



Available +/- 2 acre Outparcel For SALE/LEASE

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

Call for Details

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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Proposed Uses

+/- 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.



BANK

creates a strong synergy with the retail center by increasing daily customer traffic, enhancing convenience for shoppers, and attracting high-quality neighboring businesses.



CAR WASH

a car wash generates consistent daily traffic while encouraging customers to shop, dine, or run errands during their wash cycle..



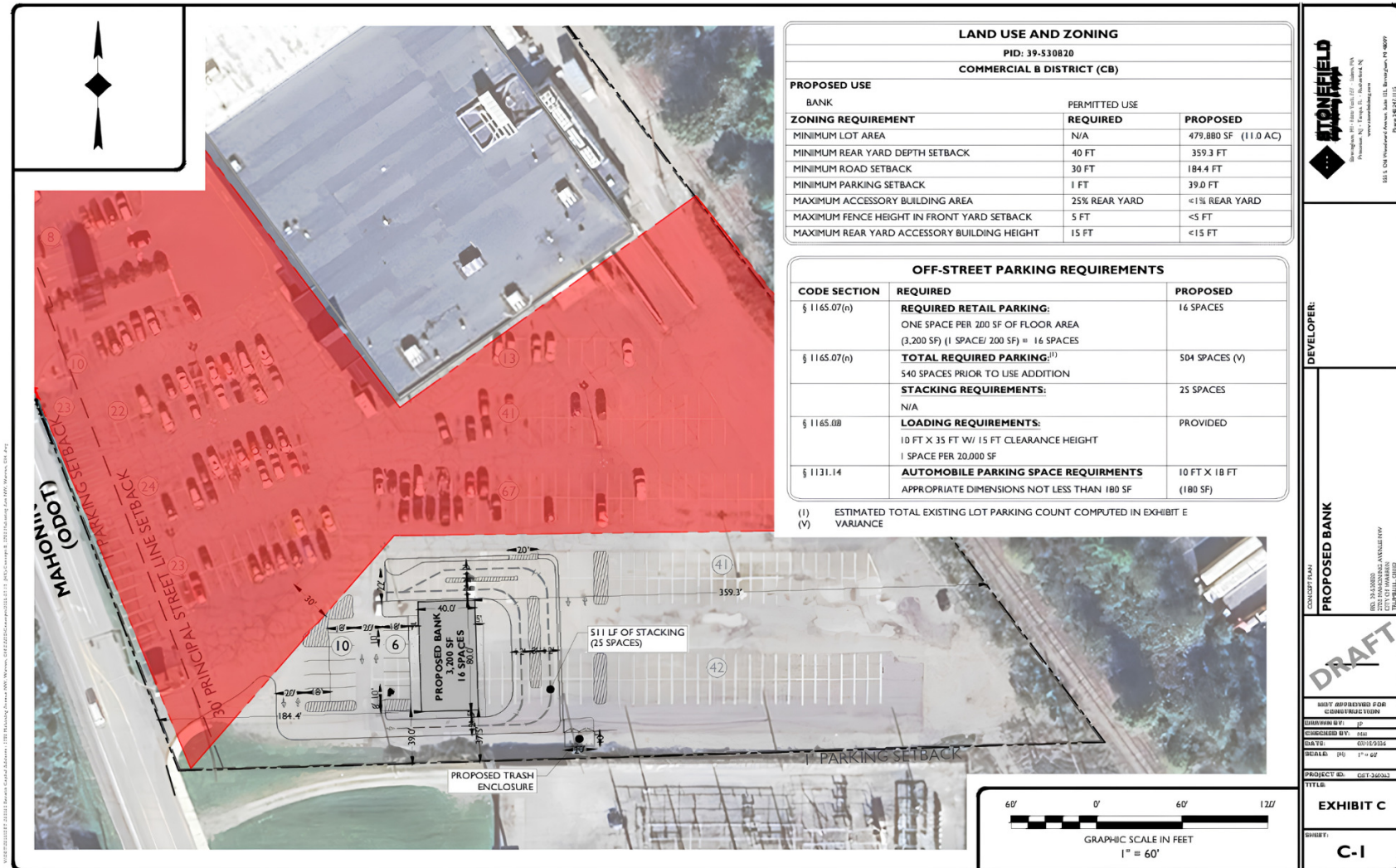
**Outparcel
Available
+/- 2 Acres**



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