

LOCATION

3050 Elm Rd NE, Warren, OH 44483



HIGHLIGHTS

- Low vacancy retail / office building on Elm Rd with 6 mobile home pads + 2 self storage buildings in the rear
- Building and pylon signage for tenants
- Front door parking
- High traffic counts

TRAFFIC

Elm Rd = 18,961 VPD

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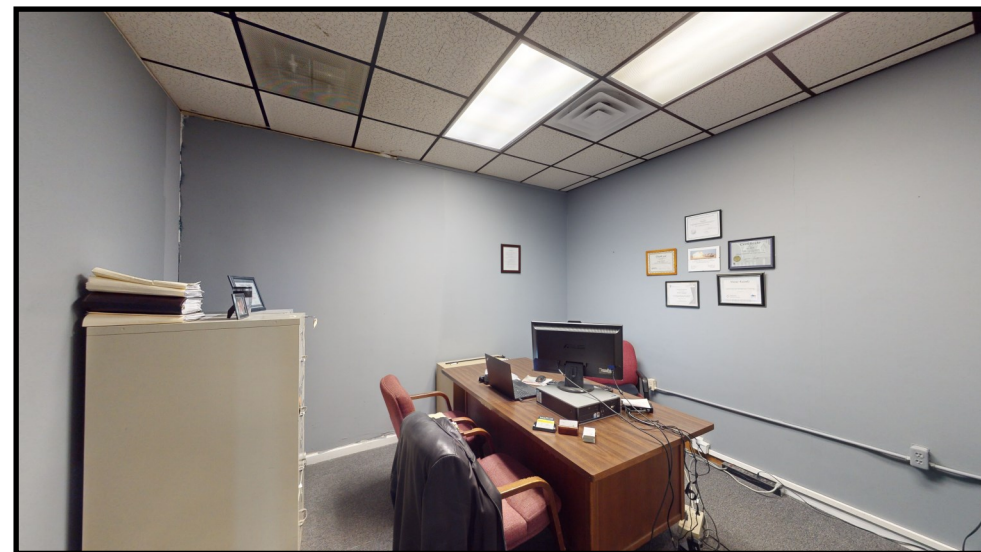
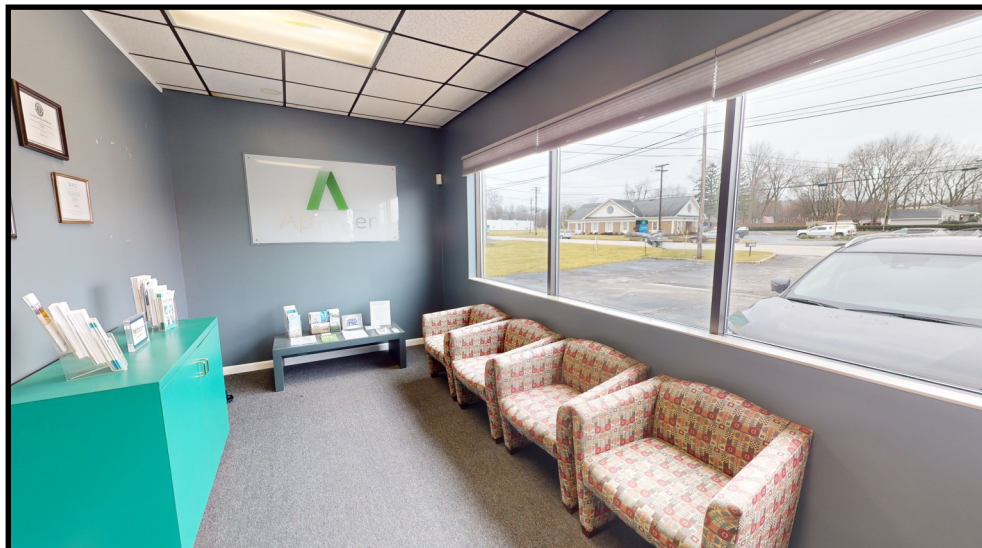
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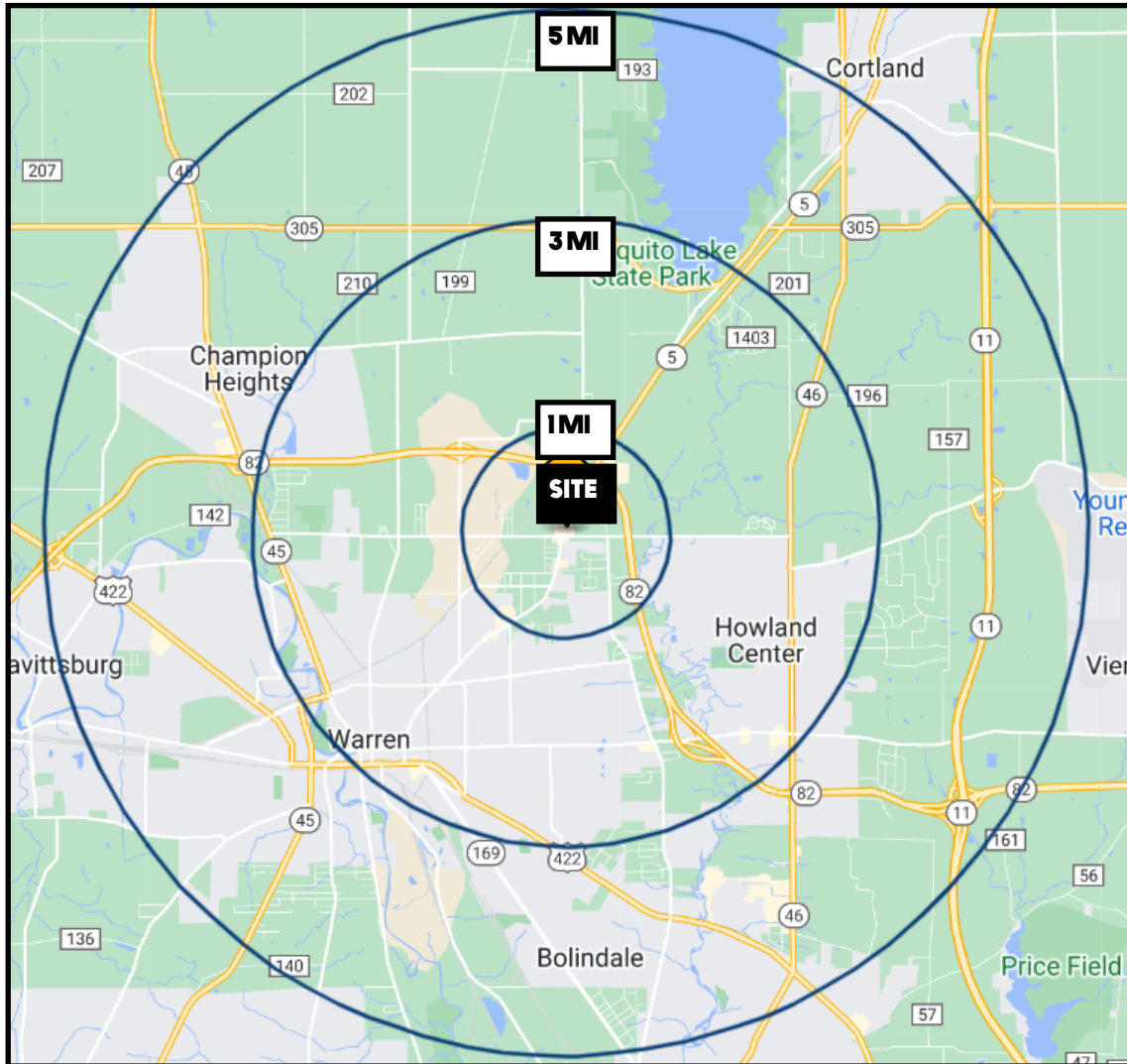
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,516	36,707	77,944
HOUSEHOLDS	1,664	15,847	32,816
MEDIAN AGE	49	44	43
AVERAGE HH INCOME	\$47,166	\$54,621	\$58,498

SITE INFORMATION

LOCATION	Warren City Trumbull County Howland LSD
PARCEL	44-066400
YEAR RENOVATED	Built 1988; renovated 2000
BUILDING SIZE	Retail / office: 4,464 SF + 2 self storage buildings + 6 mobile home pads
ACREAGE	1.3 acres
REAL ESTATE TAXES	\$5,776/year
PRICE	\$675,000

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