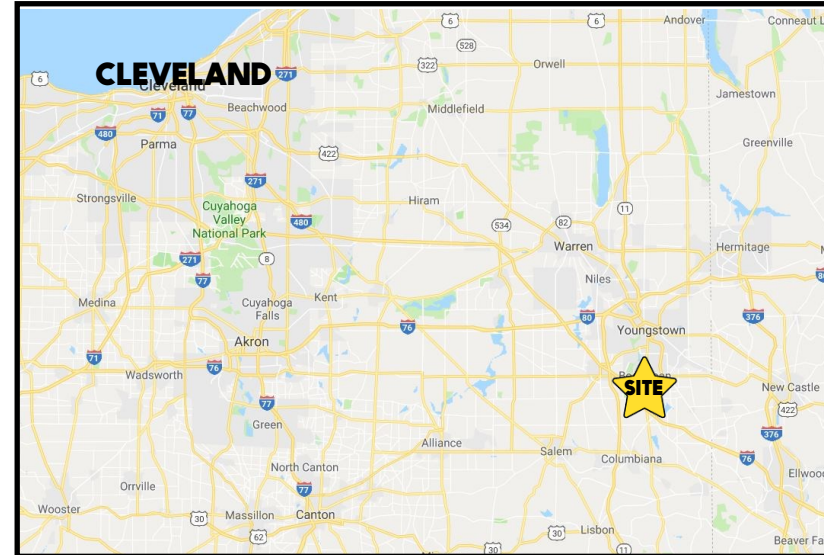


LOCATION

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: [523](#)

