

# 2075

NILES CORTLAND RD SE

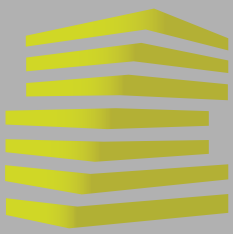
HOWLAND TOWNSHIP, OH



**LOCATION.**  
commercial real estate



# 18,460 SF BUILDING AVAILABLE FOR LEASE

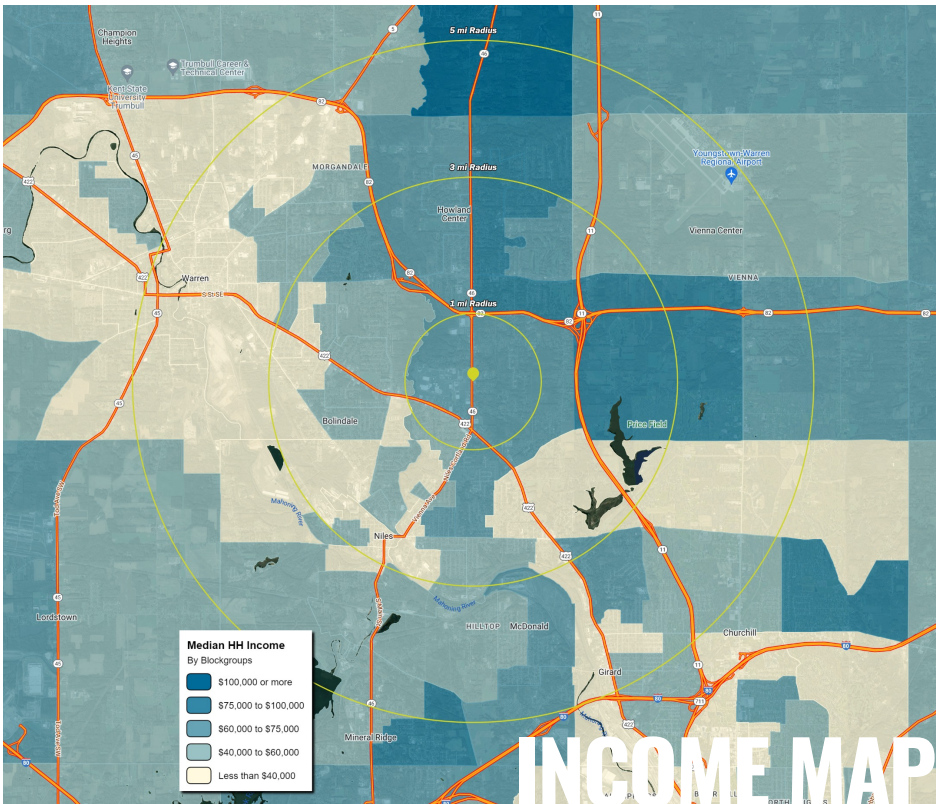


# 2075 NILES CORTLAND RD SE

## NEIGHBORHOOD VIBE

JACOB EGANHOUSE

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Howland Township is a vibrant community located in Trumbull County, Ohio, in the northeastern part of the state. Founded in 1808 and named after Joseph Howland, a local surveyor and settler, the township spans an area of approximately 25 square miles and is part of the Youngstown-Warren-Boardman MSA.

Known for its rich history and scenic beauty, Howland Township offers a mix of suburban and rural areas with a diverse population. The township is home to several parks and green spaces that provide recreational opportunities for residents and visitors alike. It also boasts the “Ernie Hall Aviation Museum,” a local landmark showcasing the contributions of local aviators to the field of aviation.

With a strong sense of community, Howland Township has numerous schools, churches, and civic organizations that contribute to its cultural fabric. It also has a range of businesses, from small local shops to larger commercial and industrial enterprises, and offers public services such as police and fire protection, parks and recreation facilities, and a public library.

Howland Township is known for its quality of life, offering access to healthcare facilities, educational institutions, and a variety of amenities and attractions. It is a great place to live, work, and enjoy the diverse offerings of the area, from its history and natural beauty to its strong community spirit. Overall, Howland Township is a thriving and welcoming community in Ohio’s northeastern region.

**ANNUAL DEMOGRAPHICS**

**POPULATION**



**1 MILE**  
1,766

**3 MILES**  
38,261

**5 MILES**  
80,662

**HOUSEHOLDS**



**1 MILE**  
785

**3 MILES**  
17,664

**5 MILES**  
36,026

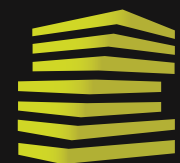
**AVG HH INCOME**



**1 MILE**  
\$64,994

**3 MILES**  
\$63,302

**5 MILES**  
\$62,843

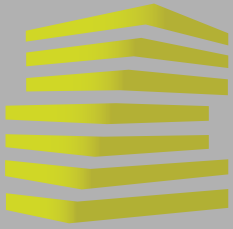


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## ZOOM AERIAL + DETAILS

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- **18,460 SF (142' X 130') BUILDING AVAILABLE FOR LEASE ON 1.67 ACRES IN HOWLAND TOWNSHIP, OH**
- **BUILT IN 2004 WITH 20' CEILING HEIGHTS**
- **UNOBSTRUCTED VISIBILITY TO OVER 18,000 VPD ON NILES CORTLAND RD**
- **PROPERTY IS LOCATED DIRECTLY ACROSS FROM NEW MEIJER, TJ MAXX (220.8K ANNUAL VISITS), KOHL'S (512.9K ANNUAL VISITS), AND BURLINGTON (555.9K ANNUAL VISITS) \*DATA PROVIDED BY PLACER.AI**
- **CROSS ACCESS BEHIND URGENT CARE TO TRAFFIC SIGNAL AND 3/4 ACCESS ON TO NILES CORTLAND RD**
- **LICENSEE LISTED HAS OWNERSHIP INTEREST IN THIS PROPERTY**

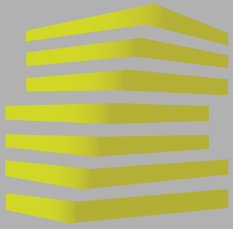


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# 2075 NILES CORTLAND RD SE MARKET AERIAL

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