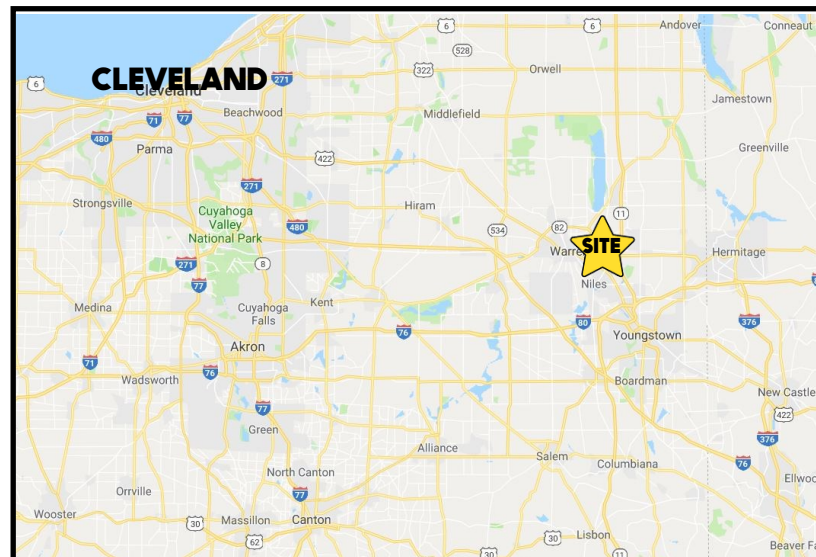


LOCATION

321 Niles Cortland Rd, Howland, OH 44484



TRAFFIC

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

HIGHLIGHTS

- Purpose built medical office in Howland Twp
- Almost as new: completely repainted, new flooring and lighting, natural light
- 6 exam rooms, admin office, lab, x-ray suite, 2 physician offices with private bathrooms, and large waiting room with great greeting/reception area
- Ample parking for staff and patients, signage in place
- Landlord will incentivize long term tenant with move-in discount for first year

