



Available +/- 2 acre Outparcel For SALE

Ideal for QSR or Other Drive Thru Oriented Business

2700 Mahoning Avenue Northwest, Warren, OH 44483



PROPERTY HIGHLIGHTS

- Significant frontage along Mahoning Avenue Northwest
- Cleared parcel ready for immediate site planning
- Flexible zoning potential for commercial or mixed-use projects
- High-visibility positioning within municipal corridor

Asking Price

\$35,000- \$55,000/YR ground lease

Outparcel Size

+/- 2 Acres

Adjacent Anchor Tenant

GIANT EAGLE Supermarket in Jamestown Village Plaza



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Location & Retail

+ - 2 acre outparcel

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QSR RESTAURANT
This site offers the acreage and the high visibility required for Quick Service / Drive Thru Restaurant



AUTO REPAIR
Ideal for an auto repair shop offering high-visibility frontage to Mahoning Avenue and State Route 45



PHARMACY
A pharmacy is highly viable because it capitalizes on the massive, built-in consumer foot traffic generated by the Giant Eagle grocery anchor on a well-traveled State Route 45 retail corridor.



Outparcel Available +/- 2 Acres



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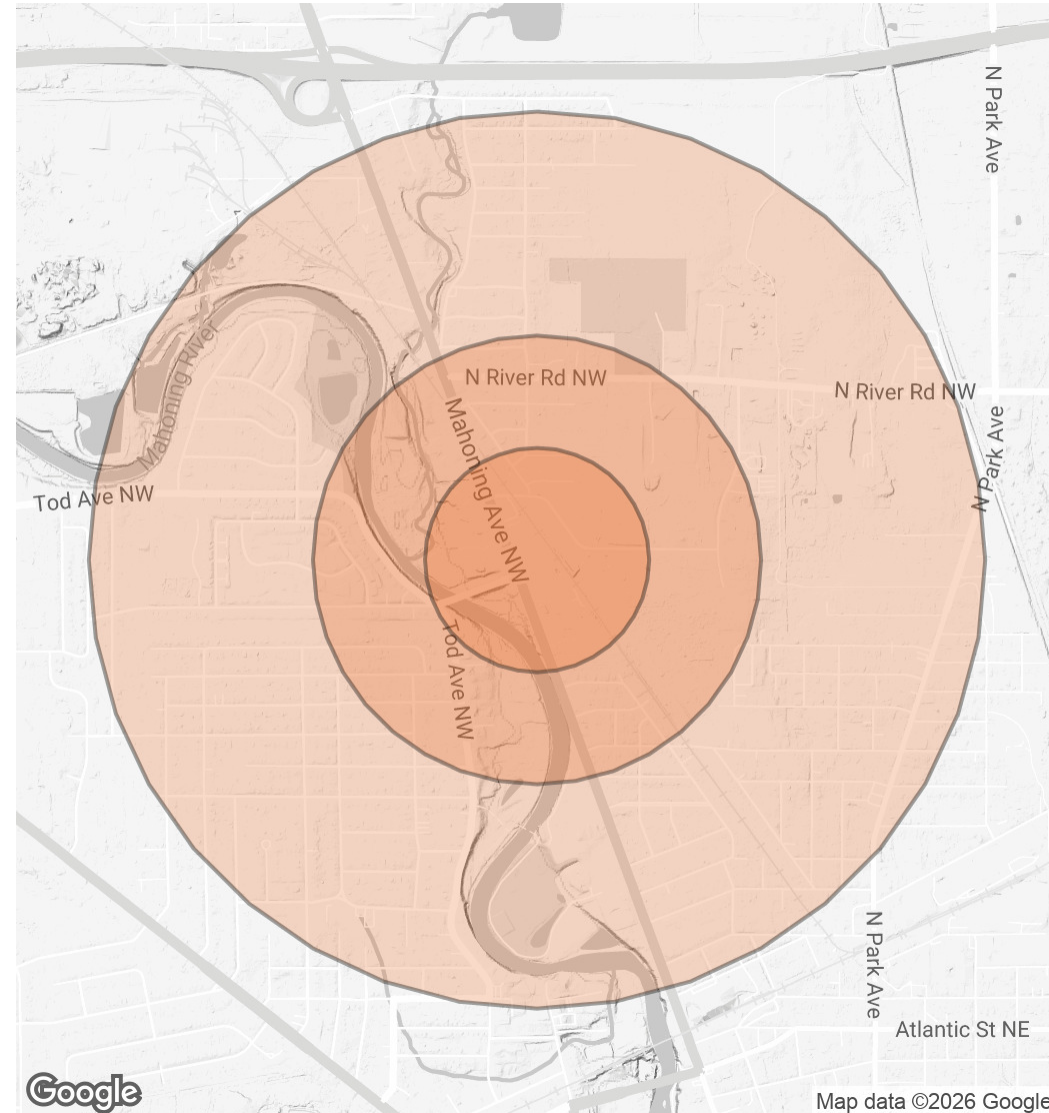
Demographics Map