CONTACT

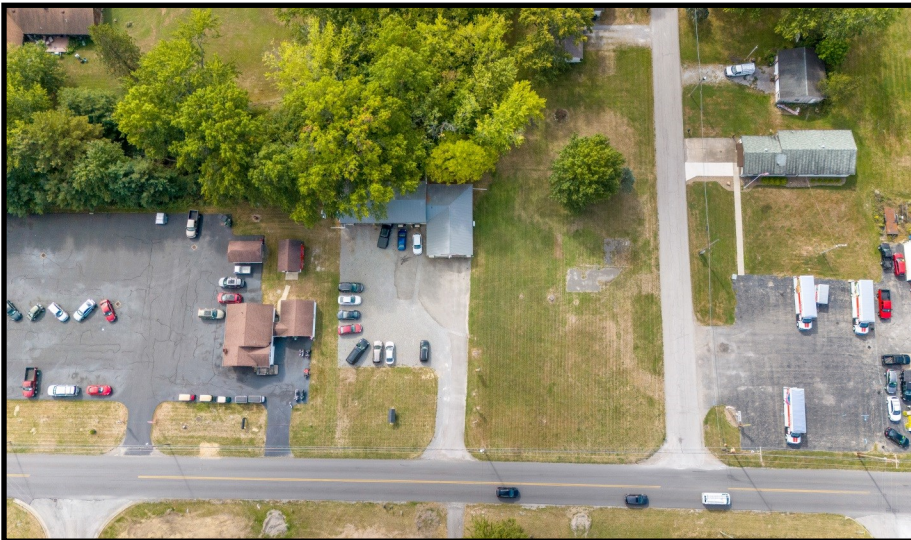
DON THOMAS

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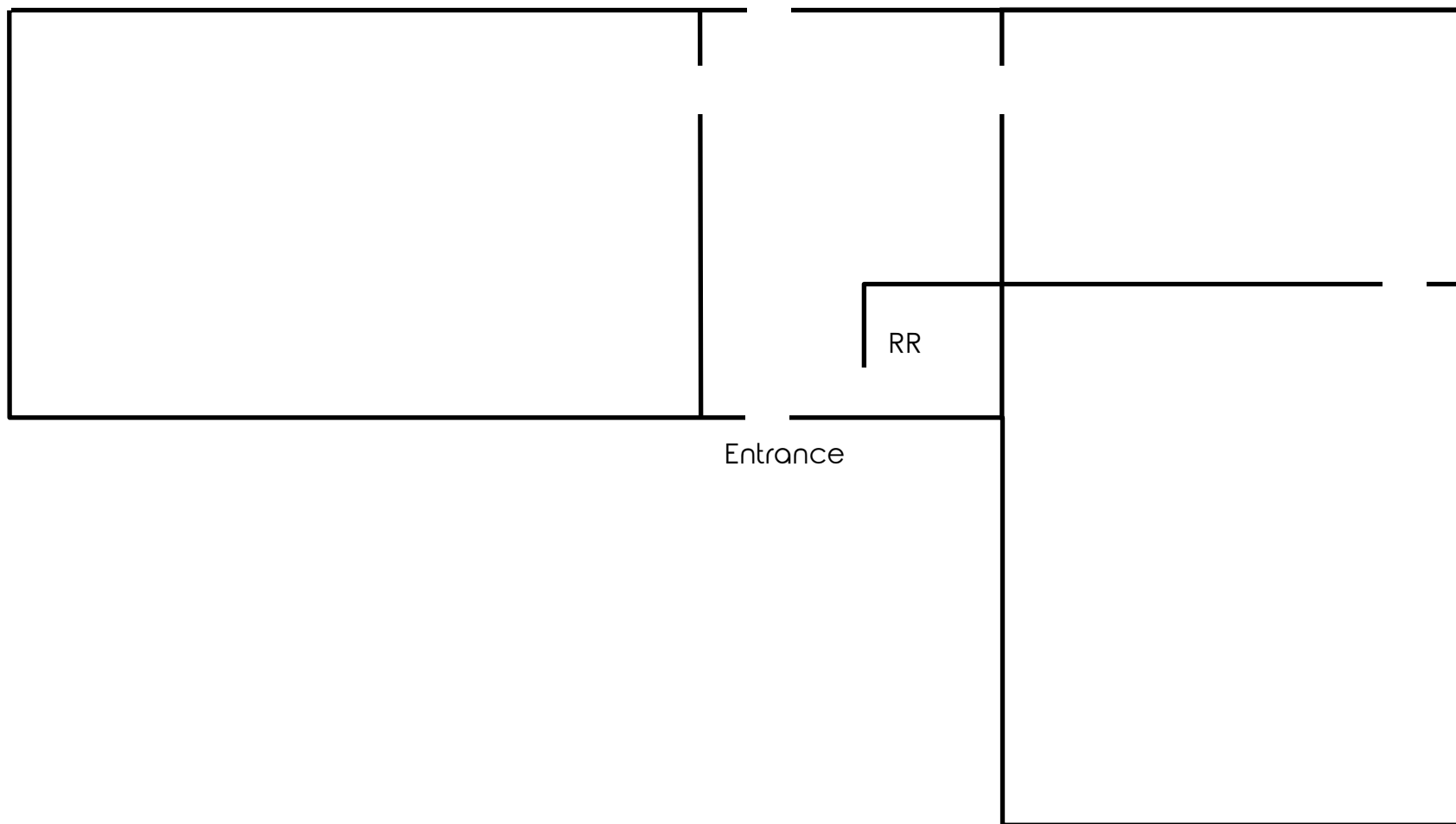
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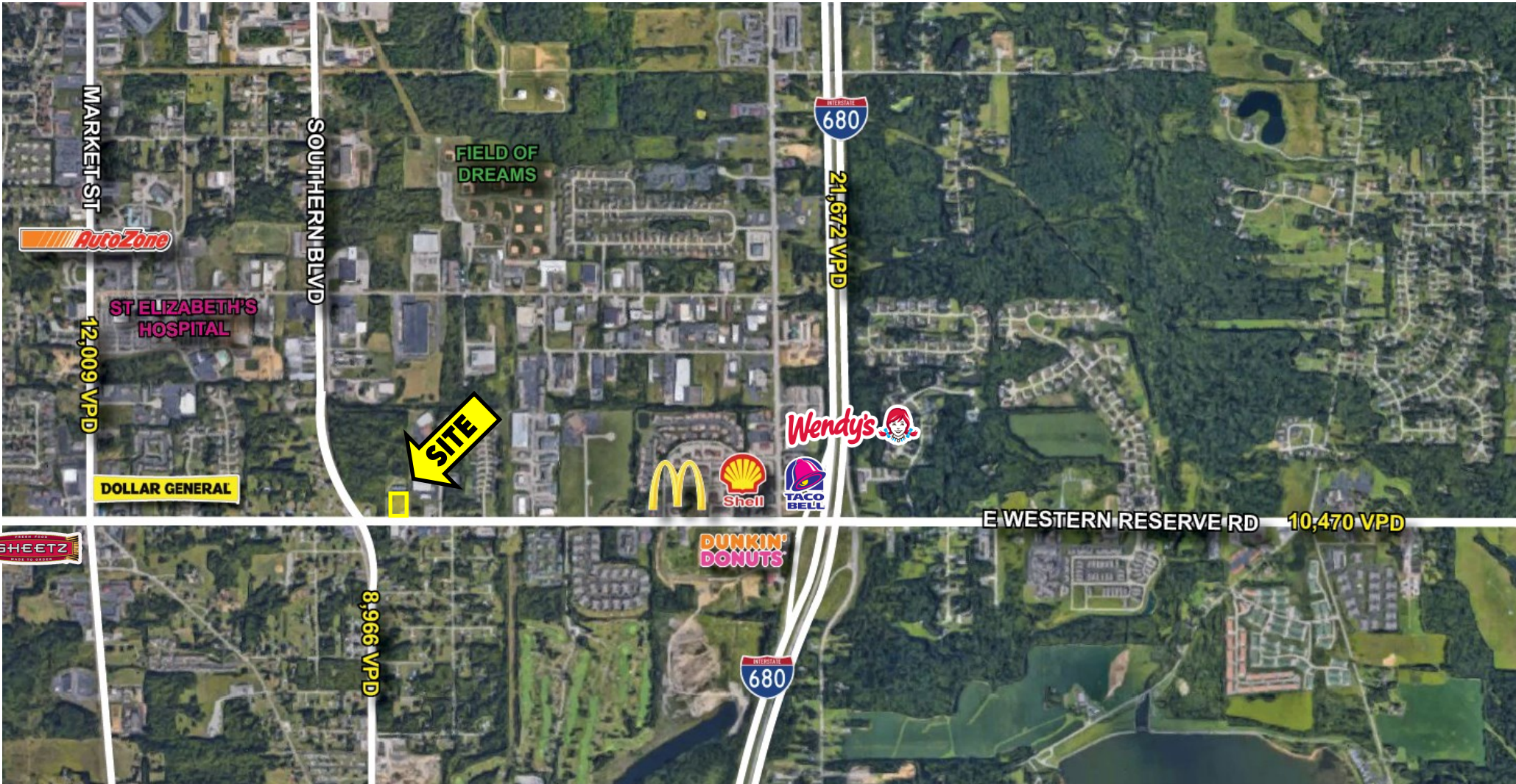
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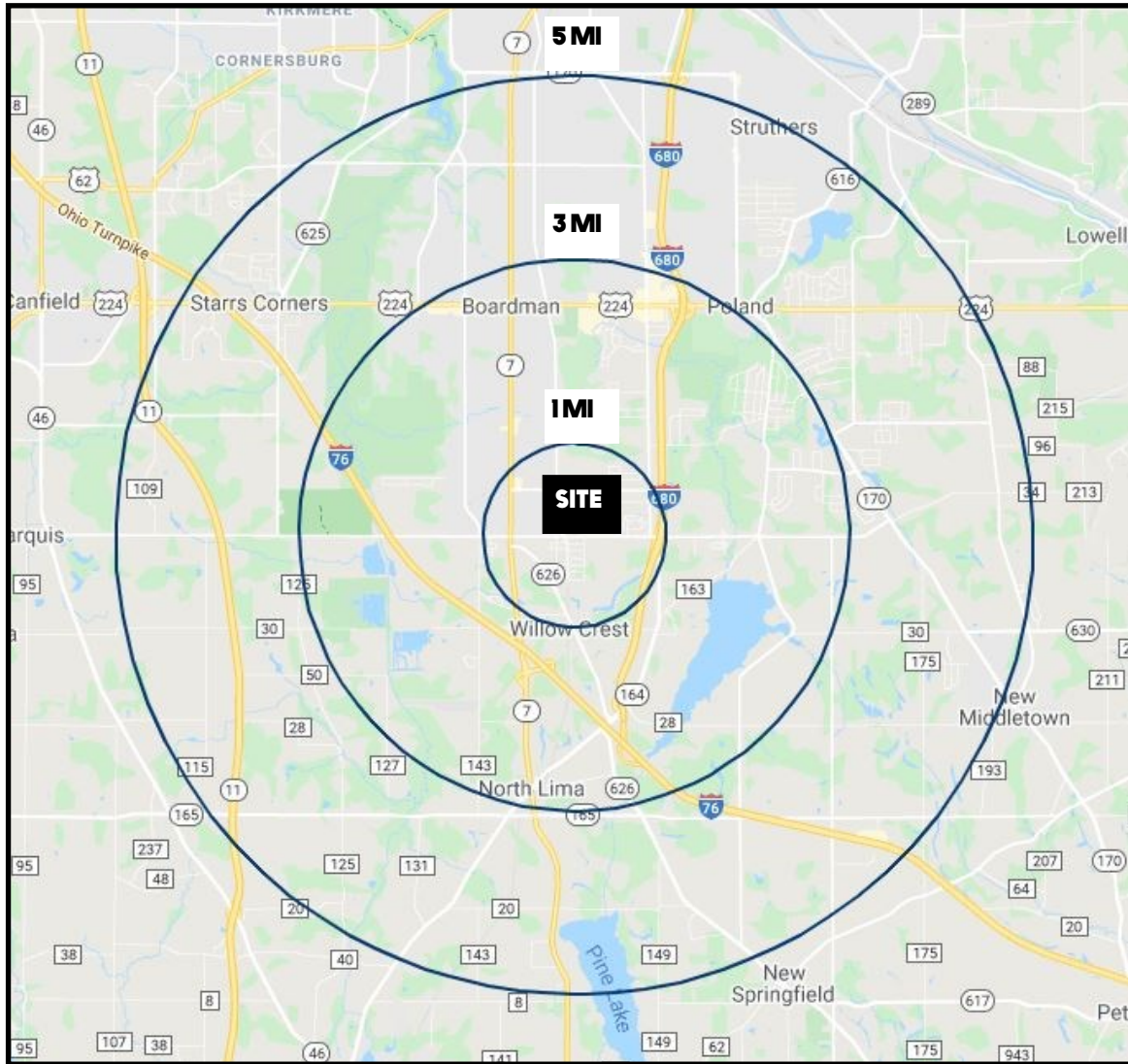
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,742	21,229	70,238
HOUSEHOLDS	1,255	9,211	29,925
MEDIAN AGE	54	49	46
AVERAGE HH INCOME	\$63,051	\$83,651	\$80,692

SITE INFORMATION	
LOCATION	Beaver Township Mahoning County
PROPERTY TYPE	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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