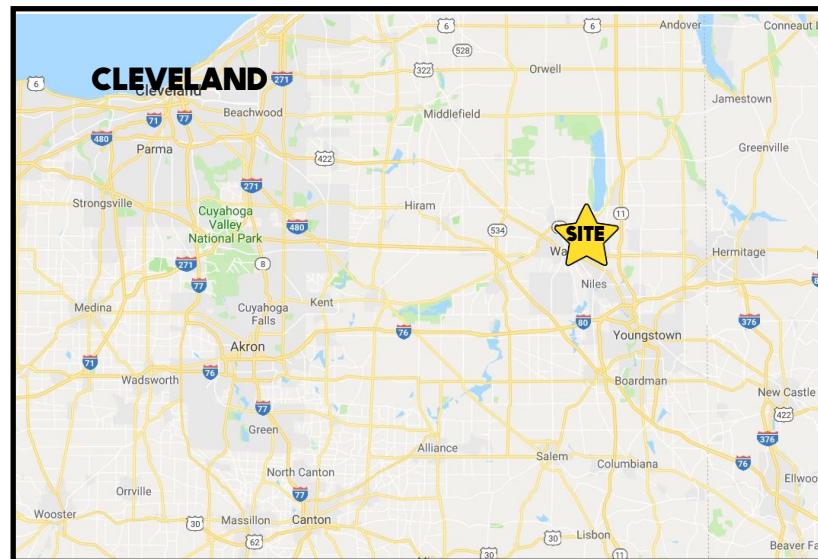


## LOCATION

1958 Elm Rd, Warren, OH 44483



## TRAFFIC

Elm Rd = 11,644 VPD

## HIGHLIGHTS

- Palm Plaza in Warren, OH - lots of natural light
- Located across from Giant Eagle and Elm Rd Drive-in
- 700 SF former card shop, great for a wide range of retail, service, or offices uses
- Street and building signage

