

18,460 SF BUILDING ON 1.67 ACRES AVAILABLE FOR LEASE, SALE OR REDEVELOPMENT

# WARREN, OH

SEC NILES CORTLAND RD SE & SHAKER BLVD SE

2075 NILES CORTLAND RD SE

0.6 Mile Drive to Eastwood Mall

Shaker Blvd SE

30,949 (2024)

19,603 (2024)

Niles Cortland Rd SE

**SITE**

### EASTWOOD MALL

- Dillard's
- BAM!
- CLUE'S
- OLD NAVY
- JCPenney
- macys
- H.M
- Boscov's
- Target

Michael's  
FORMER BIG LOTS

BUFFALO WILD WINGS  
SALLY BEAUTY

HOBBY LOBBY

PLATO'S

save 10!

Planet Fitness

SHOE CARNIVAL

meijer

TJ-maxx

carters

Burlington

KOHL'S

THE HOME DEPOT

FORMER JOANN

One Little Child  
PET SUPPLIES PLUS

at home

King Cajun Seafood & Bar

OUTBACK

Starbucks  
Cane's

FIVE BELOW  
ULTA

McDonald's

Wendy's

TEXAS

Bass Pro Shops

Chick-fil-A

Parkette

ACCESS TO EASTWOOD MALL

ADVANCED  
COMMERCIAL REAL ESTATE

HomeGoods  
SIERRA TRADING POST



**LOCATION.**  
commercial real estate

# 2075 NILES CORTLAND RD SE

## NEIGHBORHOOD VIBE



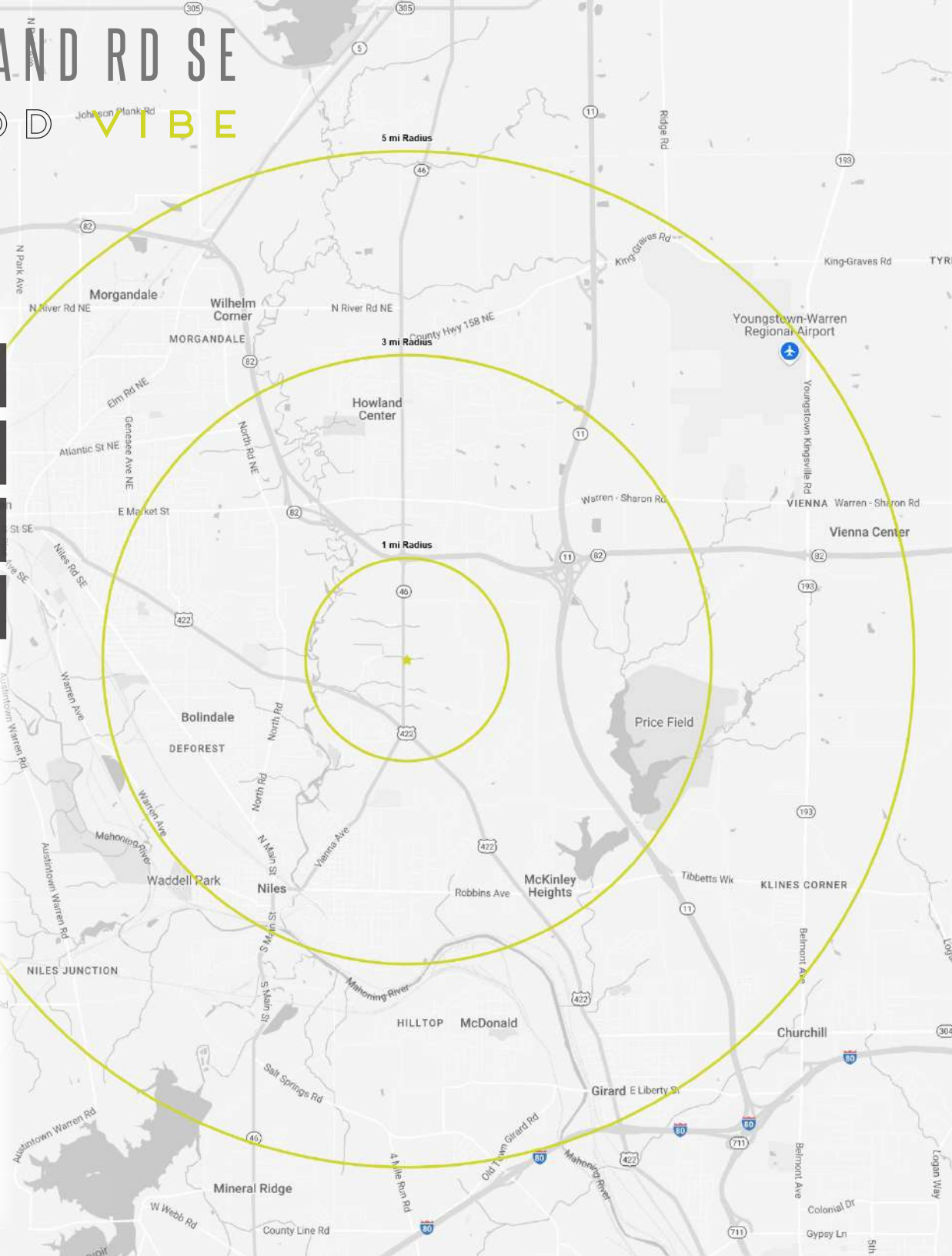
1 mile      3 miles      5 miles

<b>POPULATION</b>	<b>1,823</b>	<b>38,717</b>	<b>81,885</b>
<b>HOUSEHOLDS</b>	<b>780</b>	<b>17,611</b>	<b>36,236</b>
<b>EMPLOYEES</b>	<b>4,438</b>	<b>16,463</b>	<b>35,437</b>
<b>MED HH INCOME</b>	<b>\$61,089</b>	<b>\$60,957</b>	<b>\$57,896</b>

The Warren/Niles Trade Area, located in Trumbull County, Ohio, is a dynamic region that plays a vital role in the Youngstown-Warren-Boardman Metropolitan Statistical Area (MSA). With a rich industrial heritage, the area has evolved from its historical roots in manufacturing to encompass a diverse economy that includes retail, healthcare, and education.

Warren, the county seat, is known for its historical architecture and vibrant downtown, which features a variety of shops, restaurants, and cultural attractions, including the historic Trumbull County Courthouse and the Warren Community Amphitheatre. Niles, adjacent to Warren, is famous for its scenic parks and the Mahoning River, offering residents numerous outdoor recreational activities.

The trade area is home to several educational institutions, including schools and vocational programs that contribute to workforce development. The community is also supported by essential services such as healthcare facilities and a network of public safety services.





# 2075 NILES CORTLAND RD SE

## MARKET AERIAL



**SITE**



# LOCATION.

commercial real estate

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