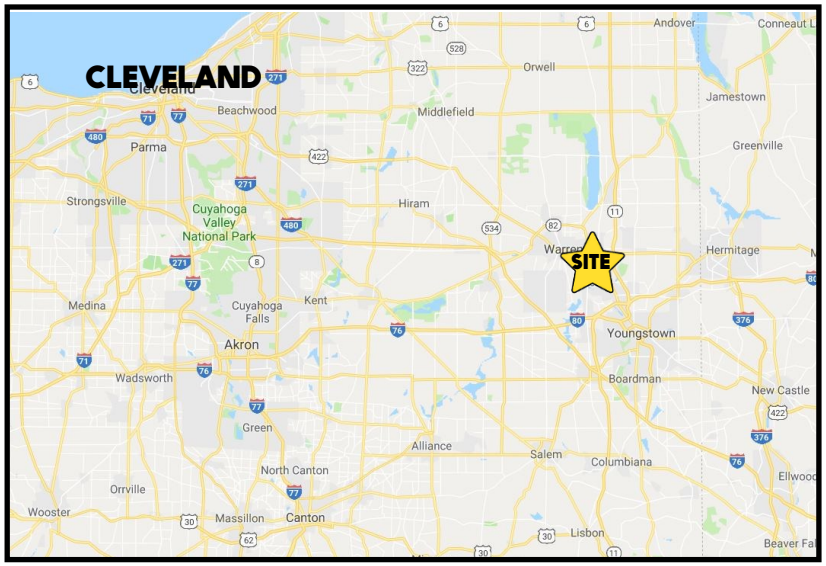
PLATZ REALTY GROUP

FOR SALE

LOCATION

455 Elm Rd NE, Warren, OH 44483





3D TOUR

455 Elm

HIGHLIGHTS

- Retail building on main commercial strip
- Less than 1 mile from City of Warren's CBD
- Just down the road from Warren City Schools; $40M recreation and wellness center and High School
- 2 curb cuts for great access

CONTACT

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www.PLATZREALTYGROUP.com

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AERIAL









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INTERIOR









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AERIAL MAP

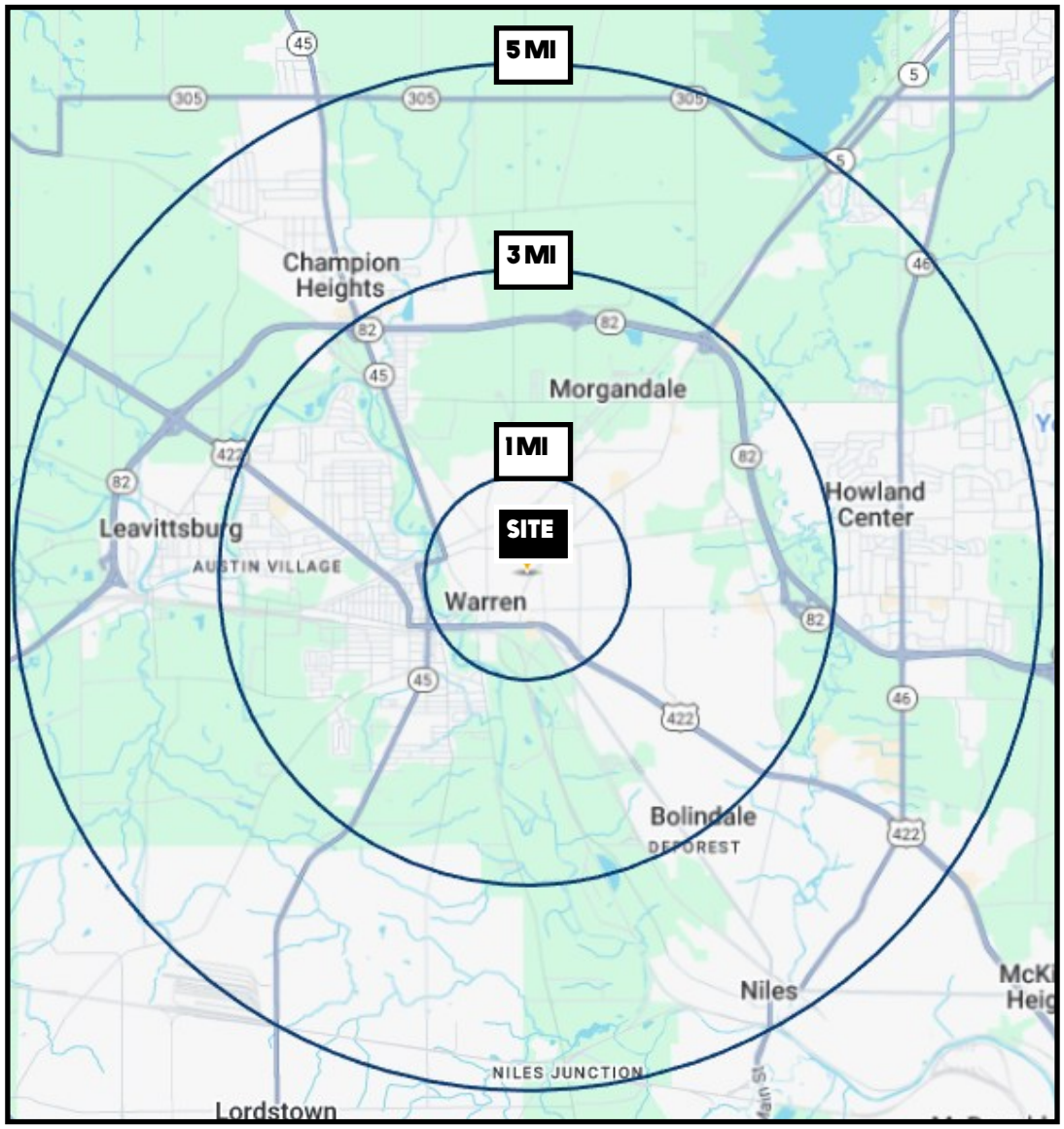


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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,222	45,217	81,775
HOUSEHOLDS	3,835	20,401	36,347
MEDIAN AGE	37	40	42
AVERAGE HH INCOME	$38,121	$45,530	$58,250

SITE INFORMATION

LOCATION	Warren City Trumbull County
PROPERTY TYPE	Retail
PARCELS	38-333000, 38-332700, 38-333100
SIZE	8,056 SF on .65 acres
YEAR BUILT	1939, renovated 1983
REAL ESTATE TAXES	$3,929
PRICE	$275,000

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