

Retail Property for Sale or Lease

1444-1448 PARKMAN ROAD NW, WARREN, OH 44485



Overview

Retail property on a signalized corner in Warren available for sale or for lease. This 2,691 SF retail building is split into two suites. One suite is occupied by a long-term tenant and the other approximately 1,600 SF is currently available. This space has a new AC unit and has other recent updates. This property offers great visibility and signage opportunities. The lot does allow for expansion of the building or it could be a good location for a small retail redevelopment site. This property offers many possibilities.

Unit:	Size:	Price:
1444	1,600 SF	\$12.00 SF/YR (MG)

Highlights

- Signalized Corner Lot
- Great Visibility
- High Traffic Area
- Easy Ingress and Egress
- Wonderful Visibility
- Excellent Signage Capabilities

Property Details

	Sales Price \$140,000		Lease Rate \$12.00 SF/YR (Modified Gross)
	Space Available 1,600 SF		Building Size 2,691 SF
	Lot Size 0.62 Acres		Zoning Commercial A District

Rev: January 29, 2025

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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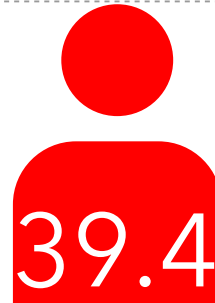
1444-1448 PARKMAN ROAD NW, WARREN, OH 44485

1446 Parkman Rd NW, Warren, Ohio, 44485

DEMOGRAPHICS



39,839
Population



39.4
Median Age



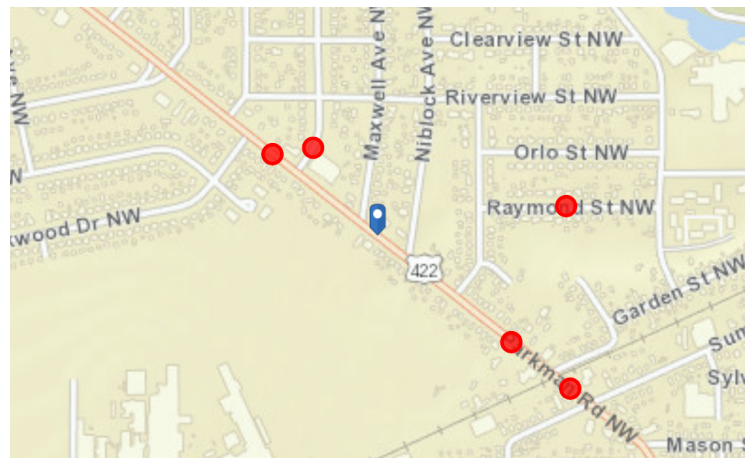
2.3
Average
Household Size



\$31,214
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Parkman Rd NW	955	0.1
Drexel Ave NW	13,390	0.2
Garden St NW	9,340	0.2
Bingham Ave NW	211	0.2
Garden St NW	9,148	0.3

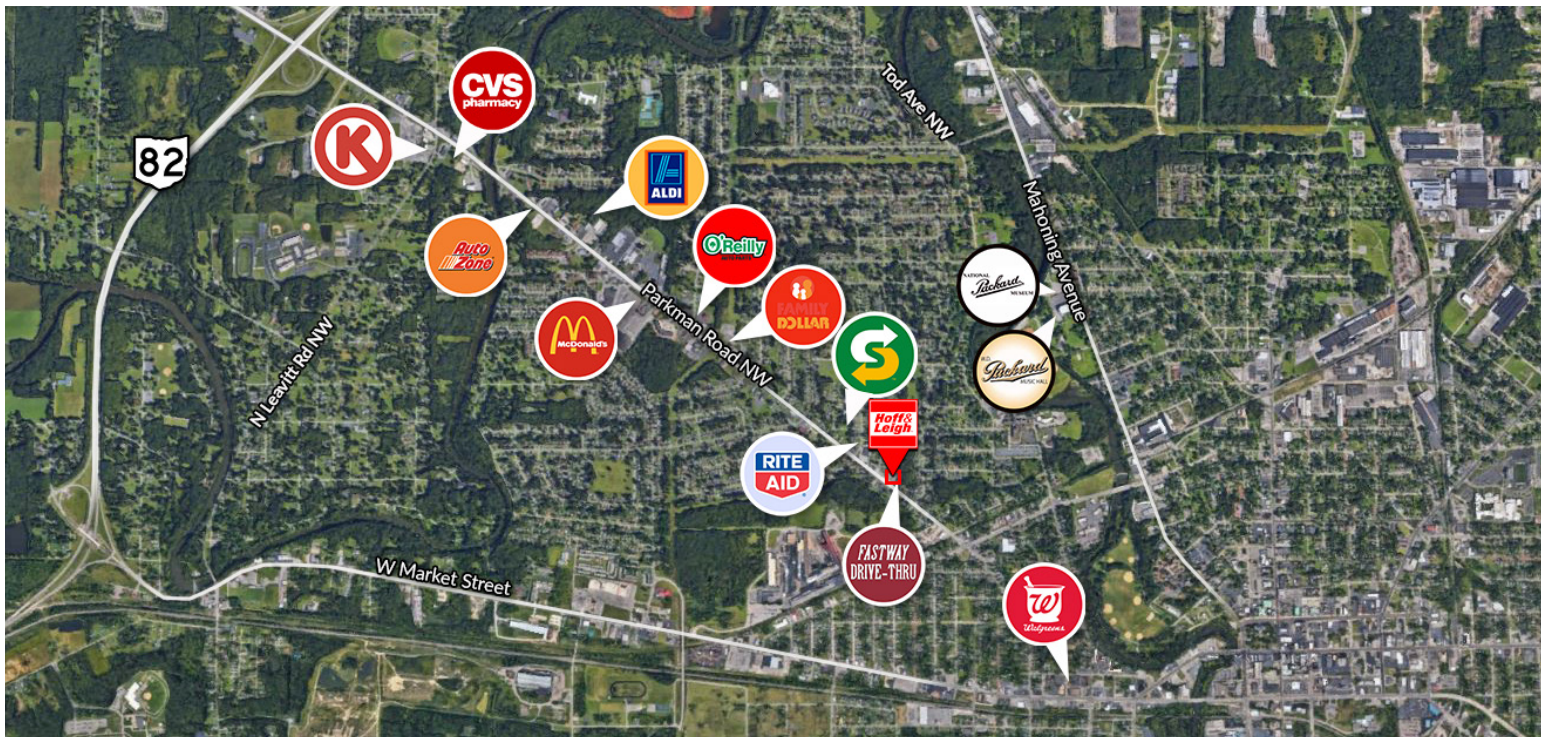


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