

RETAIL FOR SALE

FREESTANDING AUTO SHOP NEAR DOWNTOWN WARREN, OHIO

945 East Market St., Warren, OH 44483



SALE PRICE: \$49,900

LOT SIZE: 0.65 Acres

BUILDING SIZE: 1,847 SF

ZONING: Commercial Garage

PROPERTY OVERVIEW

MOTIVATED SELLER!!! Freestanding Auto Shop with Recent Renovations. Includes; 5 Bay Doors, Reception/Office Area, Restroom, Laundry Area, and Rear Delivery Door.

Corner Lot with Paved Parking and Curb Cuts to East Market St Near Downtown Warren.

Excellent Opportunity for local Business Expansion, Owner/Operator, National Retail Chain or Investor.

Two Parcels Sold As Entity 38-264200 and 38-263510.

KW COMMERCIAL
1449 Boardman-Canfield Road ,
Ste. 230
Boardman , OH 44512

DAVID BRADLEY
REALTOR® KW Commercial - KW Chervenik Realty
330.233.1376
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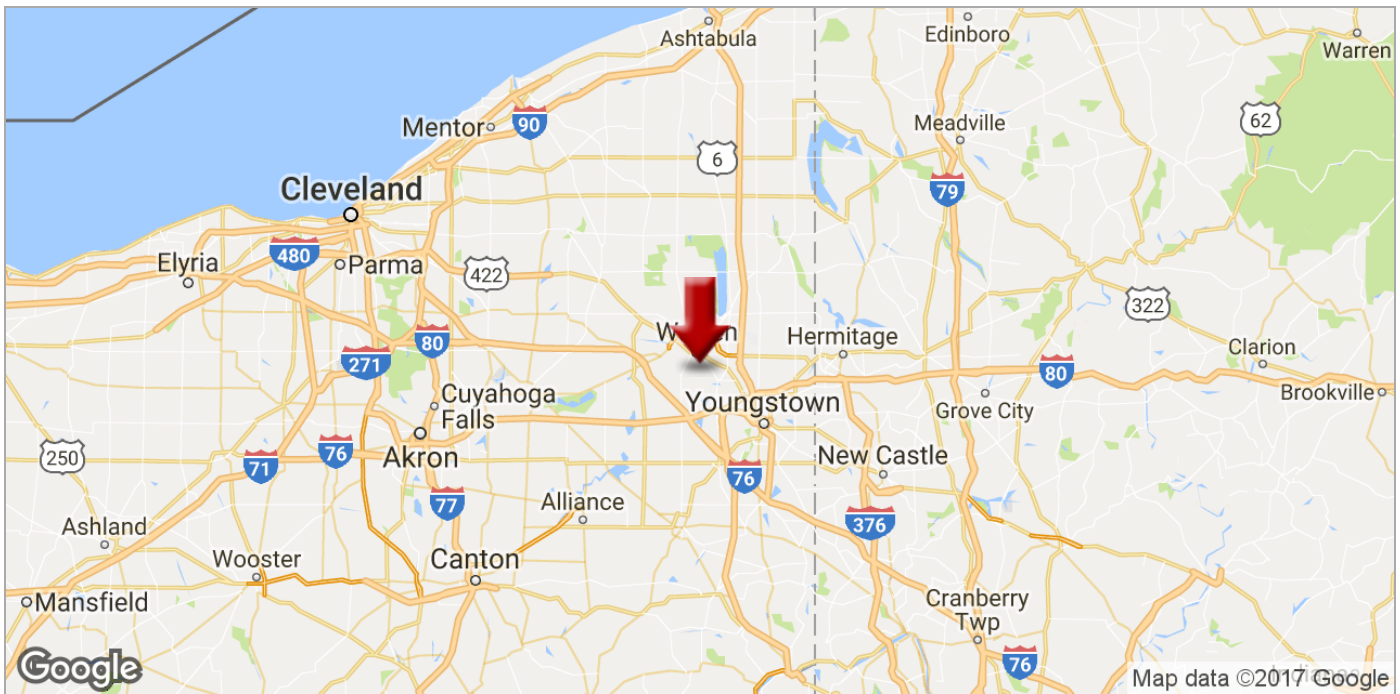
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www.kwcommercial.com/

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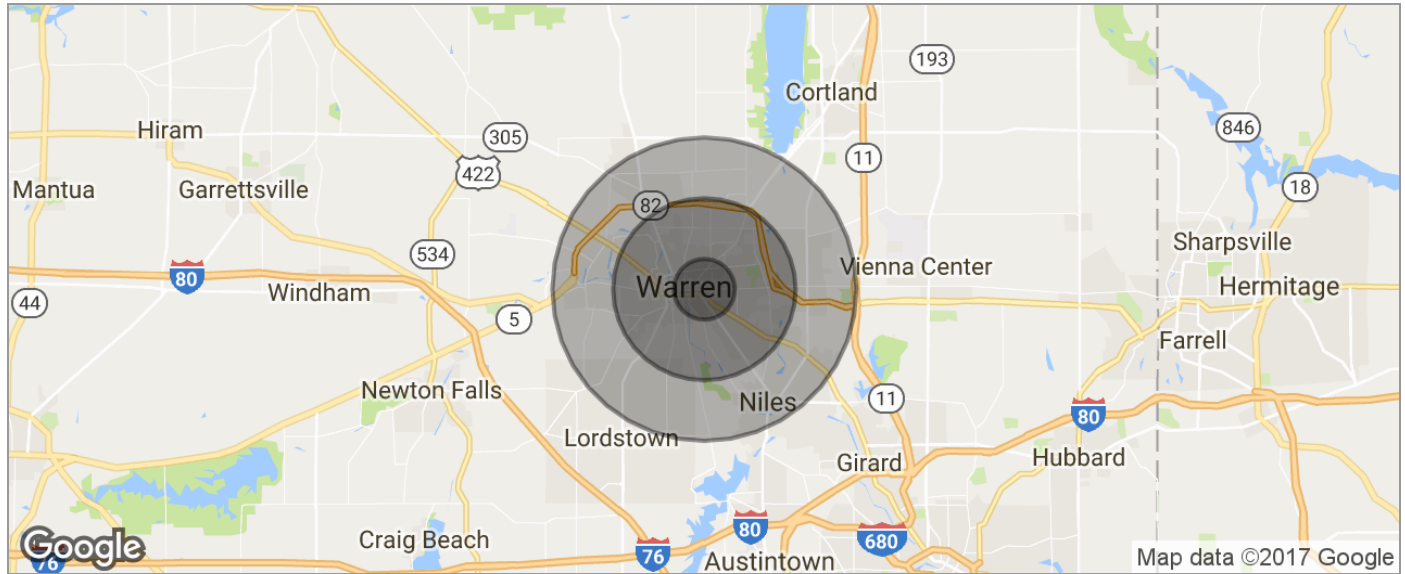
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,708	49,181	92,718
MEDIAN AGE	33.3	37.6	39.0
MEDIAN AGE (MALE)	33.4	36.6	37.3
MEDIAN AGE (FEMALE)	34.8	39.0	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,016	20,031	38,037
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$38,635	\$41,480	\$45,054
AVERAGE HOUSE VALUE	\$77,843	\$90,990	\$99,148
RACE	1 MILE	3 MILES	5 MILES
% WHITE	81.8%	76.3%	78.6%
% BLACK	12.5%	19.6%	17.6%
% ASIAN	0.3%	0.3%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	0.3%	0.2%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.8%	1.4%	1.2%

* Demographic data derived from 2010 US Census

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