



Jamestown Village Plaza

A Prime Spot for Business Success

2700 Mahoning Avenue Northwest, Warren, OH 44483



PROPERTY SUMMARY

This well-maintained property offers a highly visible location with ample parking, making it an ideal spot for retail or office use.

Just minutes from the property, you'll find popular destinations like the Eastwood Mall, allowing for high visibility and foot traffic for your retail business.

A great opportunity to establish your commerce in a high-traffic area, with established businesses and a strong consumer base.

Lease Rate

\$12.00 - \$16.00/SF/YR NNN;

Total Gross Leasable Area

107,480 SF

Available Space

~+22,000 SF inline

Anchor Tenant

Giant Eagle Supermarket (one of the top performing grocery stores in the Warren market)

Notable In-Place Tenants

Rent-A-Center, Pizza Hut, Great Wall Chinese, Little Wing's Cafe, BMW, H&M Smoke, First Acceptance Insurance



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com





Location & Retail

Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com





Available Lease Spaces

Join the Momentum at Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2700	6,825 SF	NNN	\$12.00 SF/yr	Adjacent to Giant Eagle; strong anchor adjacency; delivered broom clean
2750-10	8,380 SF	NNN	\$12.00 SF/yr	Largest available block; ideal for junior anchor, fitness such a planet fitness or other popular gym, or medical user
2750-7	2,000 SF	NNN	\$16.00 SF/yr	Small shop; former salon/phone/tanning uses; broom clean
2750-6	1,900 SF	NNN	\$16.00 SF/yr	Small shop; flexible service/retail use
2750-5	2,100 SF	NNN	\$16.00 SF/yr	Small shop; flexible use



Jerry Fiume, SIOR, CCIM
 Managing Director
 C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
 Associate Advisor
 C: 330.421.6645
alyssa.bresler@svn.com



Proposed Uses for Available Spaces

Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483

Fast-Casual/Sandwich

Jimmy John's Firehouse
Subs Jersey Mike's
Subway



Auto Parts Shop

Autozone
Advance Auto
Napa



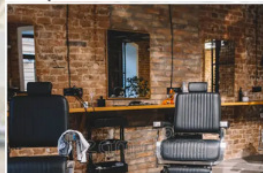
Laundromat

Sonic Suds
Laundry Café
Huebsch
Speed Queen



Salon/Barber

Sola Salon Suite
Phoenix Salon Suite
Salons by JE
SuperCuts



2750-5

2750-6

2750-7

2750-10

2700

Medical

Excel Urgent Care
FastMed Urgent Care
GoHealth
LifePoint Health



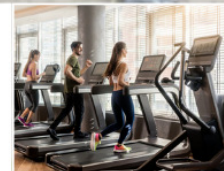
Cell Phone Shops

Verizon At&T
T-Mobile Cricket
Wireless Boost
Mobile



Fitness

AnyTime Fitness
305 Fitness
9Round
AKT Fitness



Disclaimer: The proposed uses are for illustrative purposes only and showcase the versatility of the available spaces within the shopping center.



