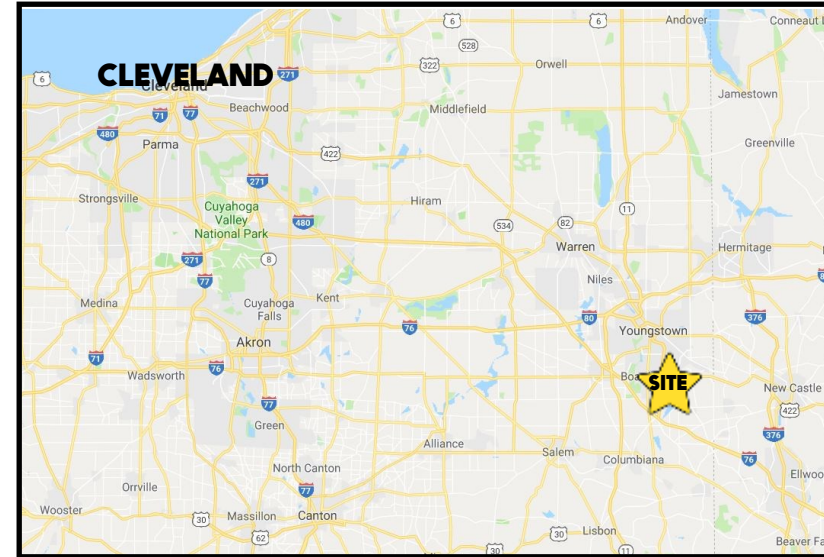


## LOCATION

1170 E Western Reserve Rd, Boardman Twp OH - Building 2



## HIGHLIGHTS

- Quality construction and meticulously maintained office building with long term tenants
- Located at the Western Reserve Rd / I-680 ramp
- Professional setting with great regional access
- Additional building and land available

