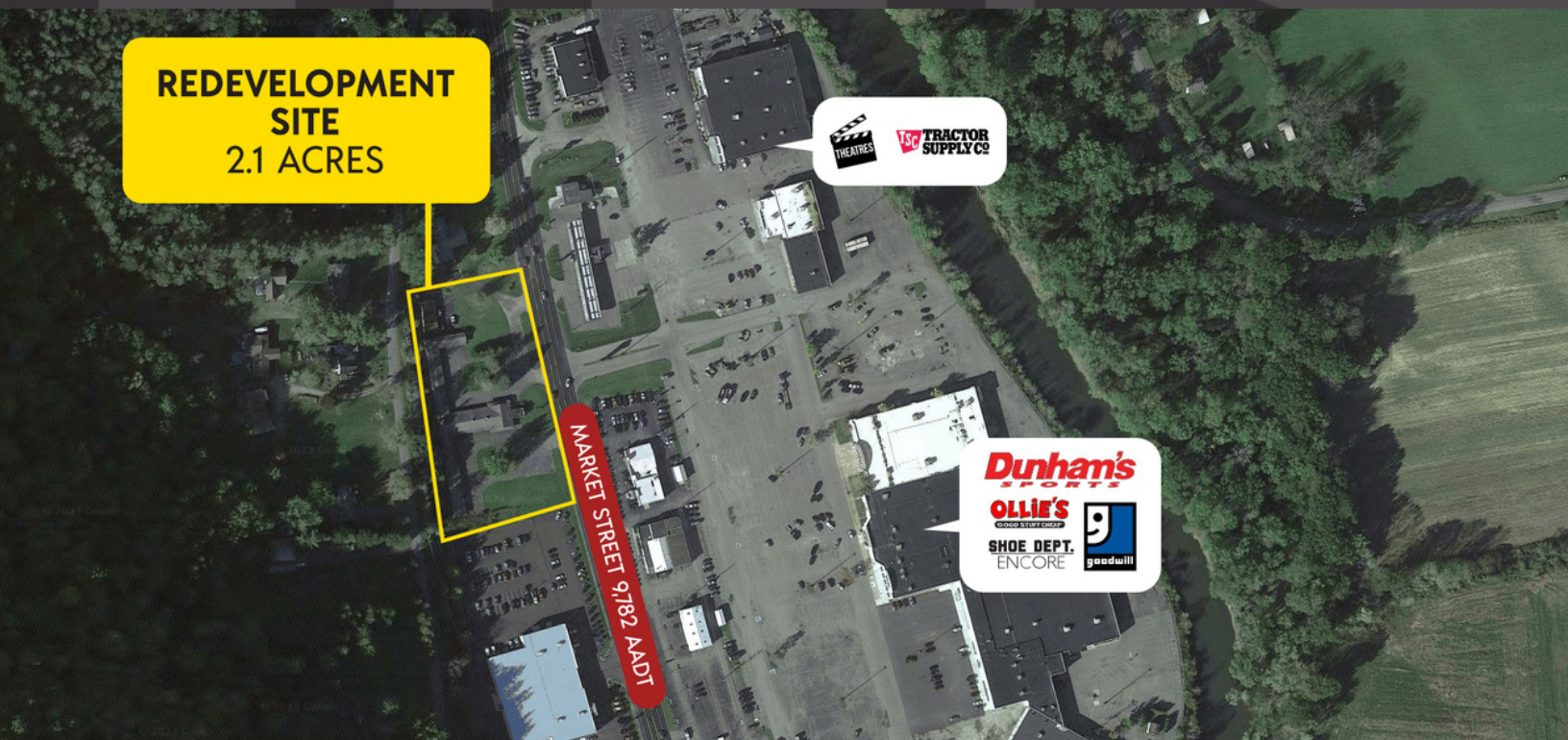


# 4115 MARKET STREET

4115 Market Street  
Warren, PA 16365



**REDEVELOPMENT  
SITE  
2.1 ACRES**



## PROPERTY DESCRIPTION

Redevelopment Lot for sale. Site offers easy access to US-62/Market Street and has excellent visibility from both directions.

## LOCATION DESCRIPTION

Located halfway between Jamestown, NY, and Warren, PA, along US-62/Market Street Across the street from Warren Mall and other developments Nearby retailers include Tractor Supply Co., Dunham's Sports, Ollie's Bargain Outlet, Arby's, the Salvation Army, Monro, and ALDI.

One mile to the south are Walmart, Lowe's, Burger King, Taco Bell, Applebee's, Dollar Tree, Maurices, Northwest Bank, Bob Evans, Hampton Inn & Suites, and Sheetz.

## OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	2.1 Acres



**Brian Donovan**  
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460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





