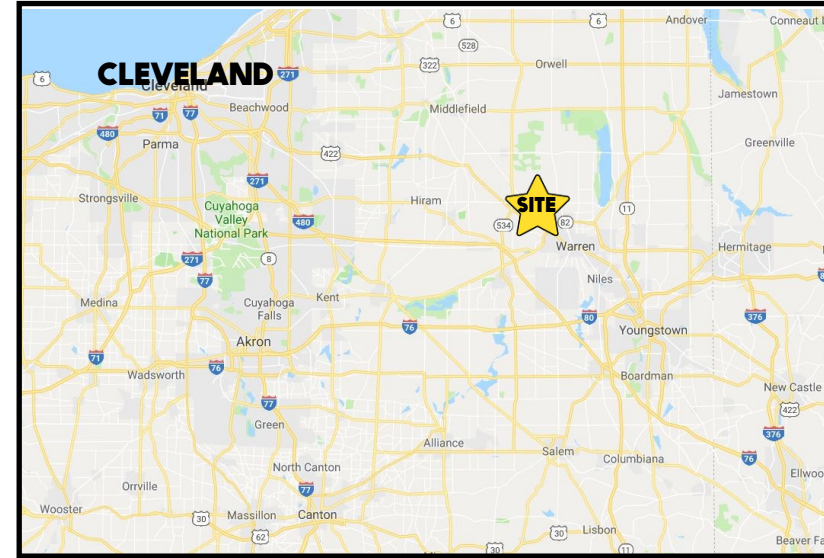


LOCATION

Parkman Rd NW / Leavitt Rd NW, Warren, OH



HIGHLIGHTS

- 11+ acres with tremendous frontage along Parkman Rd
- Over 20,000 vehicles per day
- Close to CVS, Dollar Tree, Little Caesars, McDonald's, and Aldi; Great location for QSR or car wash users
- Just off Rte 82; many local commuters to Cleveland