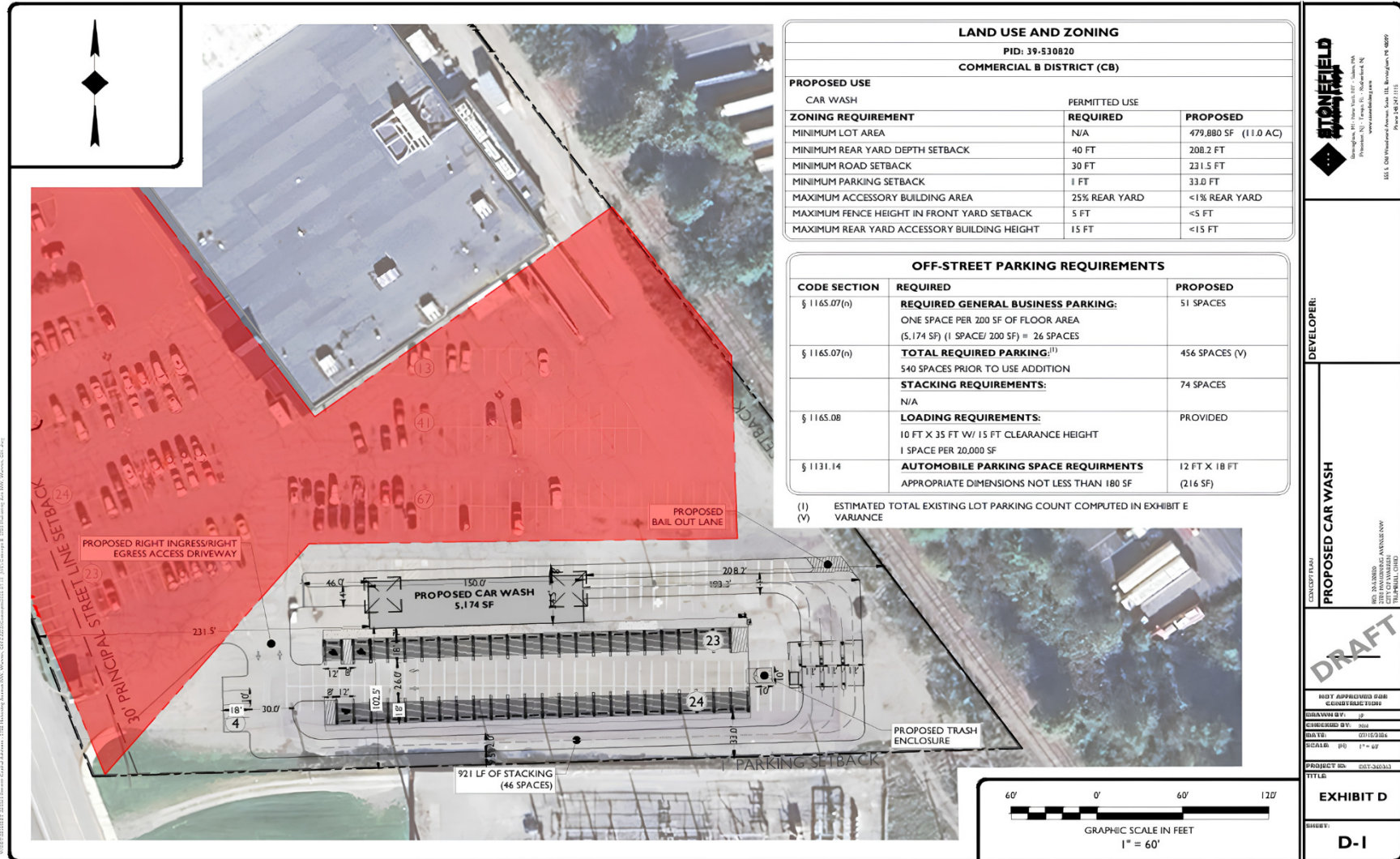
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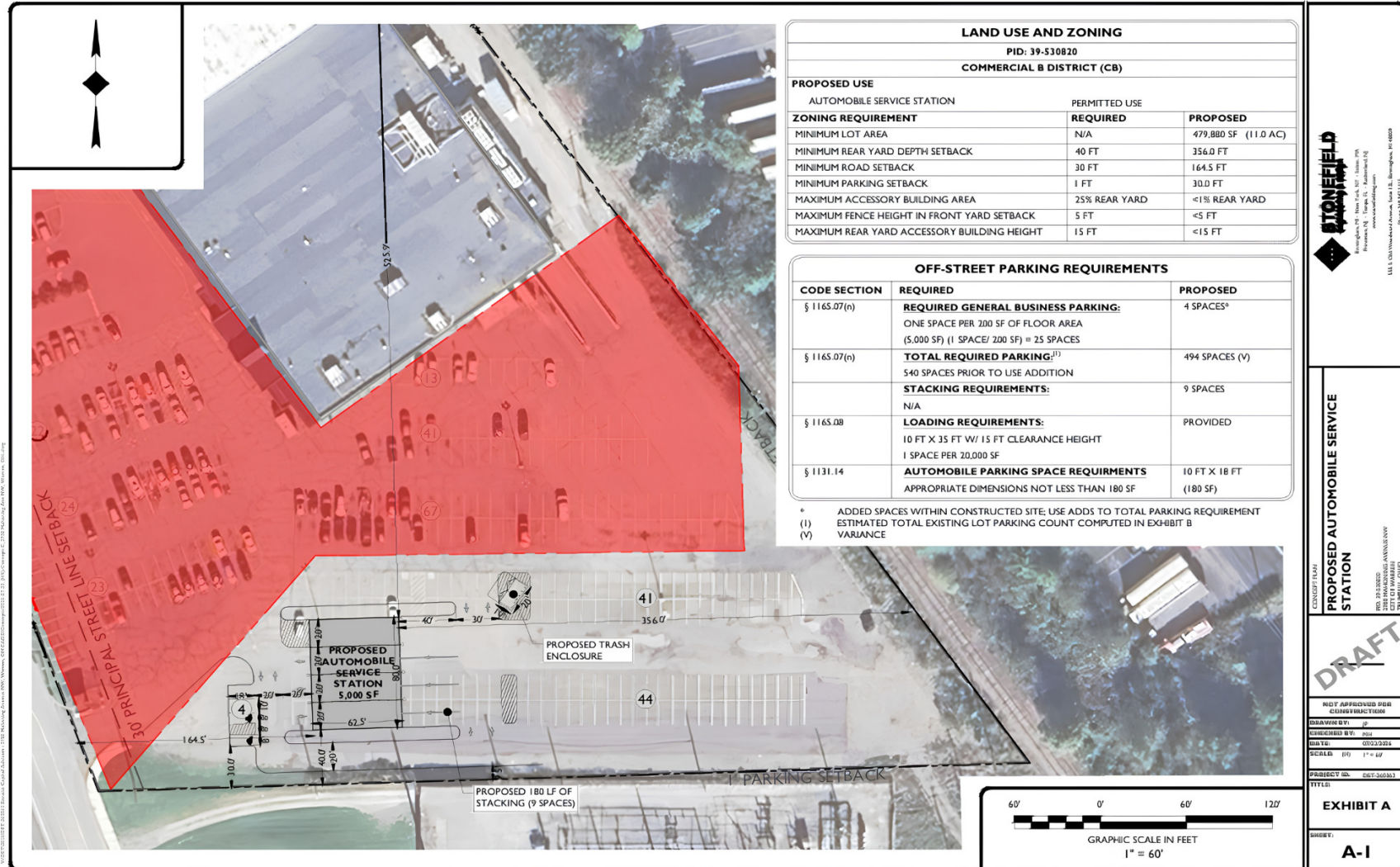
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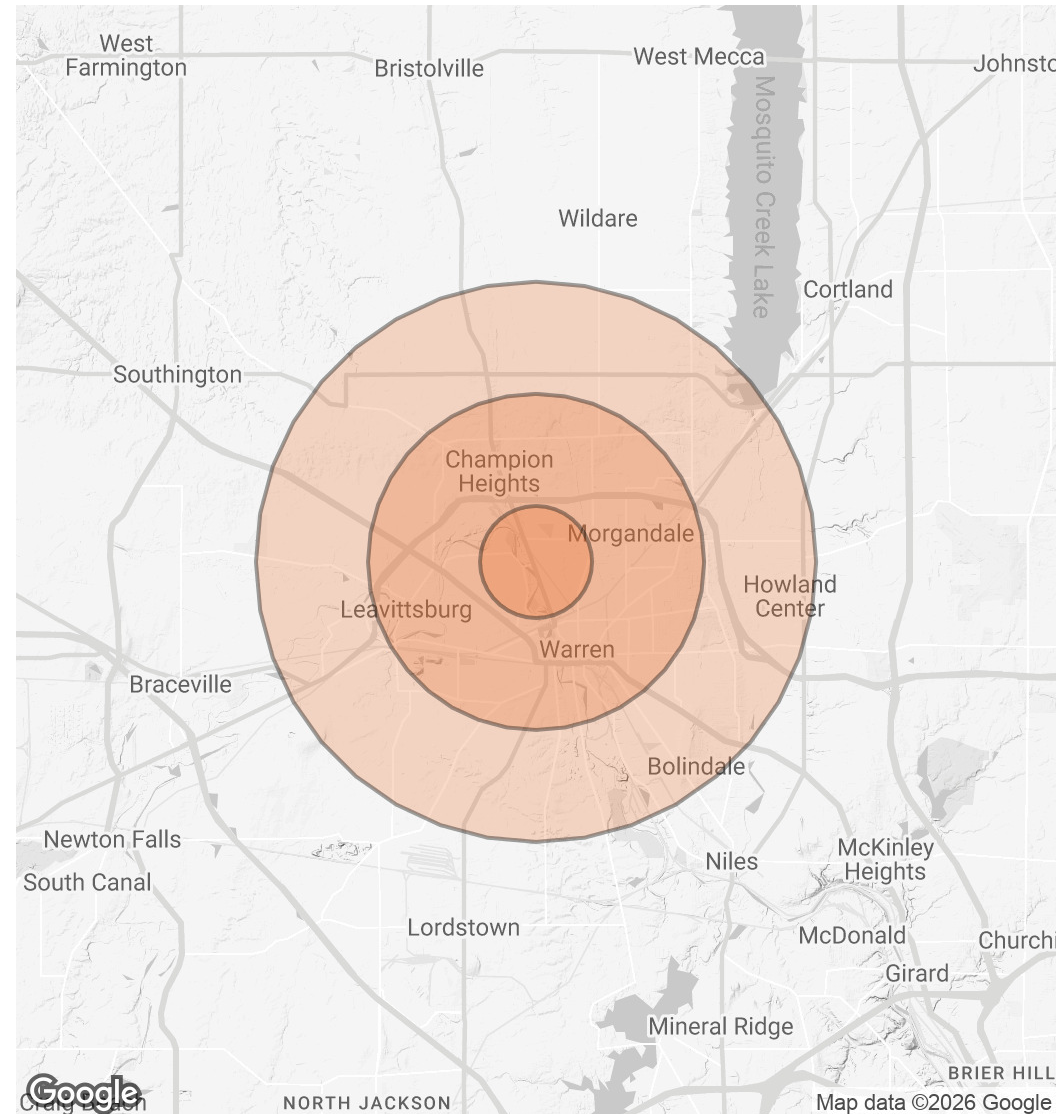
Demographics Map

