

FOR SALE

LOCATION

1780 Warren Ave, Niles, OH 44446



HIGHLIGHTS

- Acreage in Niles (Weathersfield Township), OH
- Industrial zoned property
- Adjacent to Kimberly Clark land
- 978' frontage on Warren Ave
- Over 1,000' frontage on active Norfolk Southern Railroad



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AERIAL



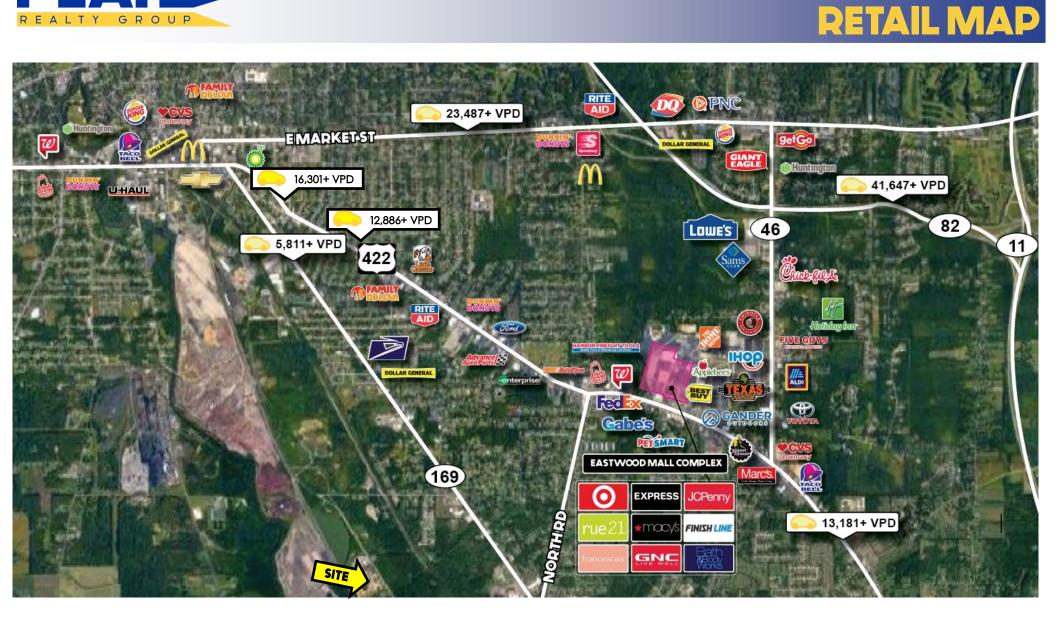
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SITE INFORMATION

142 (45)	5 MI Wilhem Corner	159 Yo
137 422 82	B2 Howla	
Leavittsburg	Cente	
AUSTIN VILLAGE	Warren 3 MI	
		82
95		
	Dependence Site Forest	Price Fie
1. DA	Waddell Park	46 47
-Zat Vi	910 Niles	169 McKinley Heights
45	NILES JUNCTION	Heights (1)
Lordstown	Ales JONCTION (40)	McDonald (304)
		Girard
	Mineral Ridge	00 Maganing River
		River SALT SPRINGS
	80	680

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,562	43,924	87,804
HOUSEHOLDS	3,602	18,839	36,815
MEDIAN AGE	40	42	43
AVERAGE HH INCOME	\$40,210	\$43,821	\$55,884

SITE INFORMATION		
LOCATION	Weathersfield Township Trumbull County	
PARCELS	21-154300 + 21-152000	
ZONING	Industrial B	
ACREAGE	30 acres	
FRONTAGE	978' along Warren Ave 1,000' along active railroad	
PRICE	\$453,150	

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