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

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

www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

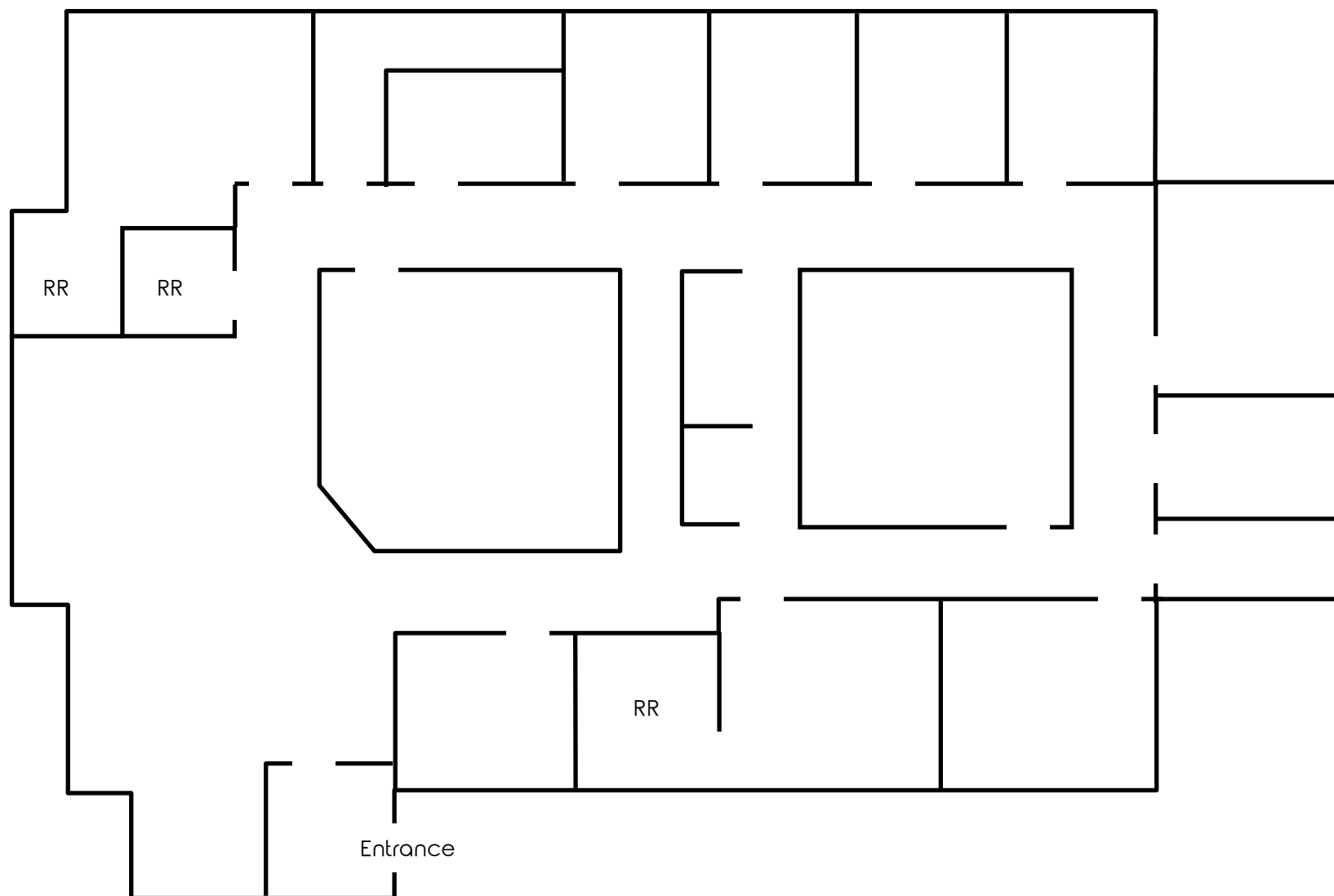


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

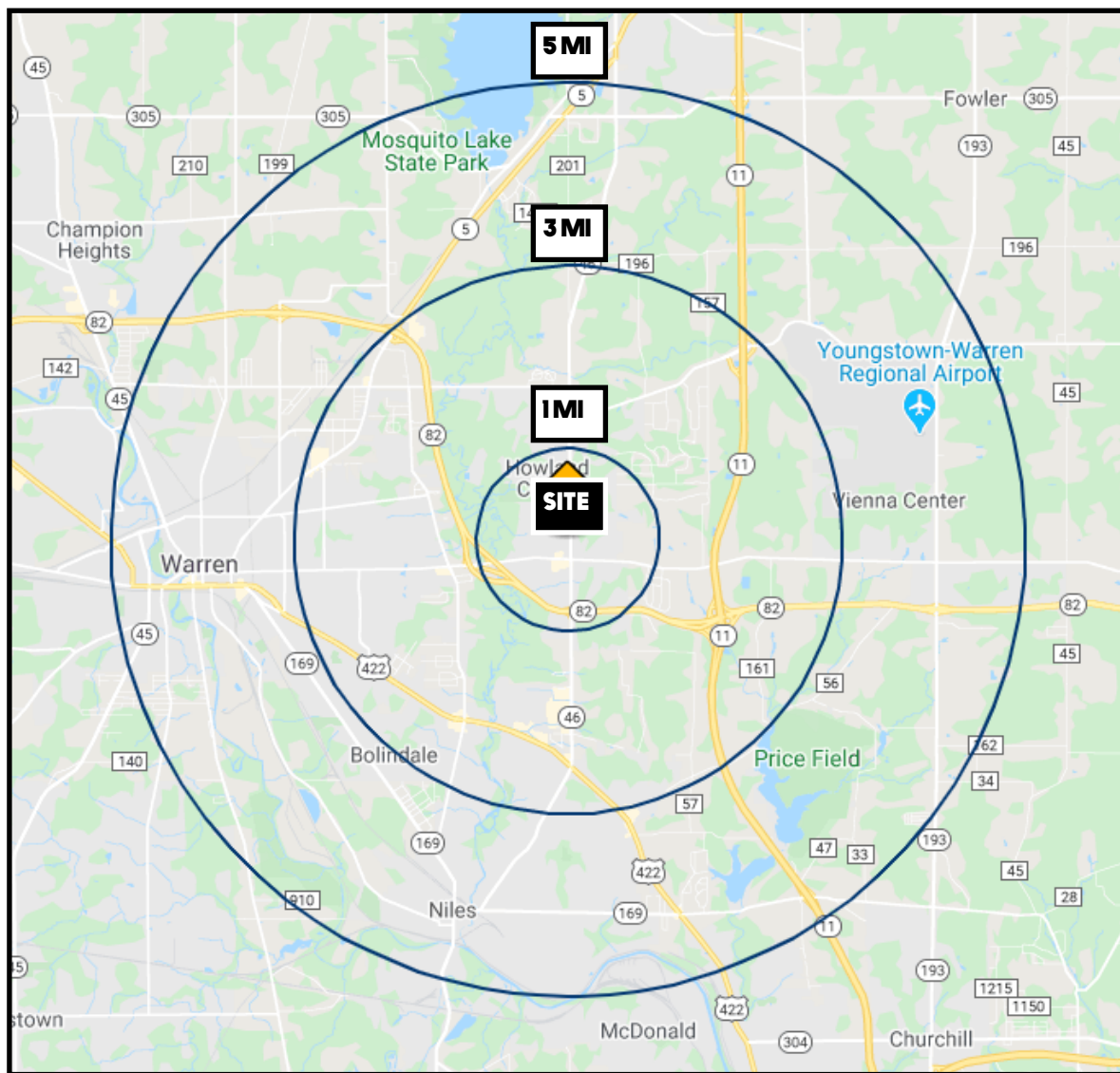
[3D Tour](#)



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

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the 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
PROPERTY TYPE	Medical Office
ZONING	Commercial
AVAILABLE	Upper Level: 3,861 SF
YEAR BUILT	1992, renovated 2026
UTILITIES	Separately metered
RENT	\$10.00/SF Gross Move-in incentive for long term lease

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

www.PLATZREALTYGROUP.com