+ - 2 acre outparcel

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,541	39,346	66,197
AVERAGE AGE	38.1	39.8	42.3
AVERAGE AGE (MALE)	34.8	36.2	39.8
AVERAGE AGE (FEMALE)	40.4	42.3	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,430	16,522	28,376
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$68,116	\$55,386	\$62,799
AVERAGE HOUSE VALUE	\$92,789	\$93,876	\$118,071

2023 American Community Survey (ACS)



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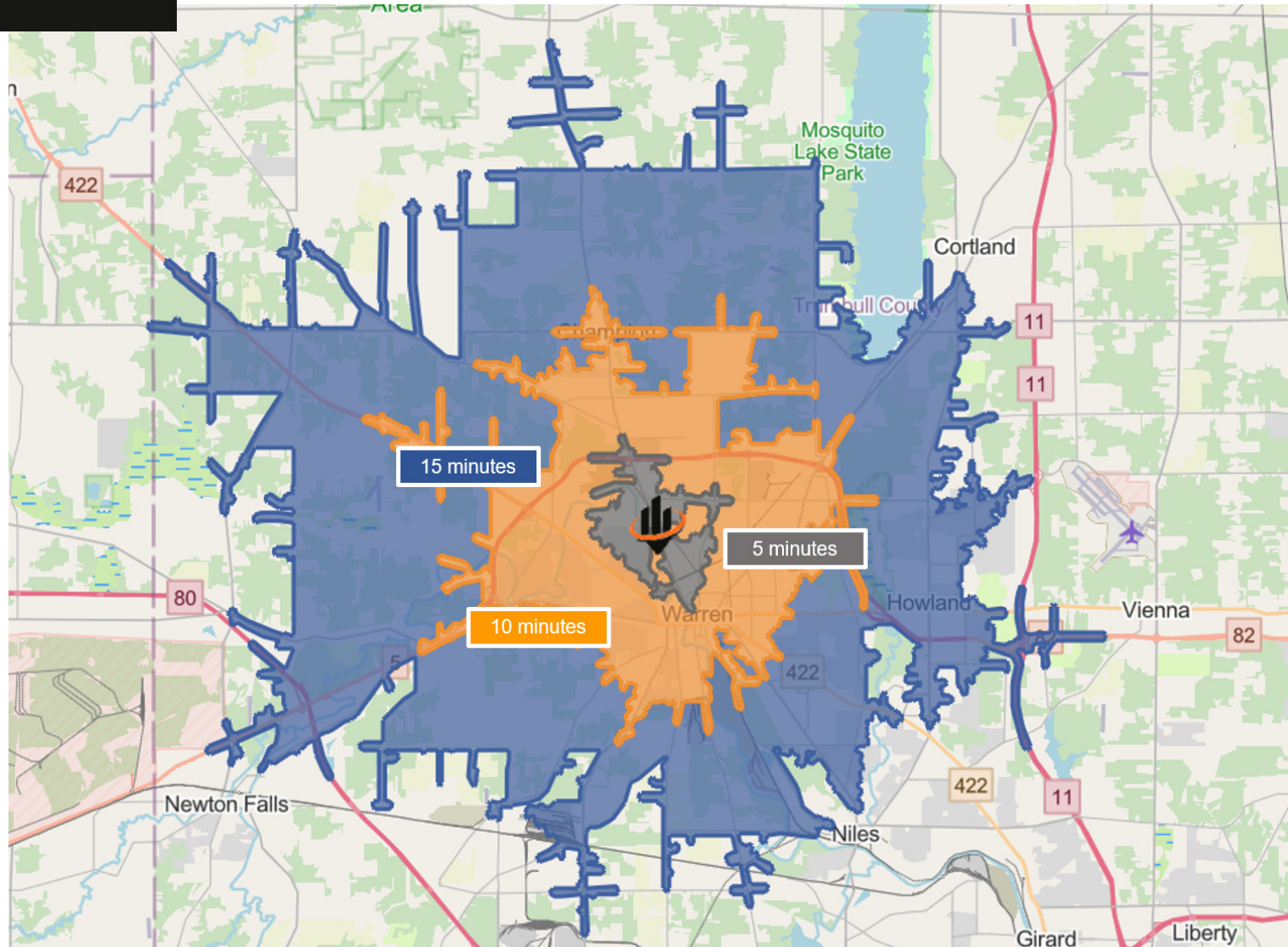
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Drive Time Map

5, 10, 15 minutes

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