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com



Additional Photos

Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com





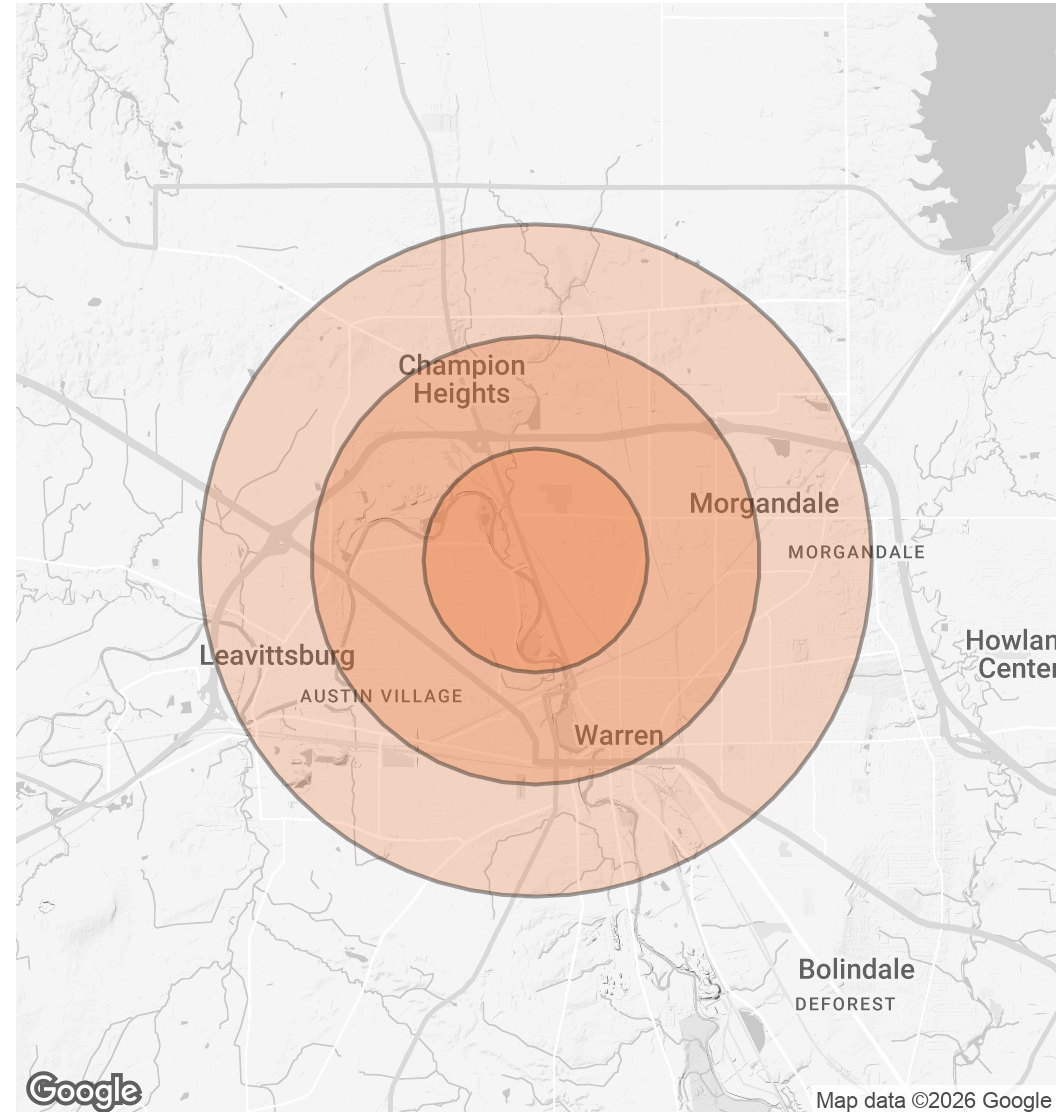
Demographics Map

Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,541	21,079	39,346
AVERAGE AGE	38.1	39.7	39.8
AVERAGE AGE (MALE)	34.8	35.6	36.2
AVERAGE AGE (FEMALE)	40.4	43	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,430	9,304	16,522
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$68,116	\$52,751	\$55,386
AVERAGE HOUSE VALUE	\$92,789	\$86,218	\$93,876

