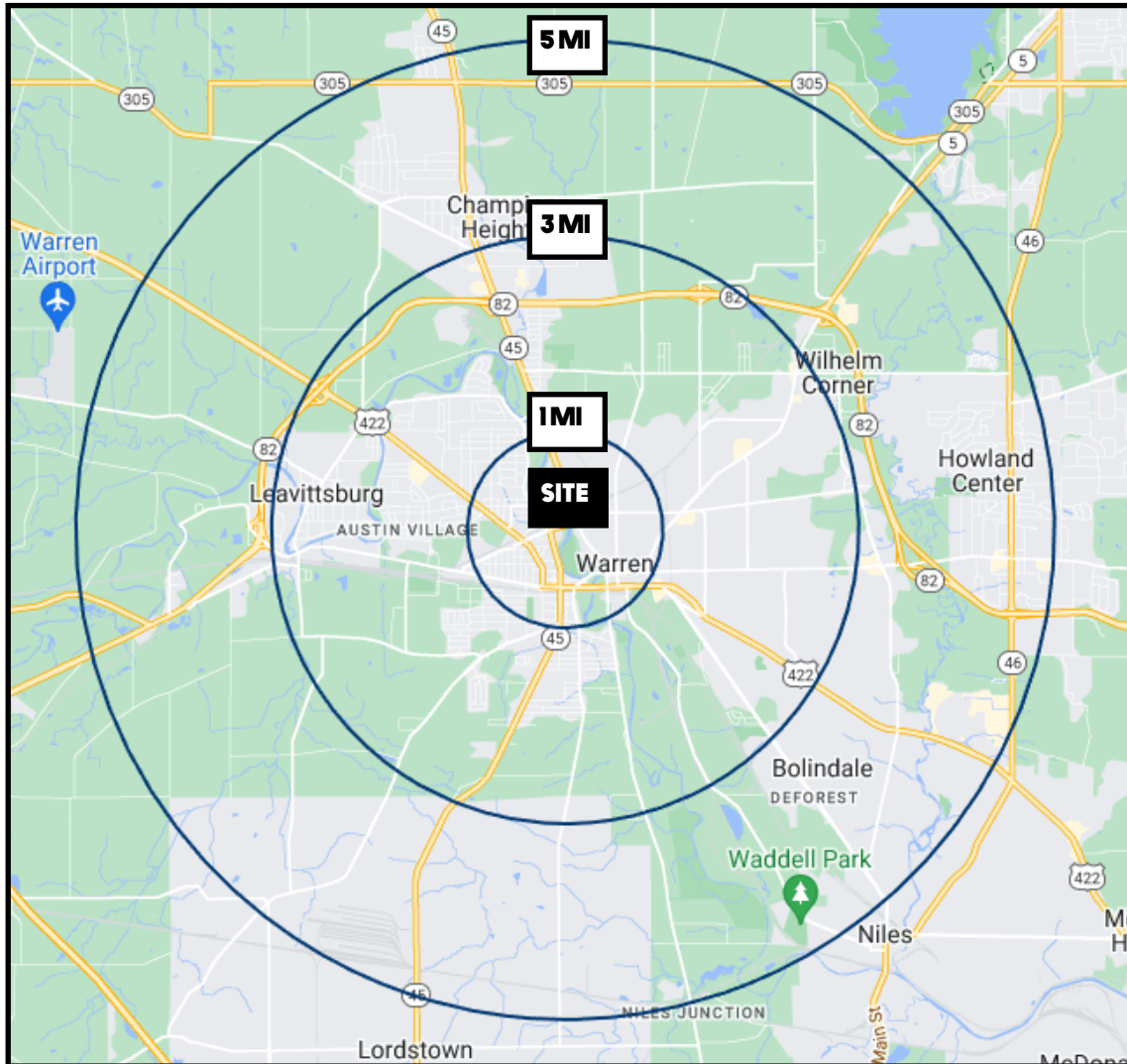
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	10,172	45,609	73,870
<b>HOUSEHOLDS</b>	4,200	19,010	61,631
<b>MEDIAN AGE</b>	38	40	42
<b>AVERAGE HH INCOME</b>	\$32,469	\$44,206	\$54,545

**SITE INFORMATION**

<b>LOCATION</b>	Warren City Trumbull County
<b>PARCELS</b>	39-371000 + 39-371010
<b>ZONING</b>	Manufacturing
<b>YEAR BUILT</b>	1940 + 2007
<b>SIZE</b>	7,668 SF on 1.8 acres
<b>REAL ESTATE TAXES</b>	\$2,654/year
<b>PRICE</b>	\$425,000
<b>RENT</b>	\$2,500/month NNN

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