

FOR SALE

LOCATION

523 E Western Reserve Rd, Boardman, OH 44512



HIGHLIGHTS

- · Ideal location for auto, retail, office
- Corner lot in southern Mahoning County
- Easy access to I-680 and OH Turnpike
- Located on .8 acres
- 4 drive-in doors



TRAFFIC Western Reserve Rd = 13,948 VPD

3D TOUR: <u>523</u>

CONTACT DON THOMAS 501.269.3827 dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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AERIAL



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INTERIOR

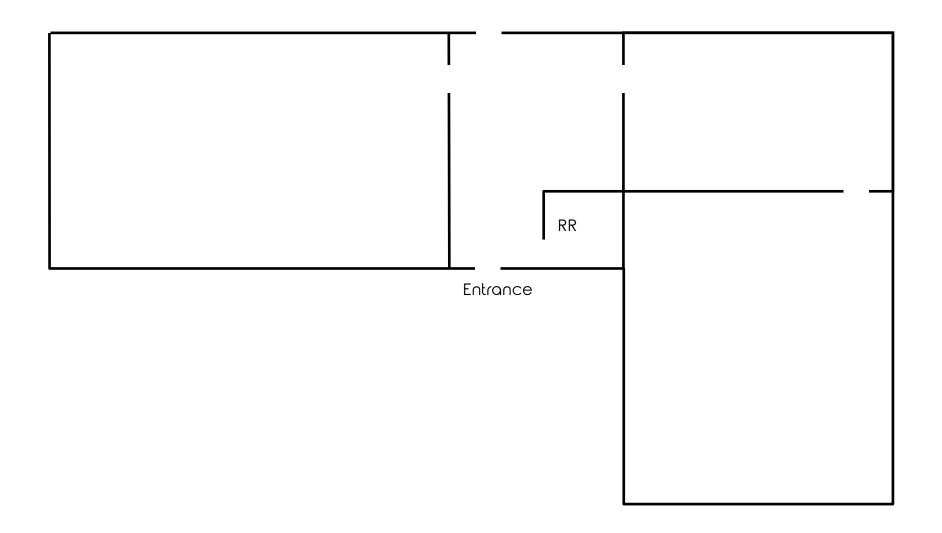


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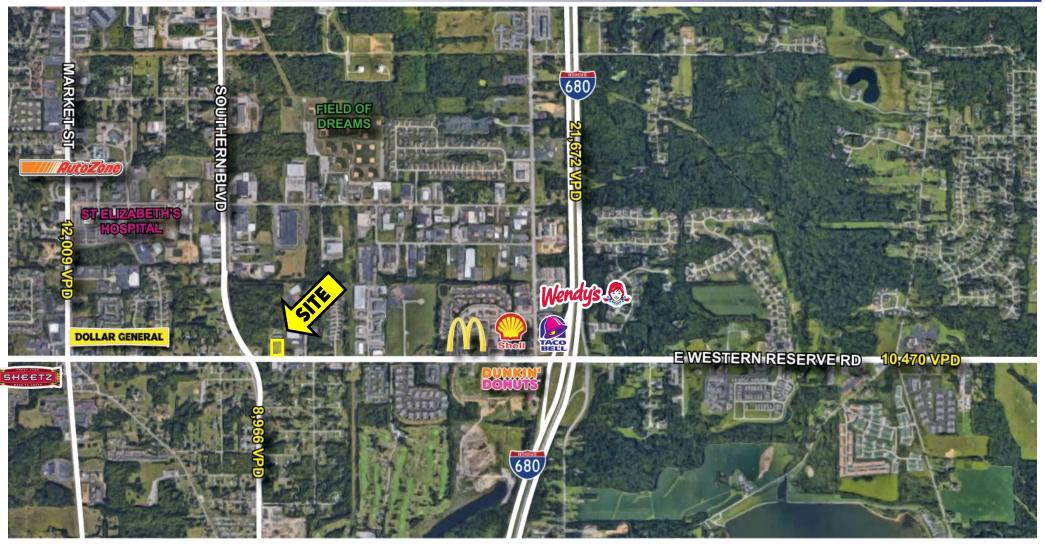


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AERIAL MAP



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PROPERTY DETAILS

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,742	21,229	70,238
HOUSEHOLDS	1,255	9,211	29,925
MEDIAN AGE	54	49	46
AVERAGE HH INCOME	\$63,051	\$83,651	\$80,692

SITE INFORMATION				
LOCATION PROPERTY TYPE	Beaver Township Mahoning County Redevelopment site			
ZONING	G-C			
PARCEL	04-036-0-010			
SIZE	2,600 SF			
ACREAGE	.8 acres			
REAL ESTATE TAXES	\$2,455/year			
PRICE	\$499,000			

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CORNERSBURG	7 5 MI	- N	
8 46		Struthers	(289)
E C			
Ohio Tumpike	3 MI		Lowelly
Canfield 224 Starrs Corners	(224) Boardman (224)	Poland	de la
			88
		HALL A	96
arquis.	SITE	170	34 213
95 126	626	163	
30	Willow Crest		30 175 211
28		28	Middletown
115	127 143 North Lima 626	TO	193
95 237 125	3 10 20		207 170
38 40	143	149	20
B	B	New Springfield	617 Pete
95 107 38 (46)		149 62	175 943