



VILLAGE CENTER

6000-6080 Youngstown-Warren Road
Niles, Ohio 44446

FOR LEASE

Grocery-Anchored Shopping Center

VILLAGE CENTER

6000-6080 Youngstown-Warren Road | Niles, Ohio 4446



HIGHLIGHTS

- ▶ Established grocery anchored community shopping center
- ▶ Outparcel opportunity at signalized intersection. Small shop and junior anchor space available
- ▶ Top intersection (422 & 46) in the market with over 35,000 VPD
- ▶ Exceptional visibility with two (2) signalized access point
- ▶ Well positioned within the strongest retail trade area in the Youngstown- Warren DMA



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

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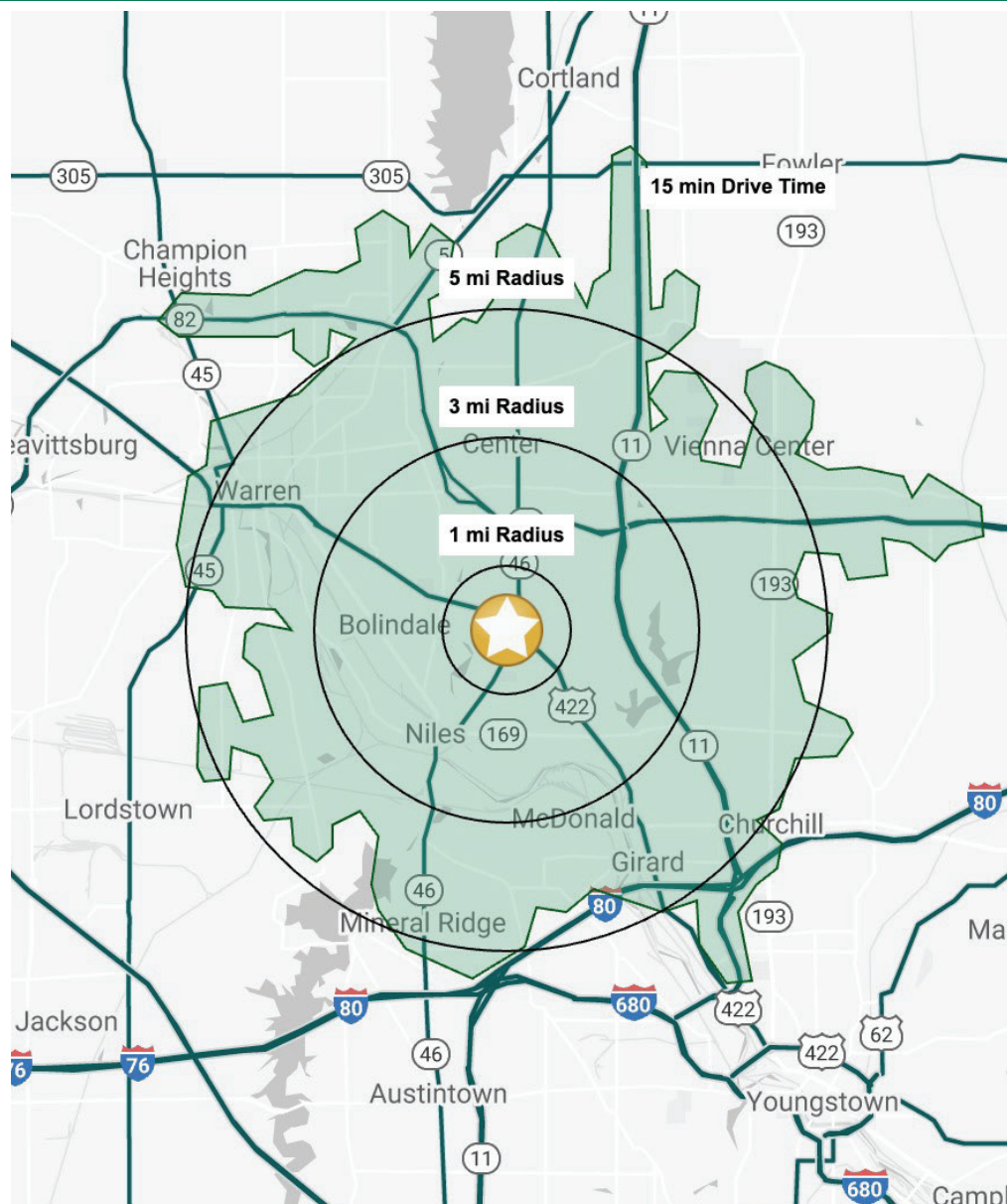
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	12,601	61,278	139,551	180,880
	HOUSEHOLDS			
	5,798	26,432	58,995	76,719
	MEDIAN AGE			
	40.7	38.9	38.1	37.7
	AVERAGE HH INCOME			
	\$58,432	\$59,913	\$59,960	\$58,535
	MEDIAN HH INCOME			
	\$56,064	\$54,682	\$51,859	\$49,801
	BUSINESSES			
	252	1,522	5,228	6,680
	EMPLOYEES			
	2,226	22,433	86,312	102,795
	EDUCATION: BACHELORS +			
	18.3%	17.6%	20.6%	19.9%



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