Retail Property for Sale or Lease

1444-1448 PARKMAN ROAD NW, WARREN, OH 44485

PRICE REDUCED!

Overview

PRICE REDUCED! Retail property on a signalized corner in Warren available for sale or for lease. This 2,691 SF retail building is currently split into two suites, but can be leased as one suite. These spaces have newer AC unit and have 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	$10.00/SF/YR (Modified Gross)
1448	1,091 SF	$10.00/SF/YR (Modified Gross)

Highlights

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

Property Details

Sales Price
$120,000

Lease Rate
$10.00 SF/YR
(Modified Gross)

Space Available
1,091 - 1,600 SF

Building Size
2,691 SF

Lot Size
0.62 Acres

Zoning
Commercial A District

Rev: July 2, 2026

Our Network Is Your Edge
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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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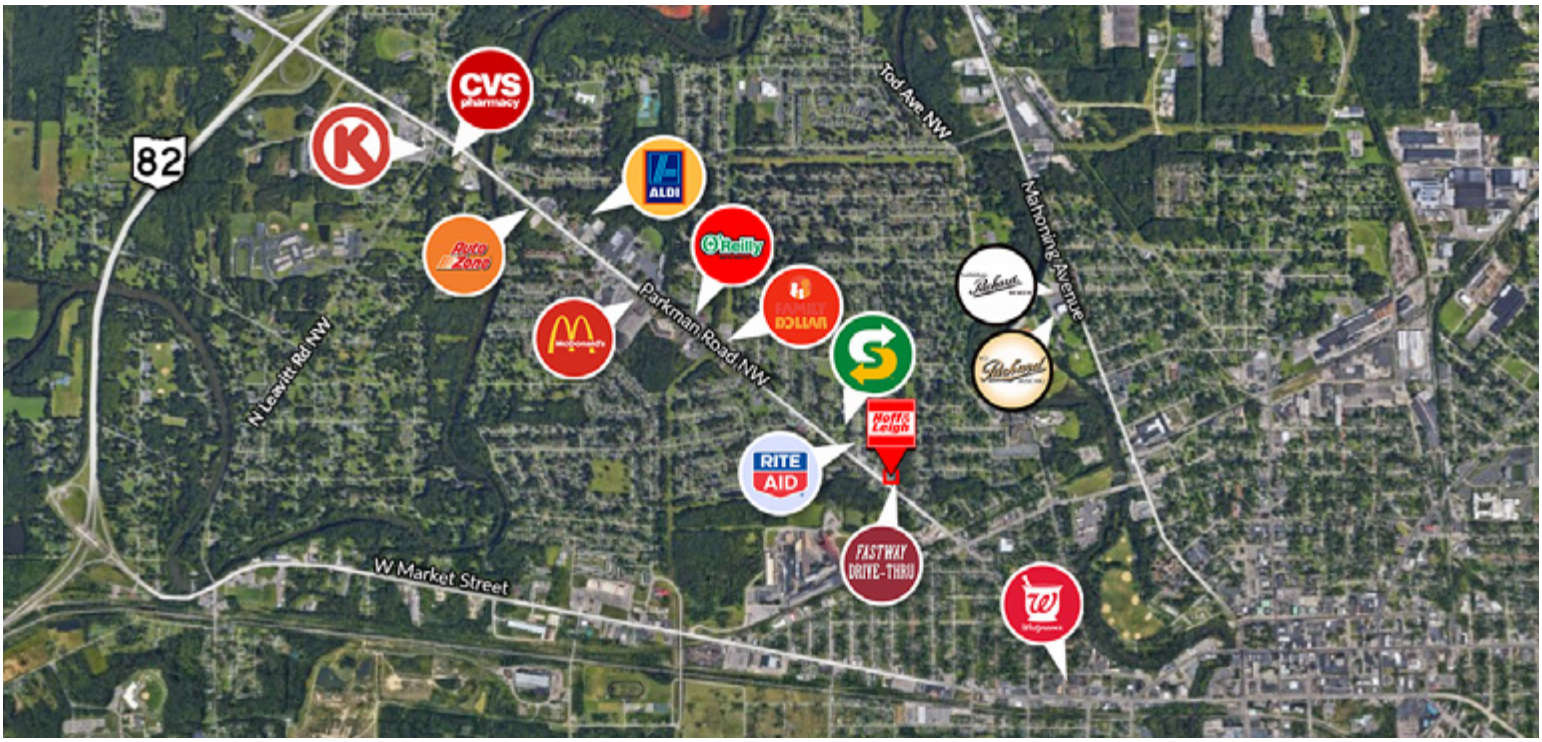

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