

**FOR SALE  
OR LEASE**

# Medical/Dental Office Space

2512 E Market St., Warren, OH 44483

**PRICE REDUCED**



## PROPERTY OVERVIEW

- 2 Separate Medical/Dental Office Suites
- Doctor's Private Entrance on Each Suite
- Large Parking Lot with Automatic Gate
- ADA Accessible
- 23,500 VPD
- Security System
- 1/4 Mile From State Route 82
- **Available for Lease**
- **Priced for Sale: WAS \$299,500  
NOW: \$279,500**

Demographic Snapshot (2020 Estimated)	
	15 Miles
Population	335,836
Households	139,314
Median HH Inc	\$50,011
Average HH Inc	\$68,448
Daytime Pop	127,610

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

John Lubinski

📞 330.958.7291

✉ JohnLubinski@HannaCRE.com

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**SUMMARY PROFILE**

2000-2010 Census, 2020 Estimates with 2025 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.2363/-80.7878

2512 E Market St		RS1
Warren, OH 44483		15 mi radius
POPULATION	2020 Estimated Population	335,836
	2025 Projected Population	337,010
	2010 Census Population	355,110
	2000 Census Population	388,912
	Projected Annual Growth 2020 to 2025	-
	Historical Annual Growth 2000 to 2020	-0.7%
HOUSEHOLDS	2020 Median Age	42.4
	2020 Estimated Households	139,314
	2025 Projected Households	140,170
	2010 Census Households	146,372
	2000 Census Households	154,835
	Projected Annual Growth 2020 to 2025	0.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	-0.5%
	2020 Estimated White	79.5%
	2020 Estimated Black or African American	15.4%
	2020 Estimated Asian or Pacific Islander	0.8%
	2020 Estimated American Indian or Native Alaskan	0.2%
	2020 Estimated Other Races	4.1%
	2020 Estimated Hispanic	4.4%
INCOME	2020 Estimated Average Household Income	\$68,448
	2020 Estimated Median Household Income	\$50,011
	2020 Estimated Per Capita Income	\$28,867
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.5%
	2020 Estimated High School Graduate	42.1%
	2020 Estimated Some College	19.6%
	2020 Estimated Associates Degree Only	7.7%
	2020 Estimated Bachelors Degree Only	13.6%
	2020 Estimated Graduate Degree	6.7%
BUSINESS	2020 Estimated Total Businesses	10,098
	2020 Estimated Total Employees	127,610
	2020 Estimated Employee Population per Business	12.6
	2020 Estimated Residential Population per Business	33.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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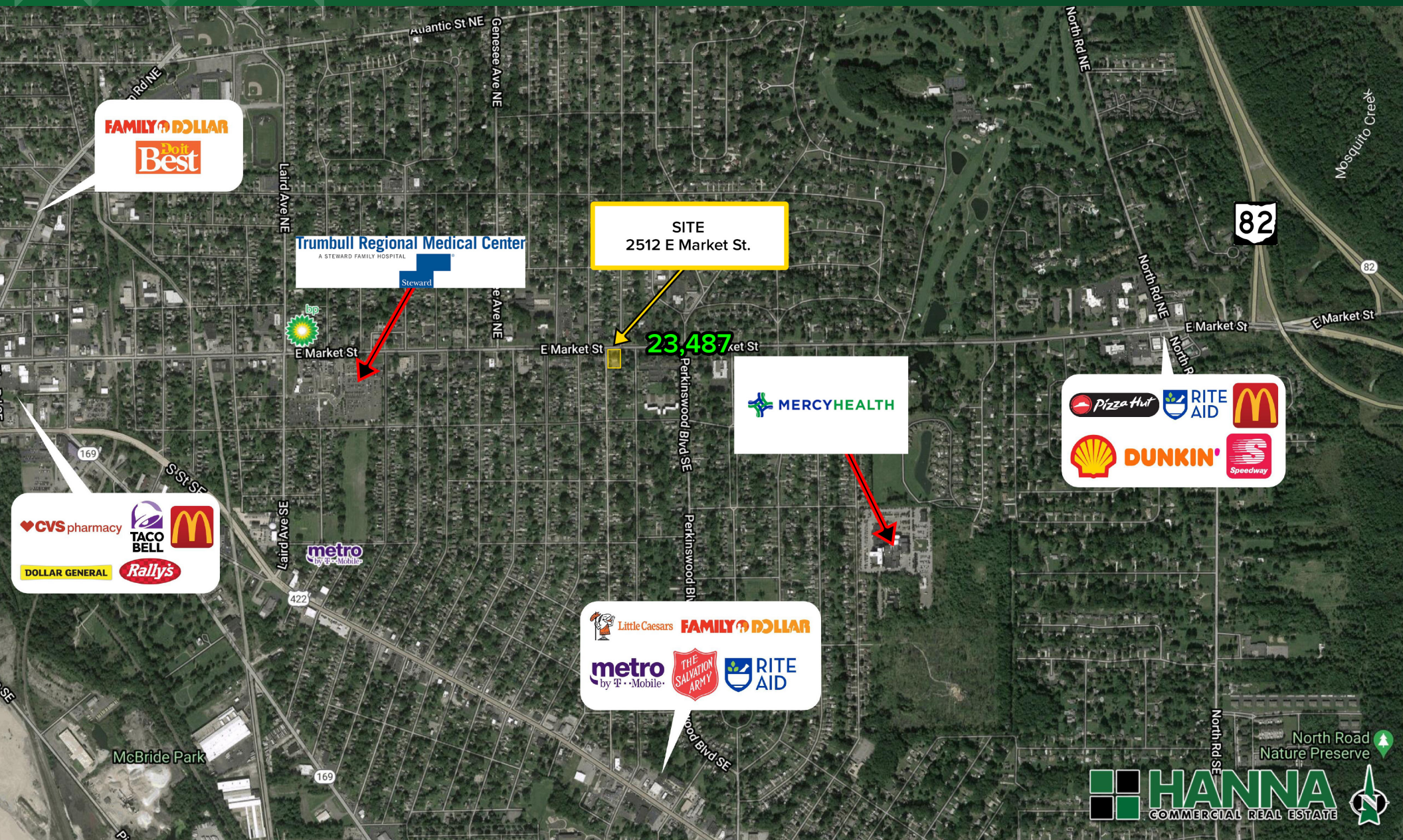
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**SITE**  
2512 E Market St.

**23,487**

**MERCYHEALTH**

**Pizza Hut** **RITE AID** **McDonald's**  
**Shell** **DUNKIN'** **Speedway**

**CVS pharmacy** **TACO BELL** **McDonald's**  
**DOLLAR GENERAL** **Rally's**

**Little Caesars** **FAMILY DOLLAR**  
**metro by T-Mobile** **THE SALVATION ARMY** **RITE AID**

**Trumbull Regional Medical Center**  
A STEWARD FAMILY HOSPITAL

**HANNA**  
COMMERCIAL REAL ESTATE

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