

# 2075

NILES CORTLAND RD SE

WARREN, OH



**LOCATION.**  
commercial real estate



## 18,460 SF BUILDING AVAILABLE FOR LEASE

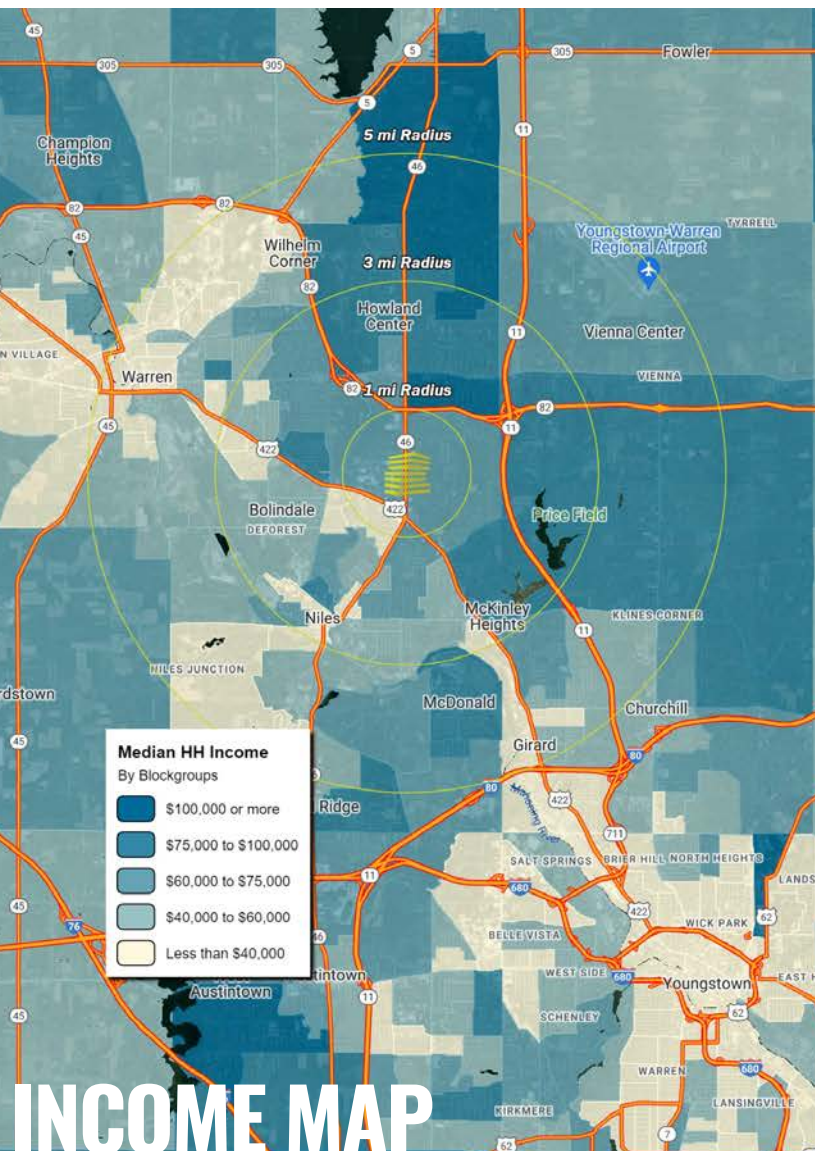


# 2075 NILES CORTLAND RD SE

## NEIGHBORHOOD VIBE

TONY CAROSELLO  
330.732.7250 (MOBILE)  
Anthony@LocationCRE.com

IAN SILBERMAN  
314.409.9904 (MOBILE)  
314.818.1560 (DIRECT)  
Ian@LocationCRE.com



### TRADE AREA OVERVIEW

The Warren/Niles Trade Area, located in Trumbull County, Ohio, is a dynamic region that plays a vital role in the Youngstown-Warren-Boardman Metropolitan Statistical Area (MSA). With a rich industrial heritage, the area has evolved from its historical roots in manufacturing to encompass a diverse economy that includes retail, healthcare, and education.

Warren, the county seat, is known for its historical architecture and vibrant downtown, which features a variety of shops, restaurants, and cultural attractions, including the historic Trumbull County Courthouse and the Warren Community Amphitheatre. Niles, adjacent to Warren, is famous for its scenic parks and the Mahoning River, offering residents numerous outdoor recreational activities.

The trade area is home to several educational institutions, including schools and vocational programs that contribute to workforce development. The community is also supported by essential services such as healthcare facilities and a network of public safety services.

Culturally, the Warren/Niles area hosts various events and festivals throughout the year, fostering a strong sense of community among its diverse population. With a mix of suburban and urban characteristics, it offers a quality of life that appeals to families, professionals, and retirees alike.

Overall, the Warren/Niles Trade Area is a thriving community with a rich history, a growing economy, and a commitment to providing its residents with a high quality of life, making it an attractive place to live, work, and explore.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	1,823	38,717	81,885
<b>HOUSEHOLDS</b>	777	17,738	36,474
<b>EMPLOYEES</b>	4,438	16,463	35,437
<b>MED HH INCOME</b>	\$56,784	\$60,608	\$57,337

### AREA RETAIL | RESTAURANTS

**meijer**  
**KOHL'S**

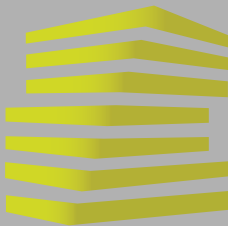
**HomeGoods**



**Dillard's**  
**TJ-maxx**

**HOBBY LOBBY**





# 2075 NILES CORTLAND RD SE

## ZOOM AERIAL + DETAILS

TONY CAROSELLO

330.732.7250 (MOBILE)

Anthony@LocationCRE.com

IAN SILBERMAN

314.409.9904 (MOBILE)

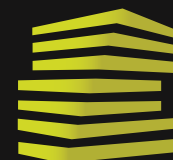
314.818.1560 (DIRECT)

Ian@LocationCRE.com



- 18,460 SF (142' X 130') BUILDING AVAILABLE FOR LEASE ON 1.67 ACRES IN NILES, OHIO TRADE AREA
- "MAIN & MAIN" RETAIL SITE WITH UNOBSTRUCTED VISIBILITY TO OVER 19,000 VPD ON NILES CORTLAND RD
- ACROSS FROM EASTWOOD MALL WHICH WELCOMES 15 MILLIONS VISITORS ANNUALLY CONTAINING DILLARD'S, MACY'S, BOSCOV'S, TARGET, JCPENNEY, OLD NAVY, BAM!, OLLIE'S, AND MORE, ENCOMPASSING OVER 3.4 MILLION SQ FT!
- PROPERTY IS LOCATED DIRECTLY ACROSS FROM NEW MEIJER, BASS PRO, HOBBY LOBBY, HOMEGOODS, 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 NILES CORTLAND RD

\*LICENSEE LISTED HAS OWNERSHIP INTEREST IN THIS PROPERTY



**LOCATION.**  
commercial real estate

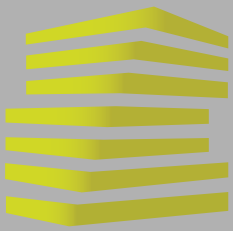


REALTY  
RESOURCES  
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





# 2075 NILES CORTLAND RD SE

## MARKET AERIAL

TONY CAROSELLO  
330.732.7250 (MOBILE)  
Anthony@LocationCRE.com

IAN SILBERMAN  
314.409.9904 (MOBILE)  
314.818.1560 (DIRECT)  
Ian@LocationCRE.com



**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.