

FOR LEASE

LOCATION

7000 South Ave, Boardman, OH 44512



HIGHLIGHTS

- 2 story medical office building on South Ave at Trailwood
- Ample parking
- Monument sign on South Ave
- Across from Walmart, Giant Eagle, Lowes; by Panda Express
- Easy access



TRAFFIC

South Ave = 20,904 VPD

CONTACT

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EXTERIOR









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INTERIOR









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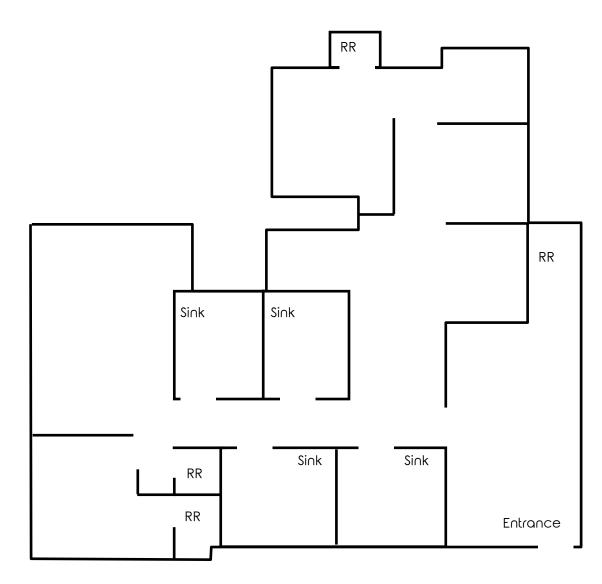
www.PLATZREALTYGROUP.com

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7000-2; 1,990 SF



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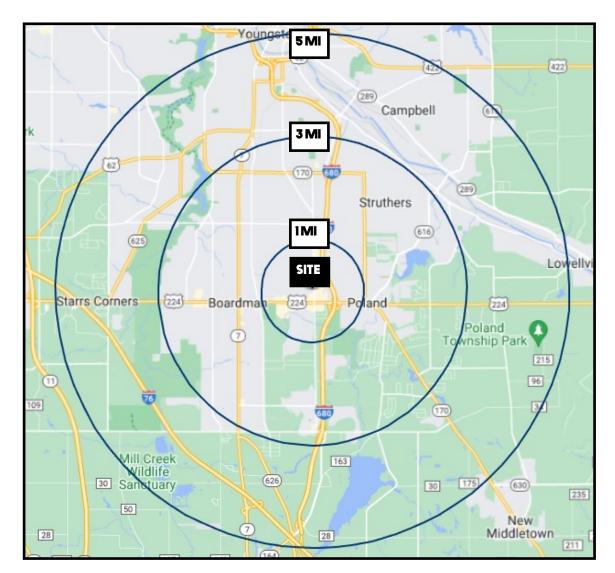
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	5,498	61,499	110,542
HOUSEHOLDS	2,349	26,051	46,535
MEDIAN AGE	47	44	44
AVERAGE HH INCOME	\$76,319	\$67,239	\$64,892

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County	
PROPERTY TYPE	Office + Medical Office	
ZONING	Commercial	
YEAR BUILT	1985	
AVAILABLE	Unit 2: 1,990 SF; \$10.00/SF	
CAM CHARGES	\$75/month	
UTILITIES	Gas & electric: separately metered	

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