

FOR SALE/LEASE

LOCATION

3960 South Ave, Boardman, OH 44512



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage North Canton Orrville Wooster Massillon Canton Canton Comeaut L Conneaut L Conn

TRAFFIC

South Ave = 8,539 VPD

HIGHLIGHTS

- 4,000 SF on 1.5 acres
- Former bank with 4 drive-thru lanes
- Just south of Midlothian Blvd
- Built in 2004
- Very bright with lots of natural light

CONTACT

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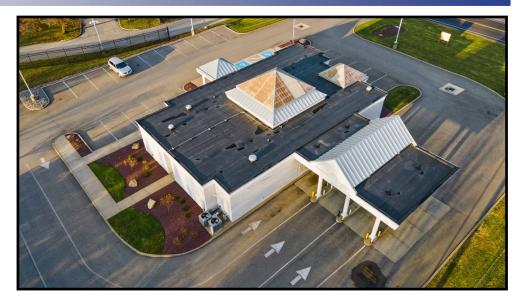
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EXTERIOR









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INTERIOR









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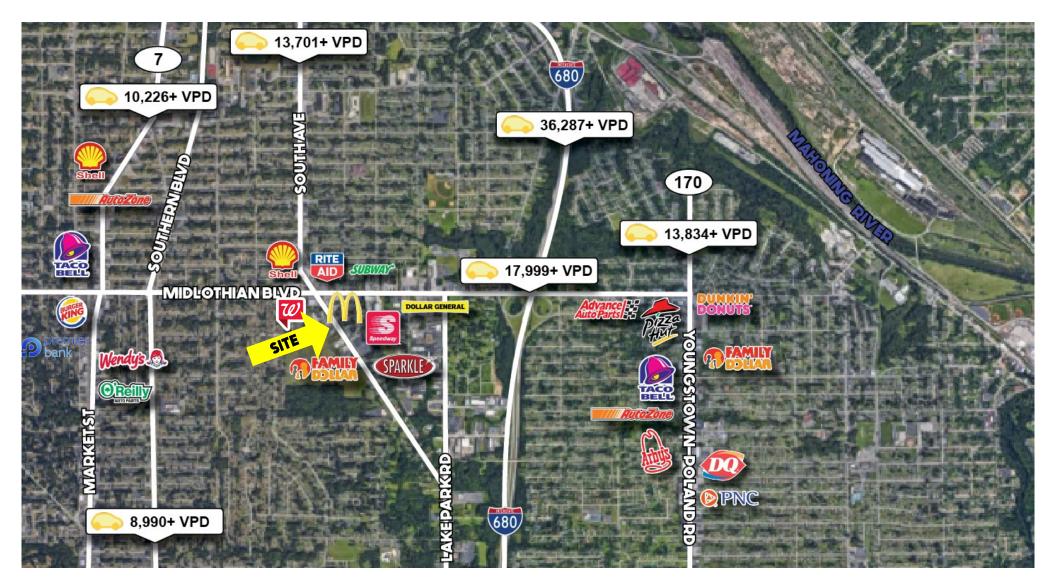




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AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	10,508	67,463	143,668
HOUSEHOLDS	4,222	28,286	59,080
MEDIAN AGE	38	42	42
AVERAGE HH INCOME	\$46,428	\$53,157	\$59,067

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County 29-011-0-002.02	
ZONING	29-011-0-002.02 Commercial	
YEAR BUILT	2004	
SIZE	4,000 SF on 1.5 acres	
REAL ESTATE TAXES	\$9,401/year	
RENT	\$10.00/SF NNN	
PRICE	\$750,000REDUCED \$640,000	

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