2023 American Community Survey (ACS)



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com

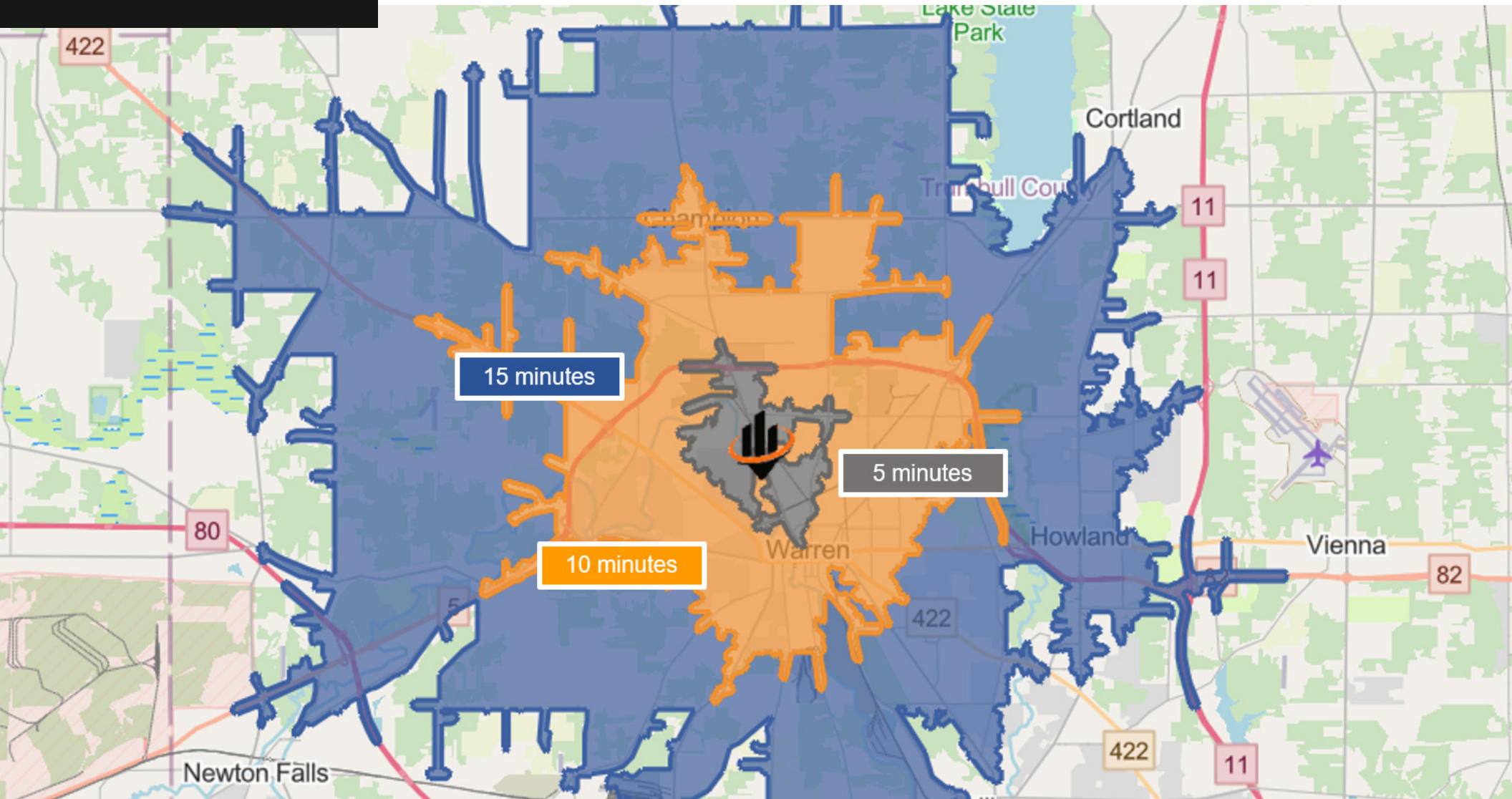




Drive Time Map

Jamestown Village Plaza

2700 Mahoning Avenue Northwest, Warren, OH 44483



Jerry Fiume, SIOR, CCIM
Managing Director
C: 330.416.0501
jerry.fiume@svn.com



Alyssa Bresler
Associate Advisor
C: 330.421.6645
alyssa.bresler@svn.com

