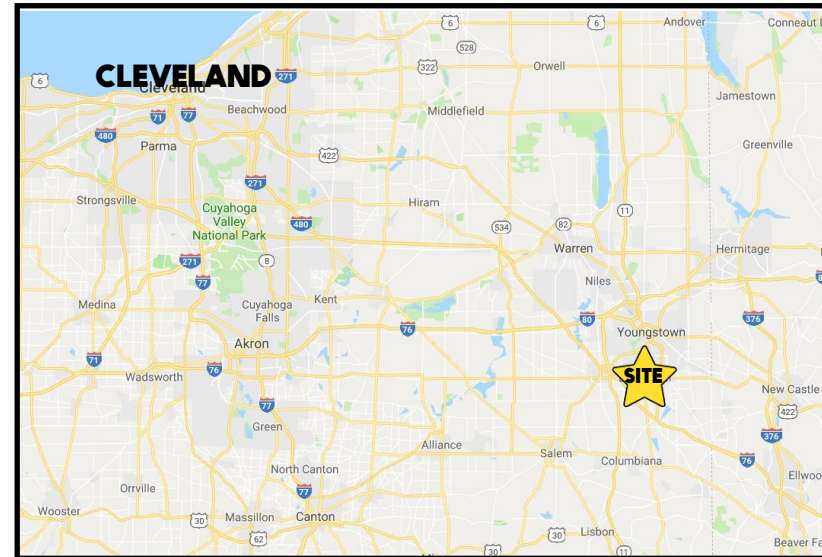


## LOCATION

7250 West Blvd, Boardman, OH 44512



## HIGHLIGHTS

- Property designed as a spa, can be used as an office
- First floor can be subdivided; individual rooms available
- High end finishes
- Can be converted to traditional office
- Located just south of US 224
- Lots of parking

## TRAFFIC

West Blvd = 7,577 VPD

Boardman Canfield Rd = 34,599 VPD

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

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

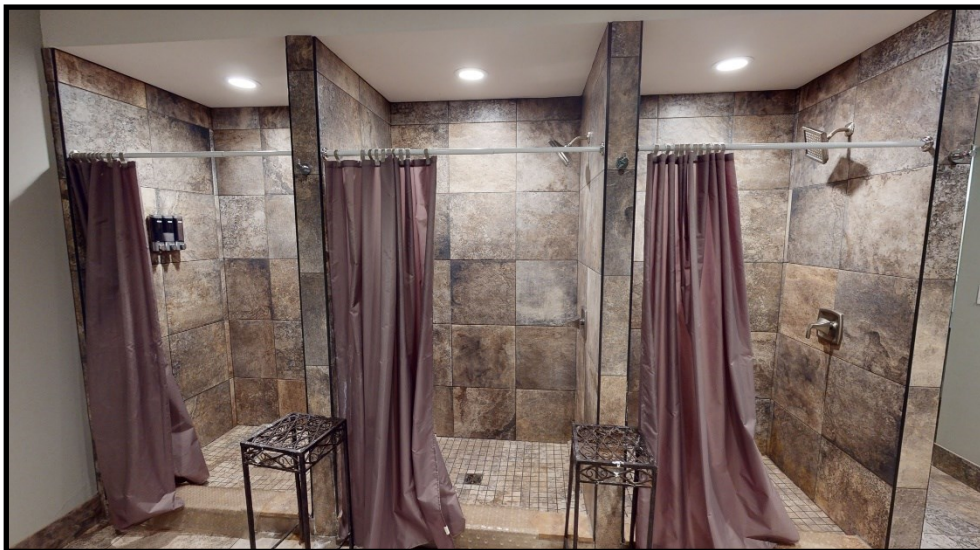
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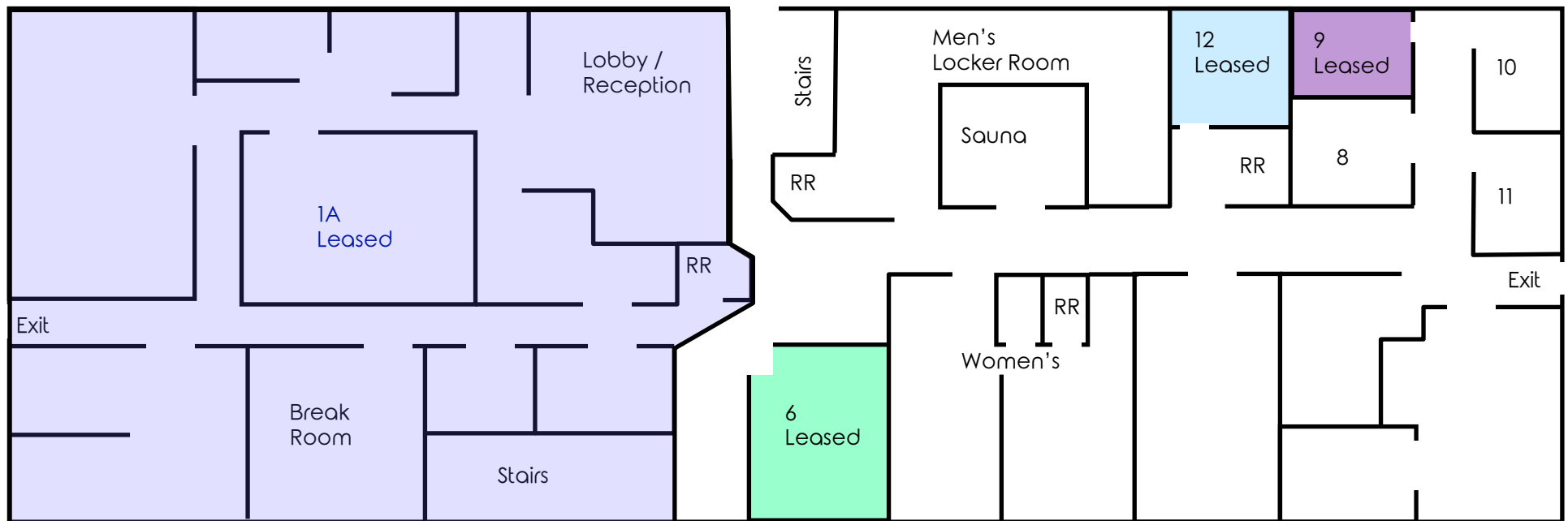
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First Floor