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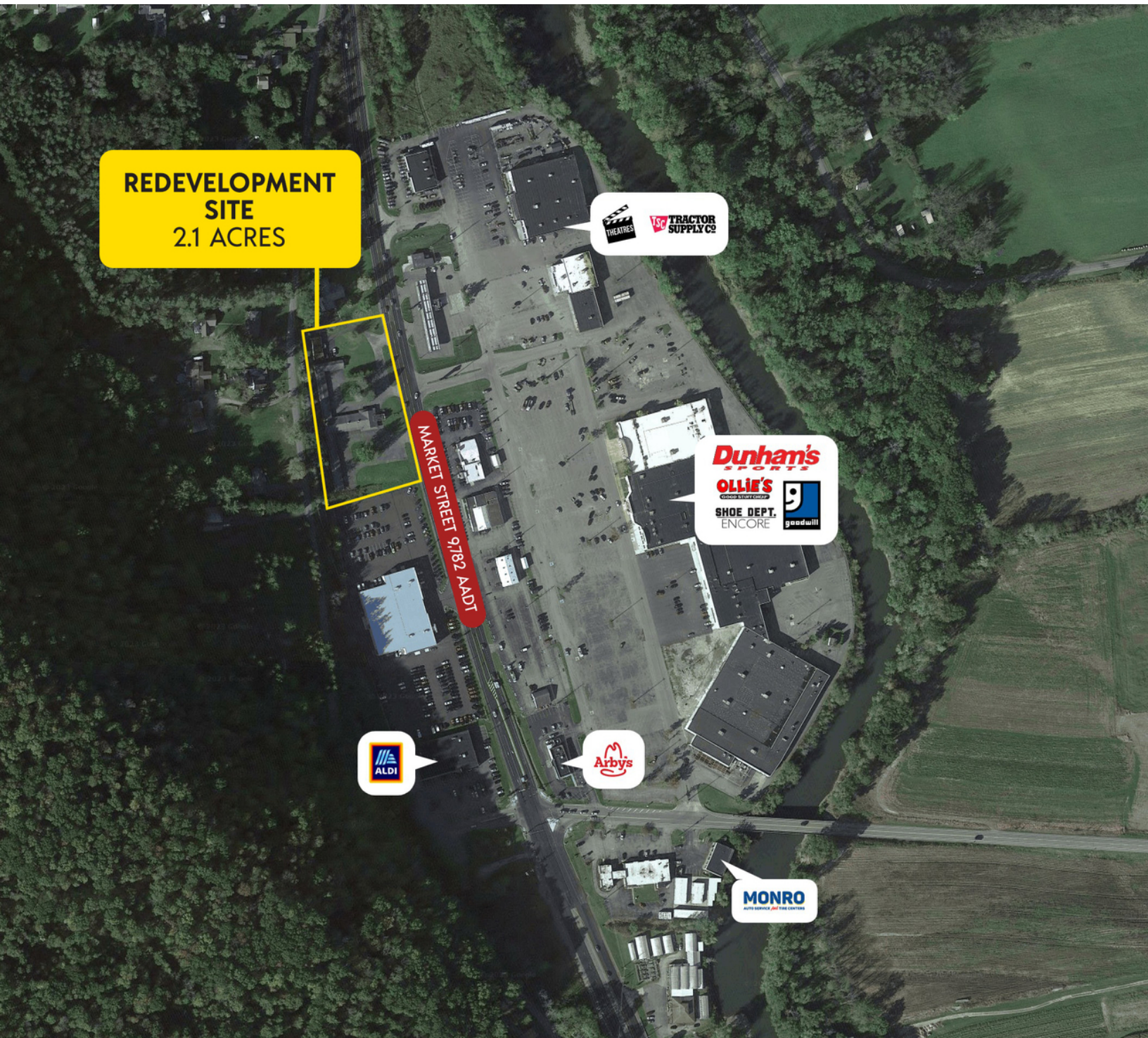
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DEMOGRAPHICS	2MI	5 MI	7 MI	15 MIN
<b>Population</b>				
<b>2022 Estimated Population</b>	<b>1,897</b>	<b>17,484</b>	<b>20,265</b>	<b>18,607</b>
2027 Projected Population	1,961	16,794	19,515	17,868
2020 Census Population	1,926	17,917	20,757	19,063
2010 Census Population	2,073	18,891	22,008	20,129
<b>2022 Median Age</b>	<b>48.2</b>	<b>45.5</b>	<b>45.9</b>	<b>45.5</b>
<b>Households</b>				
2022 Estimated Households	762	7,589	8,794	8,055
2027 Projected Households	768	7,074	8,222	7,509
2020 Census Households	776	7,855	9,096	8,337
2010 Census Households	844	8,297	9,636	8,810
<b>Race and Ethnicity</b>				
2022 Estimated White	91.0%	94.3%	94.6%	94.4%
2022 Estimated Black or African American	4.9%	2.0%	1.8%	1.9%
2022 Estimated Asian or Pacific Islander	0.4%	0.6%	0.6%	0.6%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2022 Estimated Other Races	3.7%	3.0%	2.9%	2.9%
2022 Estimated Hispanic	3.6%	2.4%	2.3%	2.4%
<b>Income</b>				
2022 Estimated Average Household Income	\$81,725	\$84,024	\$84,676	\$84,211
<b>2022 Estimated Median Household Income</b>	<b>\$62,219</b>	<b>\$58,713</b>	<b>\$60,128</b>	<b>\$59,303</b>
2022 Estimated Per Capita Income	\$34,088	\$36,989	\$37,199	\$36,938
<b>Education (Age 25+)</b>				
2022 Estimated High School Graduate	38.6%	40.6%	40.8%	40.2%
2022 Estimated Some College	16.0%	17.2%	17.3%	17.4%
2022 Estimated Associates Degree Only	14.7%	12.2%	11.9%	12.3%
2022 Estimated Bachelors Degree Only	16.6%	15.5%	15.3%	15.3%
2022 Estimated Graduate Degree	6.5%	8.9%	9.0%	9.1%
<b>2022 Estimated College Educated</b>	<b>53.8%</b>	<b>53.8%</b>	<b>53.5%</b>	<b>54.1%</b>
<b>Business</b>				
2022 Estimated Total Businesses	126	726	803	785
<b>2022 Estimated Total Employees</b>	<b>2,133</b>	<b>12,615</b>	<b>13,258</b>	<b>13,167</b>
2022 Estimated Employee Population per Business	17.0	17.4	16.5	16.8
2022 Estimated Residential Population per Business	15.1	24.1	25.2	23.7



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