## CONTACT

**SHEA MACMILLAN**

330.360.9299 smacmillan@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

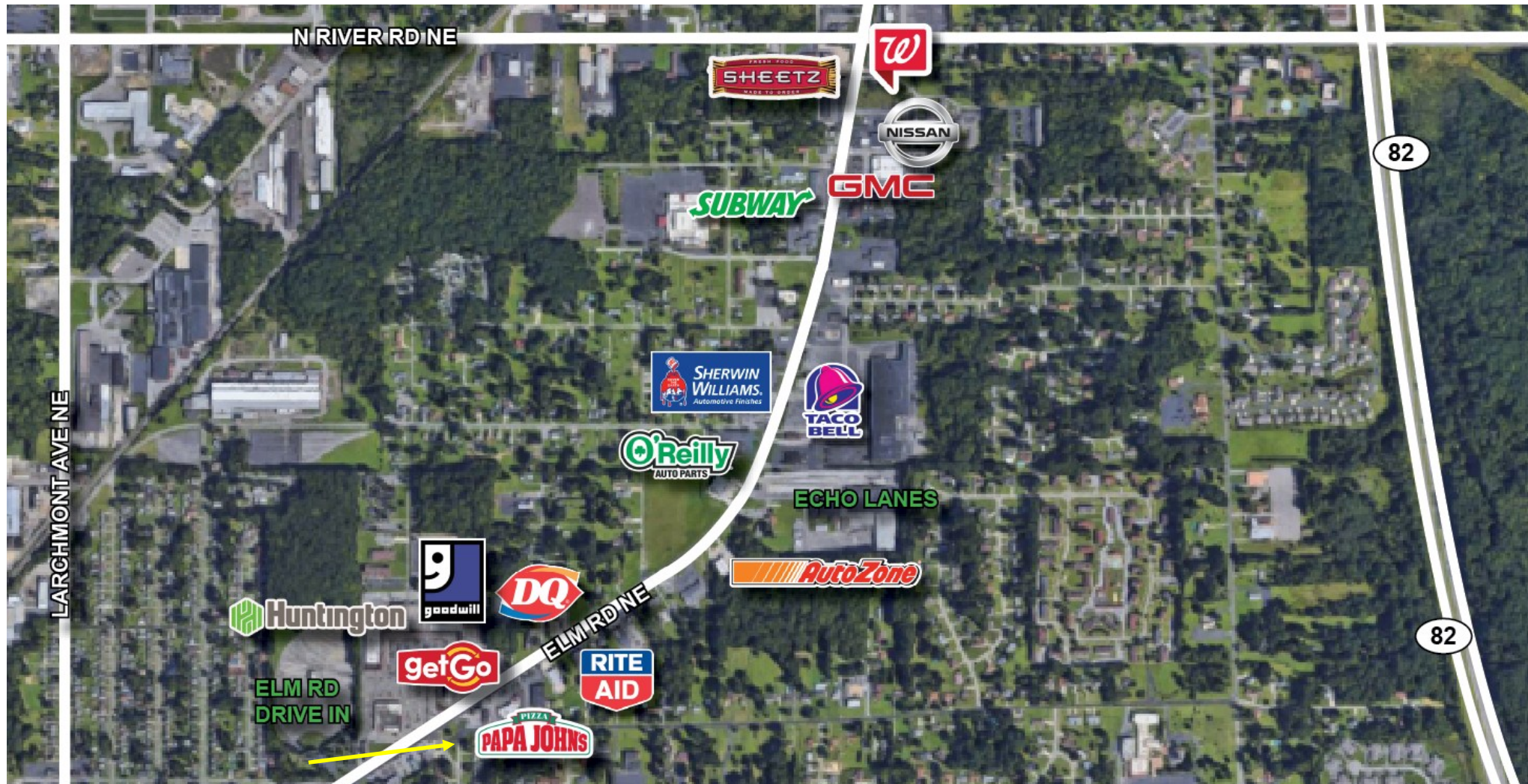
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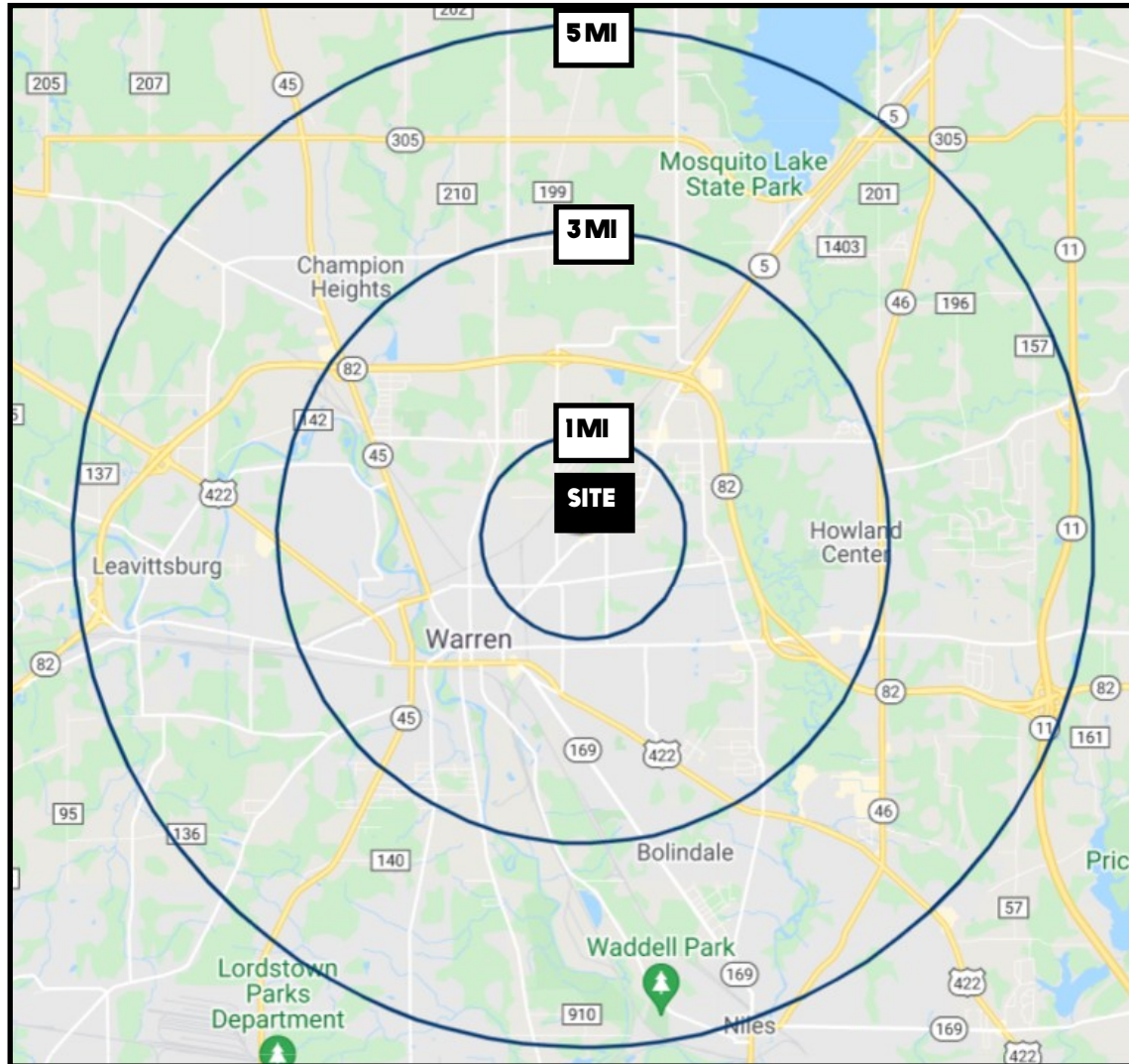


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# SITE INFORMATION



| DEMOGRAPHICS             | 1MI      | 3MI      | 5MI      |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 7,008    | 43,324   | 80,911   |
| <b>HOUSEHOLDS</b>        | 3,107    | 18,456   | 33,611   |
| <b>MEDIAN AGE</b>        | 45       | 42       | 43       |
| <b>AVERAGE HH INCOME</b> | \$50,806 | \$47,088 | \$57,210 |

| SITE INFORMATION     |                                |
|----------------------|--------------------------------|
| <b>LOCATION</b>      | Warren City<br>Trumbull County |
| <b>PROPERTY TYPE</b> | Retail plaza                   |
| <b>SIZE</b>          | Available: 700 SF              |
| <b>SIGNAGE</b>       | Street and building            |
| <b>PARKING</b>       | On-site parking                |
| <b>UTILITIES</b>     | Separately metered             |
| <b>RENT</b>          | \$1,000/month Gross            |

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