## CONTACT

**BILL KUTLICK**

330.565.5701

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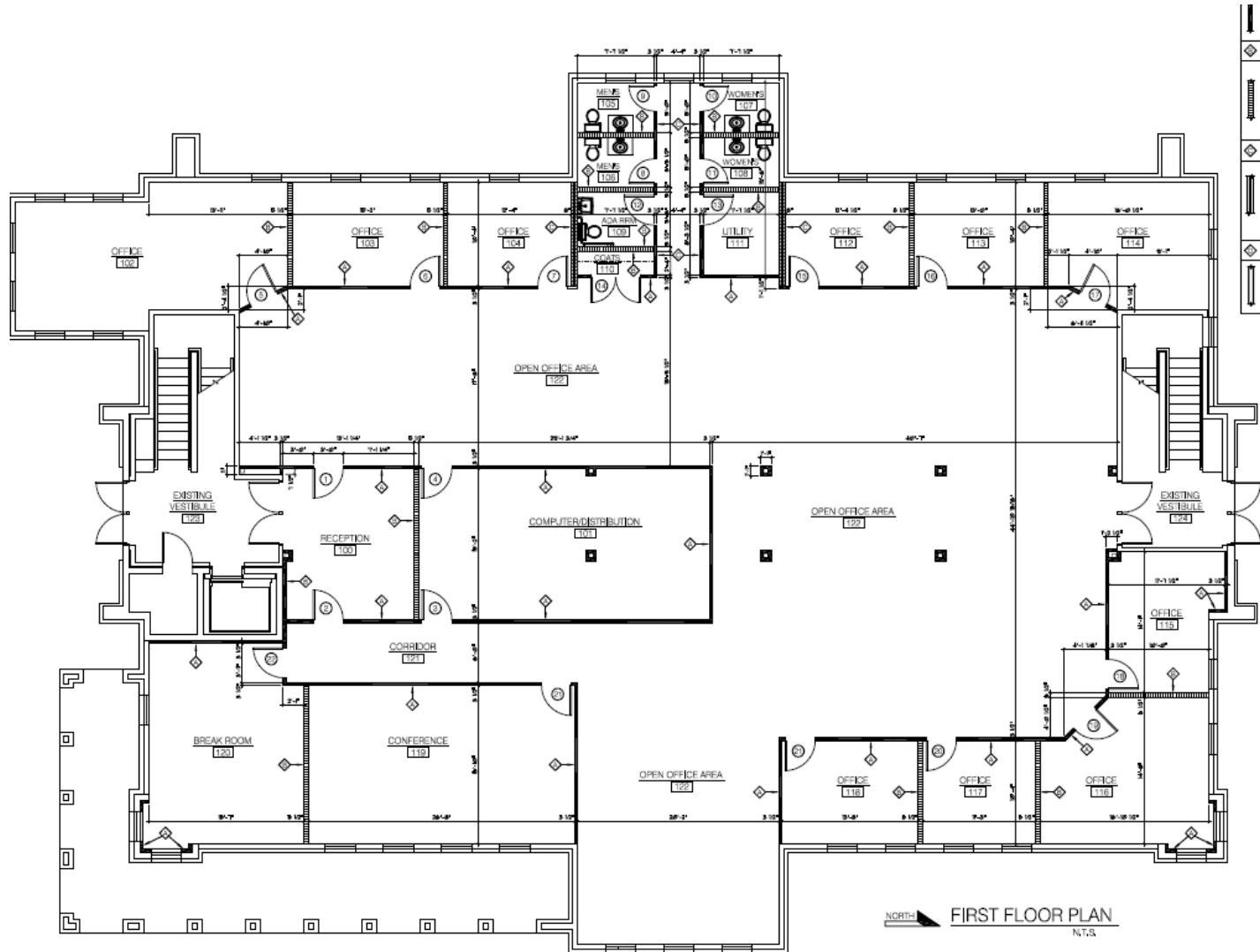
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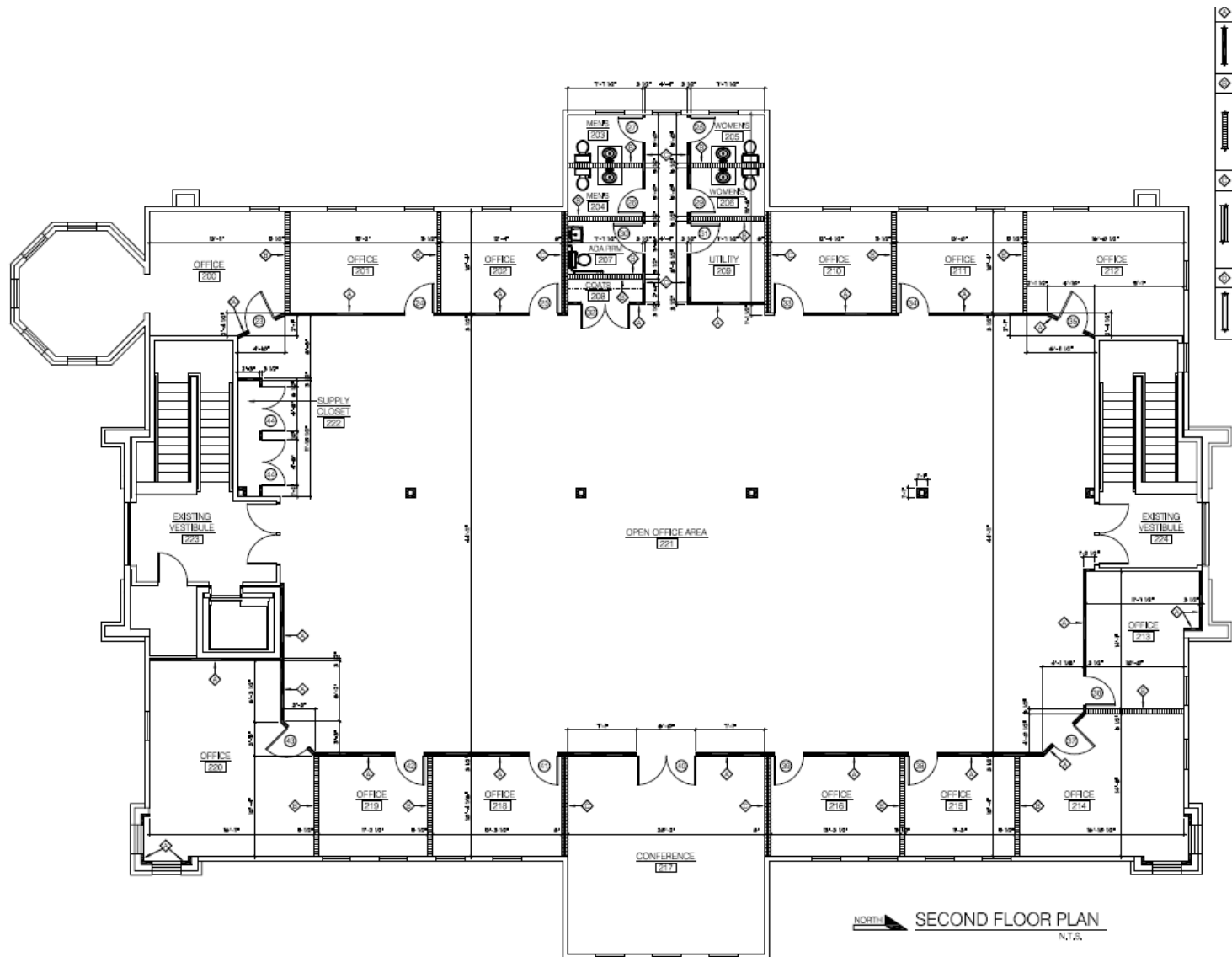
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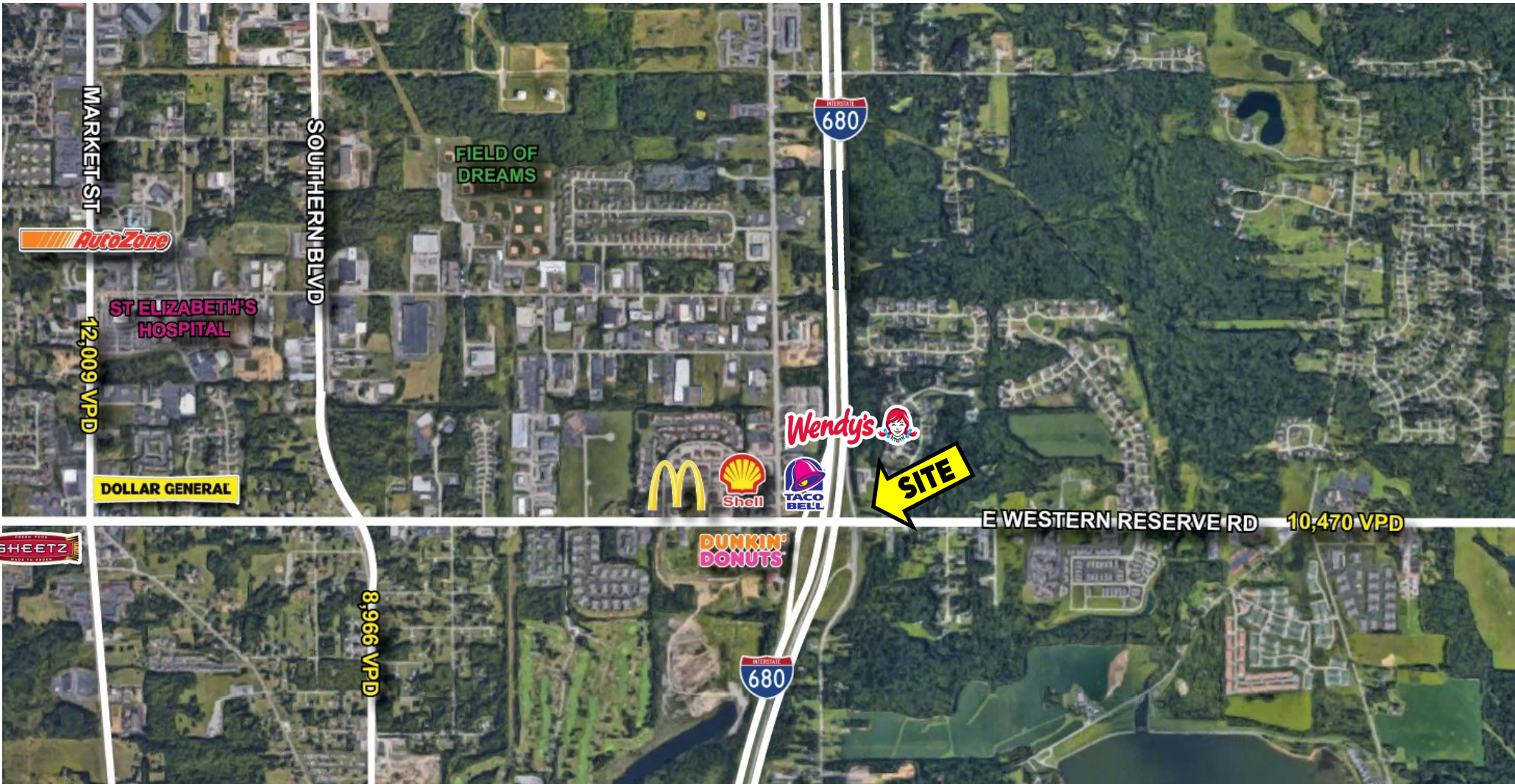