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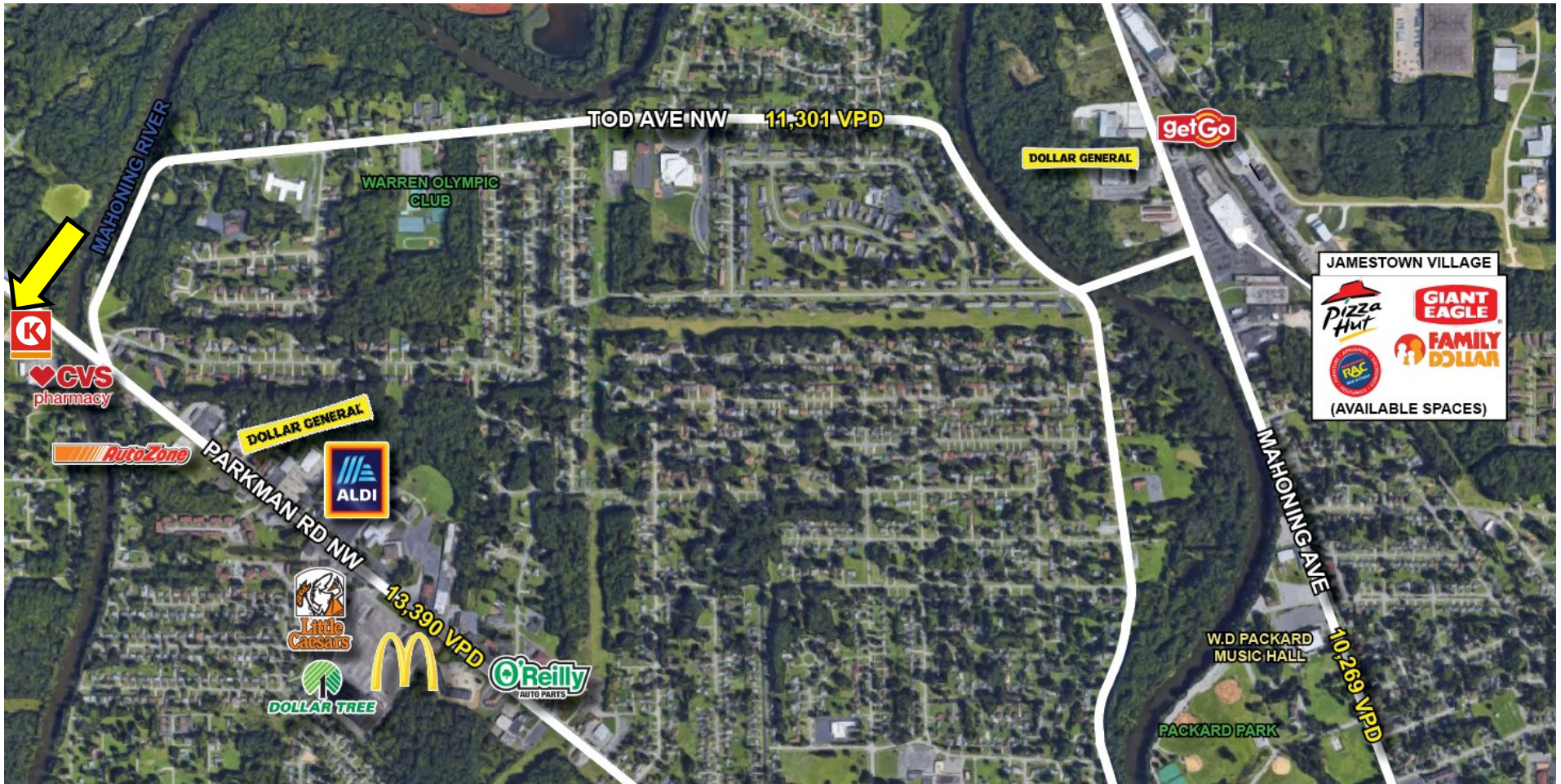
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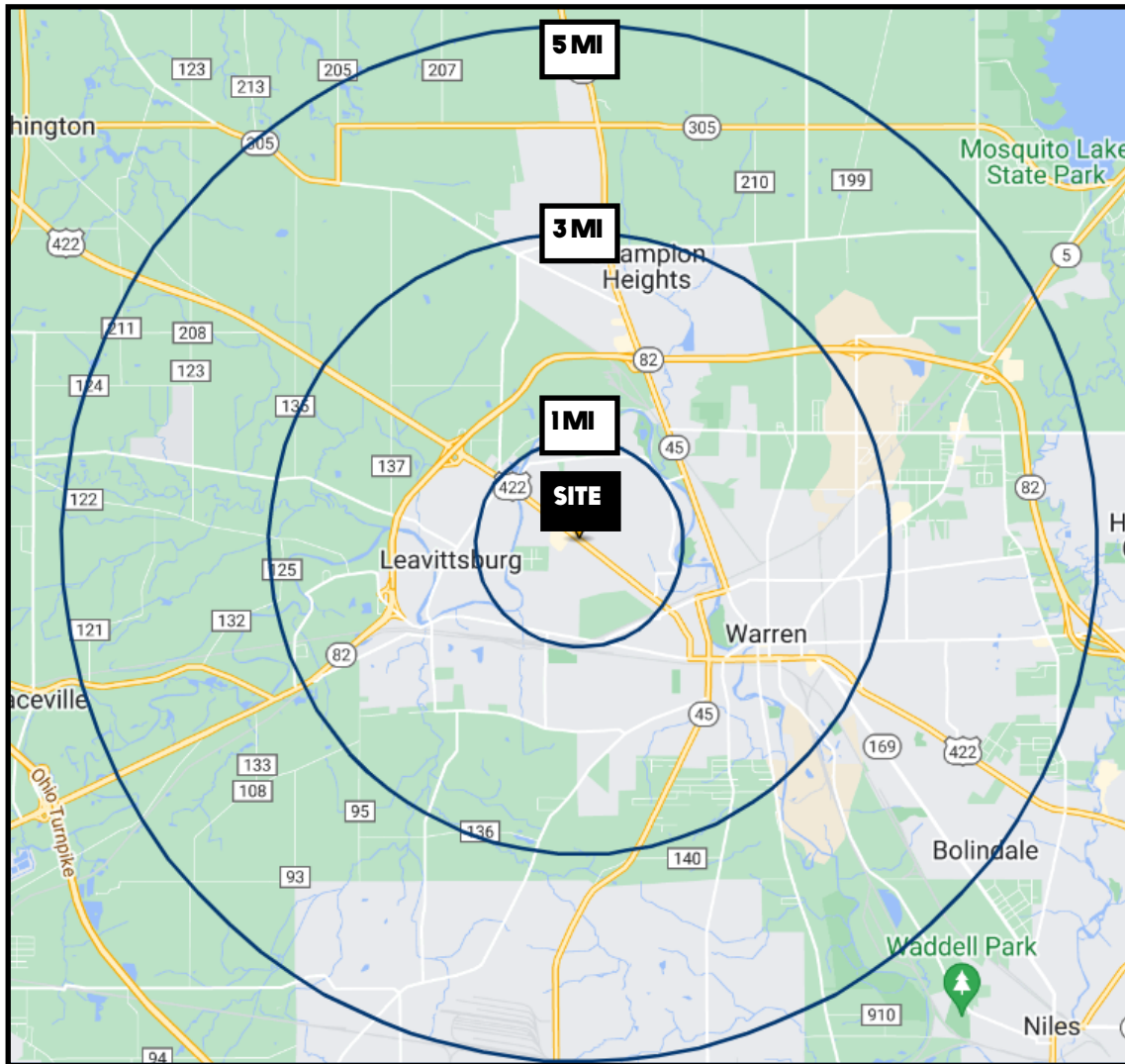
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,051	33,968	58,693
HOUSEHOLDS	3,374	13,242	23,864
MEDIAN AGE	41	40	43
AVERAGE HH INCOME	\$46,809	\$42,215	\$48,366

SITE INFORMATION

LOCATION	Warren City Trumbull County
PARCEL	40-293356
PROPERTY TYPE	Vacant Land
SIZE	11.08 acres w/501' frontage
ZONING	Commercial B
REAL ESTATE TAXES	\$5,042/year
PRICE	\$650,000

Restrictions: Property will be restricted against uses competitive with convenience stores.

Offering Process: Seller will consider the submission of an offer using Seller's LOI form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agents, Cushman & Wakefield.

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