

CHAMPION PLAZA

4295-4301 Mahoning Ave | Warren, OH 44483

Retail
Leasing Opportunity

Leasing Brochure



MATTHEWS™

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Leasing Highlights

- **Last Available Space** – 2,400 SF, Former Champion Discount Pharmacy
- Join co-tenants: Dollar General, Ace Hardware, Save a Lot, Big Lots, Culture Cannabis Club, Supercuts & H&R Block
- Prime location across from KSU Trumbull, just north of RT 82/5
- 16,200+ VPD on Mahoning Ave
- 2,800 commuter students generate steady daily traffic

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,634	27,545	57,994

Current Year Estimate	2,667	28,016	58,908
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Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,095	11,730	24,638

Current Year Estimate	1,123	12,021	25,214
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Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$77,495	\$64,400	\$65,350





COMPLETE DENTAL CARE

DOLLAR GENERAL ACE Hardware

Cheap Tabacco

BIG LOTS!

Warren Outer Belt ± 21,300 VPD

Available | ±2,400 SF

McDonald's

Arby's

CULTURE CANNABIS CLUB

Save a lot

Wendy's

SUPERCUTS H&R BLOCK

BURGER KING

Mahoning Ave ± 16,200 VPD

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RETAIL SPACE FOR LEASE

1443 Claremont Ave | Ashland, OH 44805

EXCLUSIVE LEASING AGENTS

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Matthew Wallace

Broker Of Record

Broker Lic. No. BRKP.2024002419 (OH)

Firm Lic. No.: REC.2022007141 (OH)

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