

# **FOR SALE**

### **LOCATION**

725 Boardman Canfield Rd, J2, Boardman, OH 44512



### **HIGHLIGHTS**

- 1,600 SF First floor medical office with 3 first floor restrooms
- Full, finished basement with an additional restroom
- Plenty of natural light
- Professional setting in Southbridge Executive Park
- Ample parking



### **TRAFFIC**

Boardman Canfield Rd = 34,327 VPD

### CONTACT

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# **INTERIOR**









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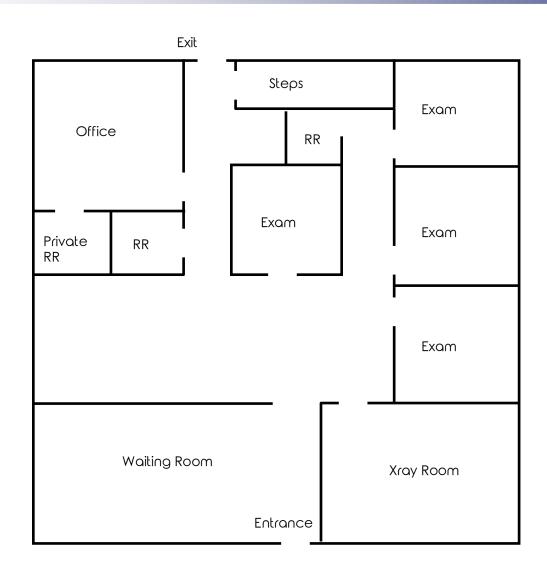
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1st Floor Tour
2nd Floor Tour

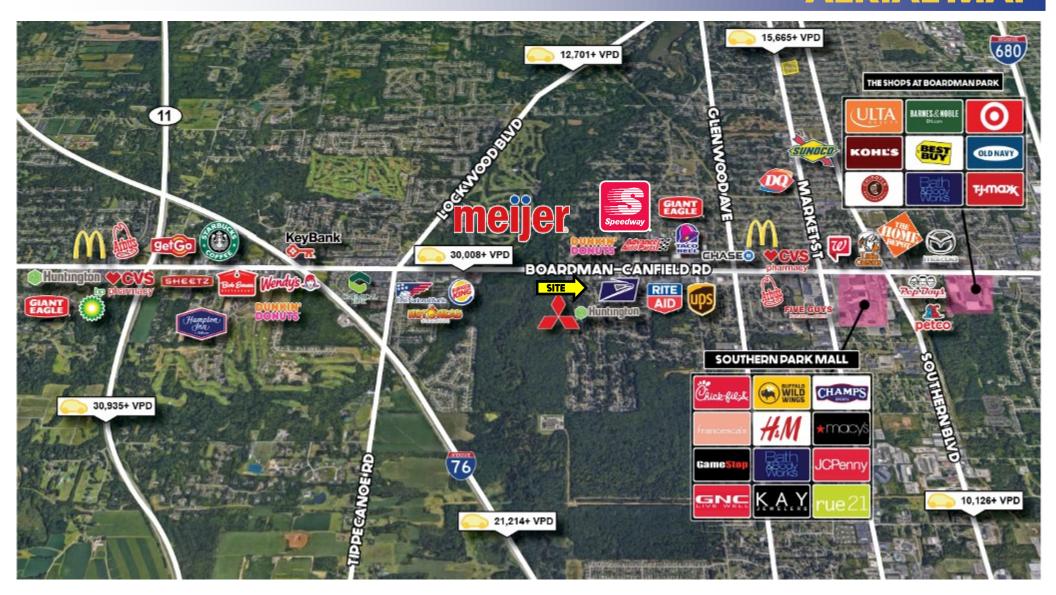


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# **AERIAL MAP**



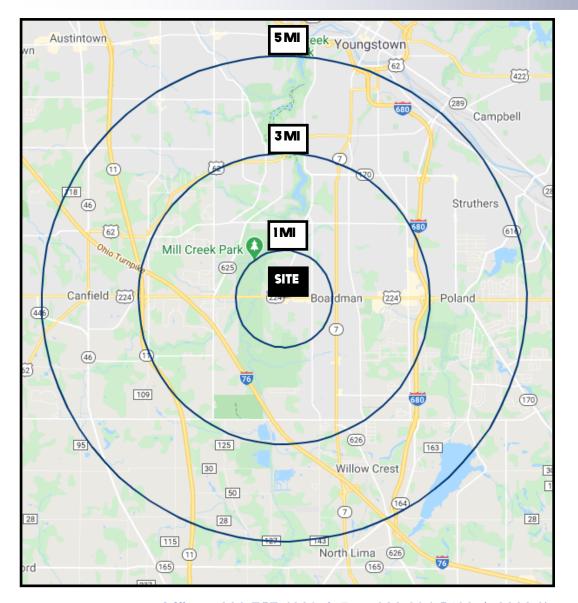
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# SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	6,648	46,146	116,056
HOUSEHOLDS	3,047	20,087	49,428
MEDIAN AGE	45	44	44
AVERAGE HH INCOME	\$75,357	\$77,128	\$69,124

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County	
PROPERTY TYPE	Office Condo	
SIZE	First Floor: 1,600 SF (40'x40')	
YEAR BUILT	1986	
PARKING	Ample shared parking	
PARCEL	29-103-0-131.02-0	
REAL ESTATE TAXES	\$3,266/year	
PRICE	\$199,900	

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