

Location

Warren County is in the northwestern portion of Pennsylvania near the New York border. It is 50 miles east of Erie and 150 miles north of Pittsburgh. The primary population centers in Warren County include Warren, Youngsville, Tidioute and Sugar Grove. Of these, Warren is the largest and is the county seat. It is bordered by McKean County to the east, Crawford and Erie Counties to the west, Forest County to the south and Cattaraugus County, New York to the north.

Neighborhood Boundaries

The property is located on the west side of Route 62, 4 miles north of the town of Warren, Pennsylvania which serves as the County Seat. Warren Common's neighborhood is generally delineated by the commercially zoned properties lining both the east and west sides of Route 62 in addition to the residential and agricultural areas surrounding the commercial development. The neighborhood generally extends from the Warren town line on the south to the Warren Mall to the north. The neighborhood also extends to the Conewango Creek to the east and to rural lands immediately to the west. Of special note is the existence of the Warren State Hospital directly across Route 62 from the subject site. The only large provider of retail shopping center space in this competitive neighborhood is the Warren Mall, an enclosed mall anchored by a Super Kmart and a Bon-Ton Department Store. The remainder of the commercial development features small service/office/and strip/stand alone retail buildings of various ages, sizes and quality. The neighborhood becomes progressively more rural to the west of the subject.



d e m o g r a p h i c s

Year 2005	3 Mile	5 Mile	7 Mile
Population	10,426	16,726	19,944
Households	4,582	7,277	8,587
Est. Avg. HH Income	\$50,914	\$51,422	\$51,657

m i s c e l l a n e o u s

- Zoning: B, (Business)
- Parking:
- 20.43 acres
- Traffic Count: South of Route 69: 14,591 ADT
North of Route 69: 11,183 ADT
- Constructed in 2006/2007

i n v e s t m e n t a d v i s o r

Michael J. Fennessy
Associate Broker
Dietz Commercial
36400 Woodward Avenue, Suite 240
Bloomfield Hills, Michigan 48304
Tel: 248.646.7722 Fax: 248.646.1177
Email fennessy@dietzcommercial.com
www.dietzcommercial.com