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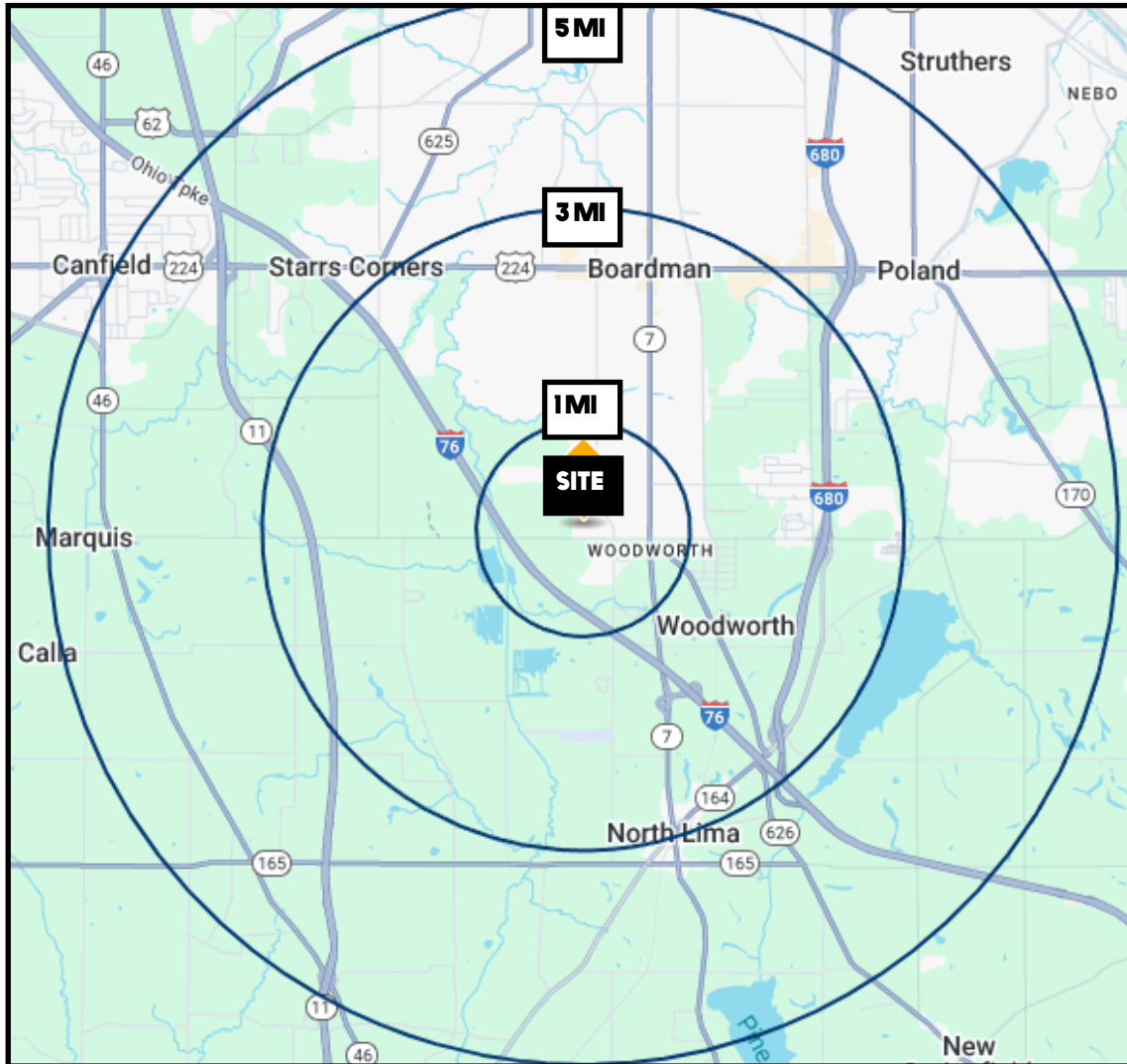
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	2,138	22,260	69,115
<b>HOUSEHOLDS</b>	1,000	9,668	30,326
<b>MEDIAN AGE</b>	55	50	46
<b>AVERAGE HH INCOME</b>	\$91,062	\$92,153	\$79,367

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County Boardman School District
<b>PARCEL</b>	29-049-0-023.02
<b>SIZE</b>	Total Size: 16,082 SF (2 floors) Leasable SF: 15,452 SF 1.35 acres
<b>ZONING</b>	GB
<b>REAL ESTATE TAXES</b>	\$30,629/year
<b>PRICE</b>	\$2,400,000

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