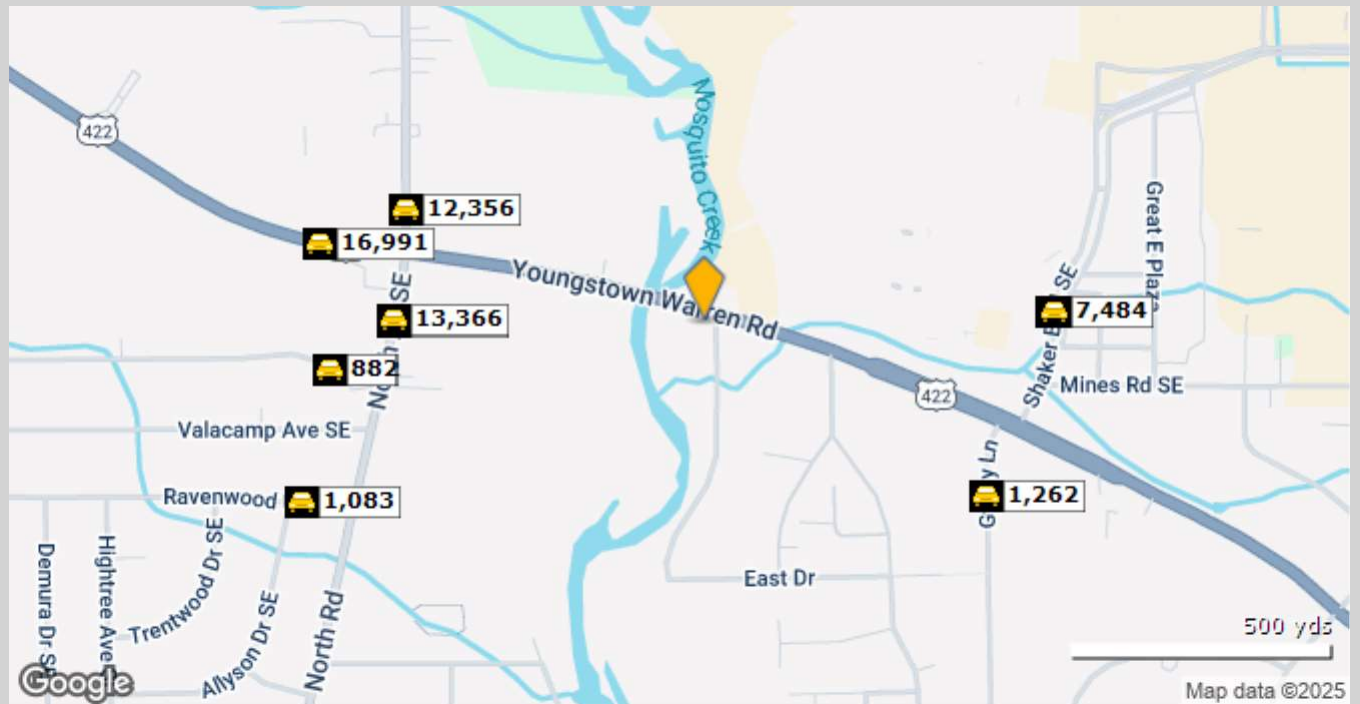


Traffic Count Report

5340 Youngstown Warren Rd, Niles, OH 44446

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **164,657 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	North Rd SE	Crestview Ave SE	0.06 S	2024	13,395	MPSI	.35
2	North Rd SE	Crestview Ave SE	0.06 S	2025	13,366	MPSI	.35
3	North Rd SE	Crestview Ave SE	0.19 S	2025	12,356	MPSI	.36
4	Gypsy Ln	East Dr	0.09 S	2025	1,262	MPSI	.37
5	Shaker Blvd SE	Mines Rd SE	0.08 S	2024	7,523	MPSI	.39
6	Shaker Blvd SE	Mines Rd SE	0.08 S	2025	7,484	MPSI	.39
7	Crestview Avenue Southeast	North Rd SE	0.06 E	2020	932	MPSI	.42
8	CRESTVIEW AVE SE	North Rd SE	0.06 E	2025	882	MPSI	.42
9	Youngstown Rd SE	Youngstown Warren Rd	0.09 E	2018	16,991	MPSI	.44
10	Ravenwood Dr SE	Allyson Dr SE	0.01 W	2025	1,083	MPSI	.49