+ - 2 acre outparcel

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	145	1,194	5,541
AVERAGE AGE	36.4	36.8	38.1
AVERAGE AGE (MALE)	30.8	34.0	34.8
AVERAGE AGE (FEMALE)	40.4	38.1	40.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	59	528	2,430
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$59,493	\$64,291	\$68,116
AVERAGE HOUSE VALUE	\$103,582	\$96,530	\$92,789

2023 American Community Survey (ACS)



Map data ©2026 Google



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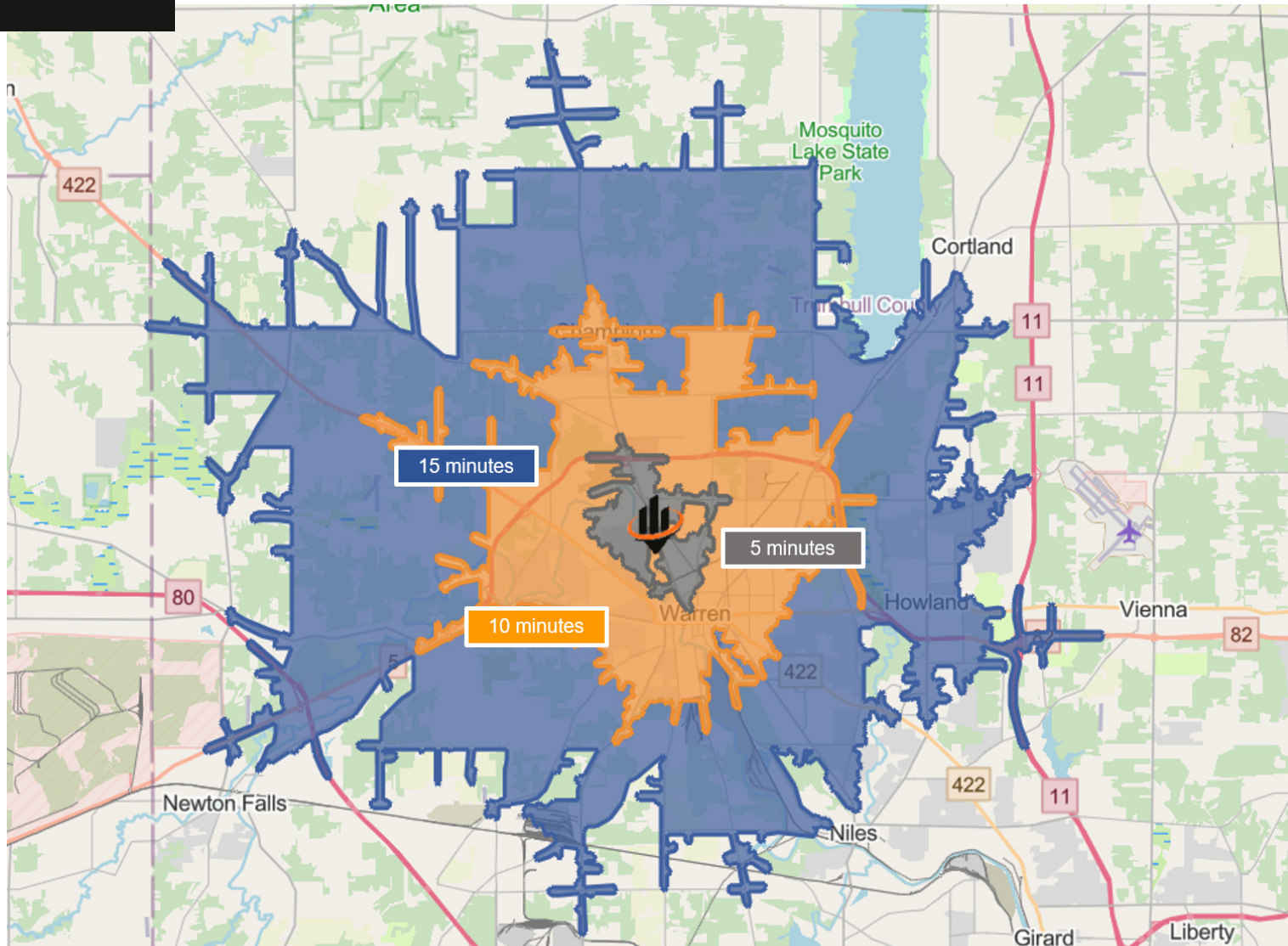
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Drive Time Map

5, 10, 15 minutes

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