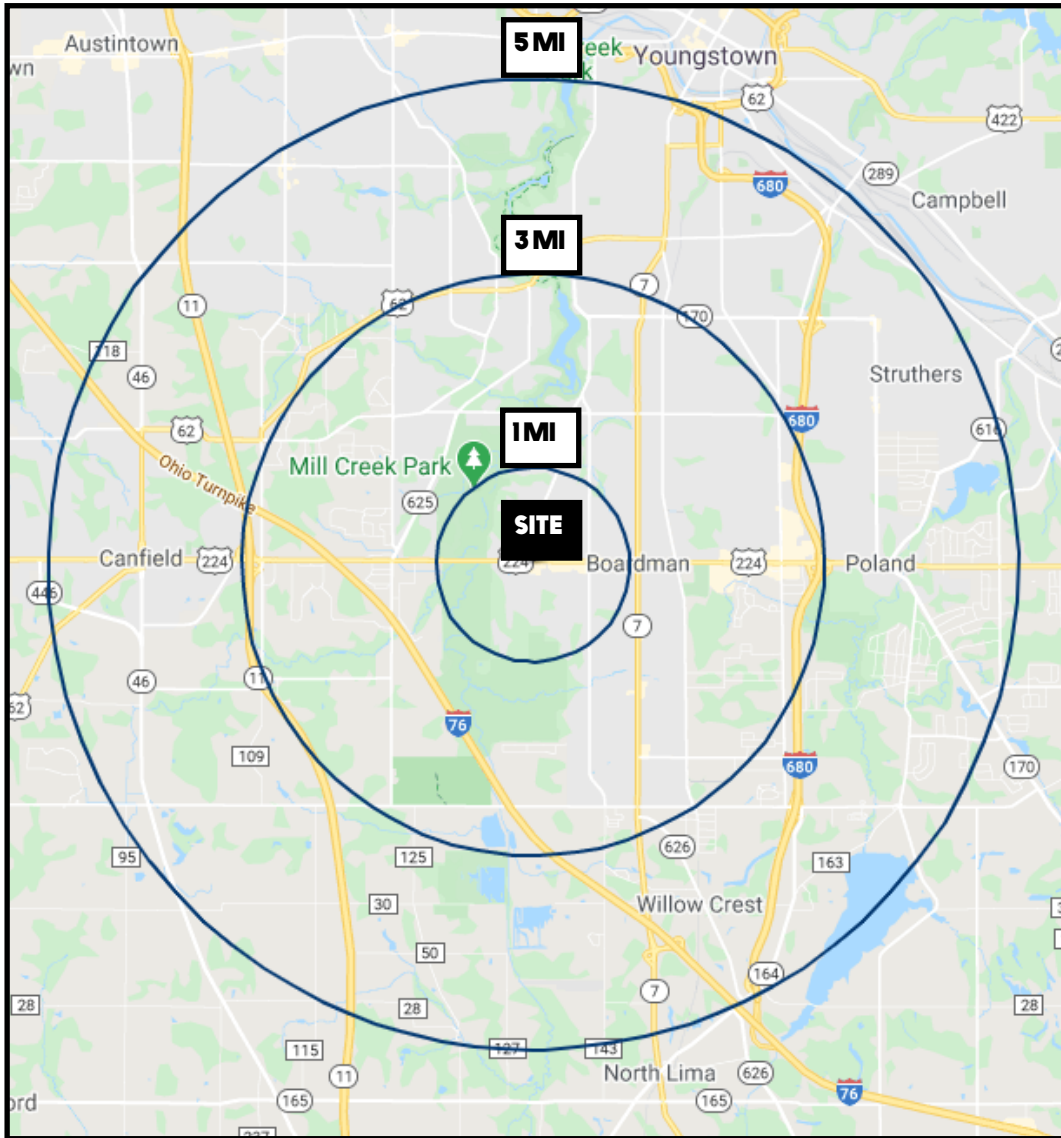
Entrance



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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	6,861	46,682	115,555
<b>HOUSEHOLDS</b>	3,128	20,249	49,103
<b>MEDIAN AGE</b>	45	44	44
<b>AVERAGE HH INCOME</b>	\$72,272	\$74,174	\$67,667

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	2 story office/service building
<b>ZONING</b>	General Business
<b>PARCEL</b>	29-103-0-001.07
<b>SIZE</b>	First Floor: 4,172 SF available
<b>YEAR RENOVATED</b>	2017
<b>RENT</b>	First Floor: \$8.50/SF "Extra Charges: \$3.00/SF +/-  Individual rooms starting at \$175/week including utilities

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