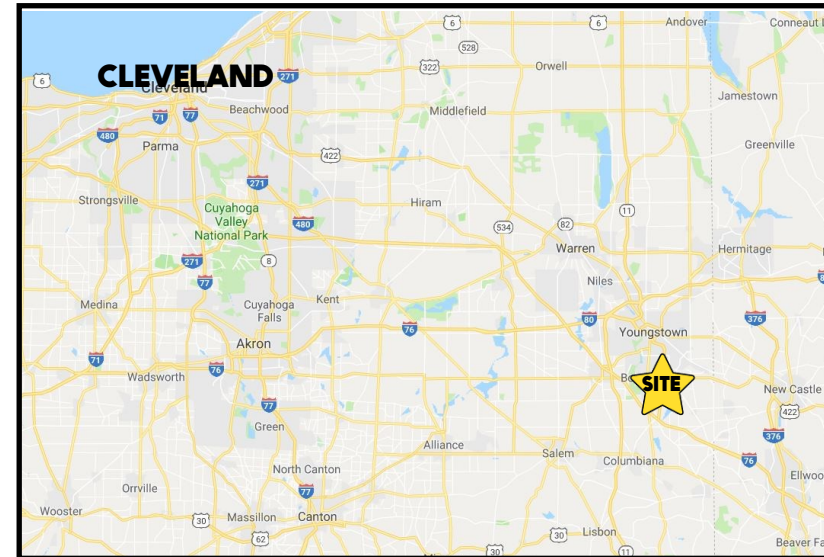


LOCATION

8170 South Ave, Boardman, OH 44512



HIGHLIGHTS

- Two brick buildings
- Built in 2006
- Very well maintained property
- Great signage on South Ave
- Convenient location just north of Western Reserve Rd

TRAFFIC

South Ave = 14,626 VPD

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

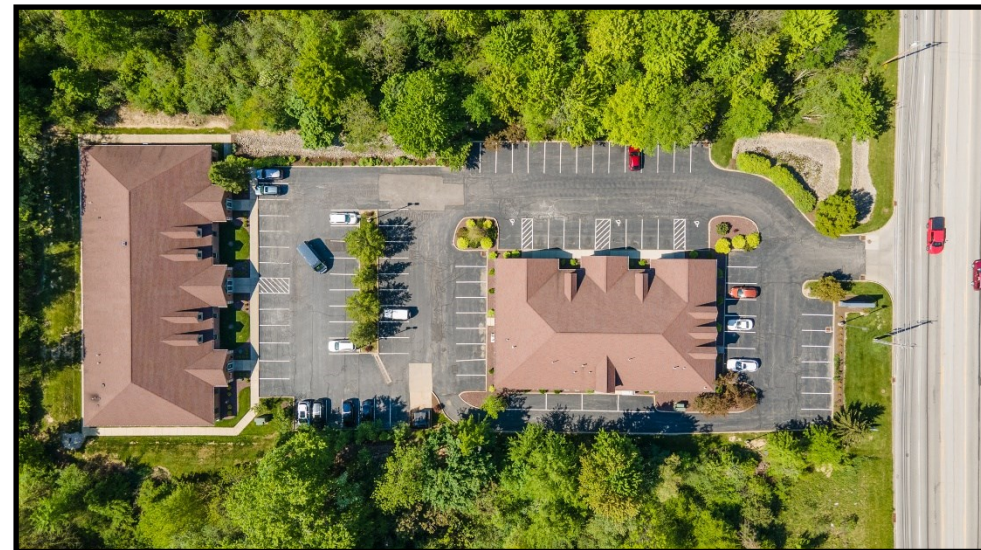
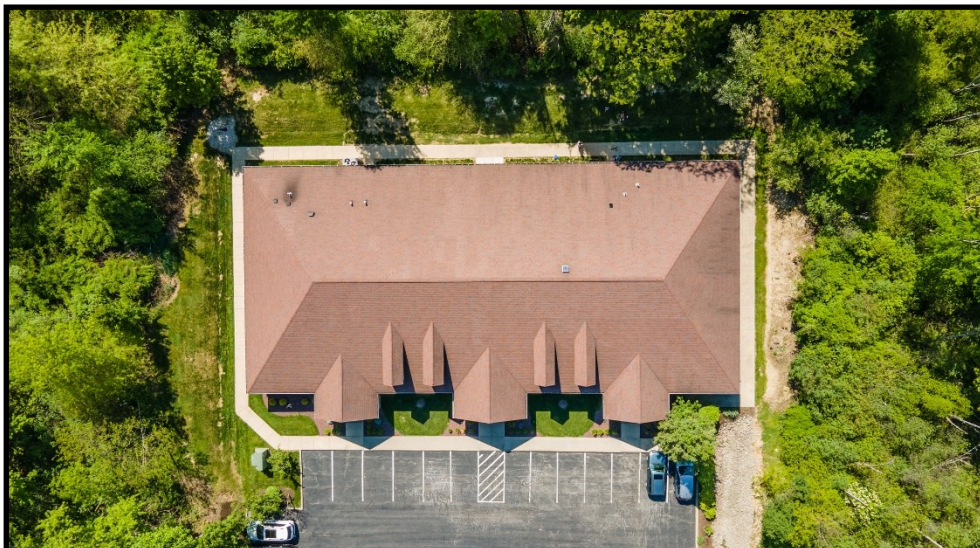
ALEX HANDEL

330.397.2091

ahandel@platzrealtygroup.com

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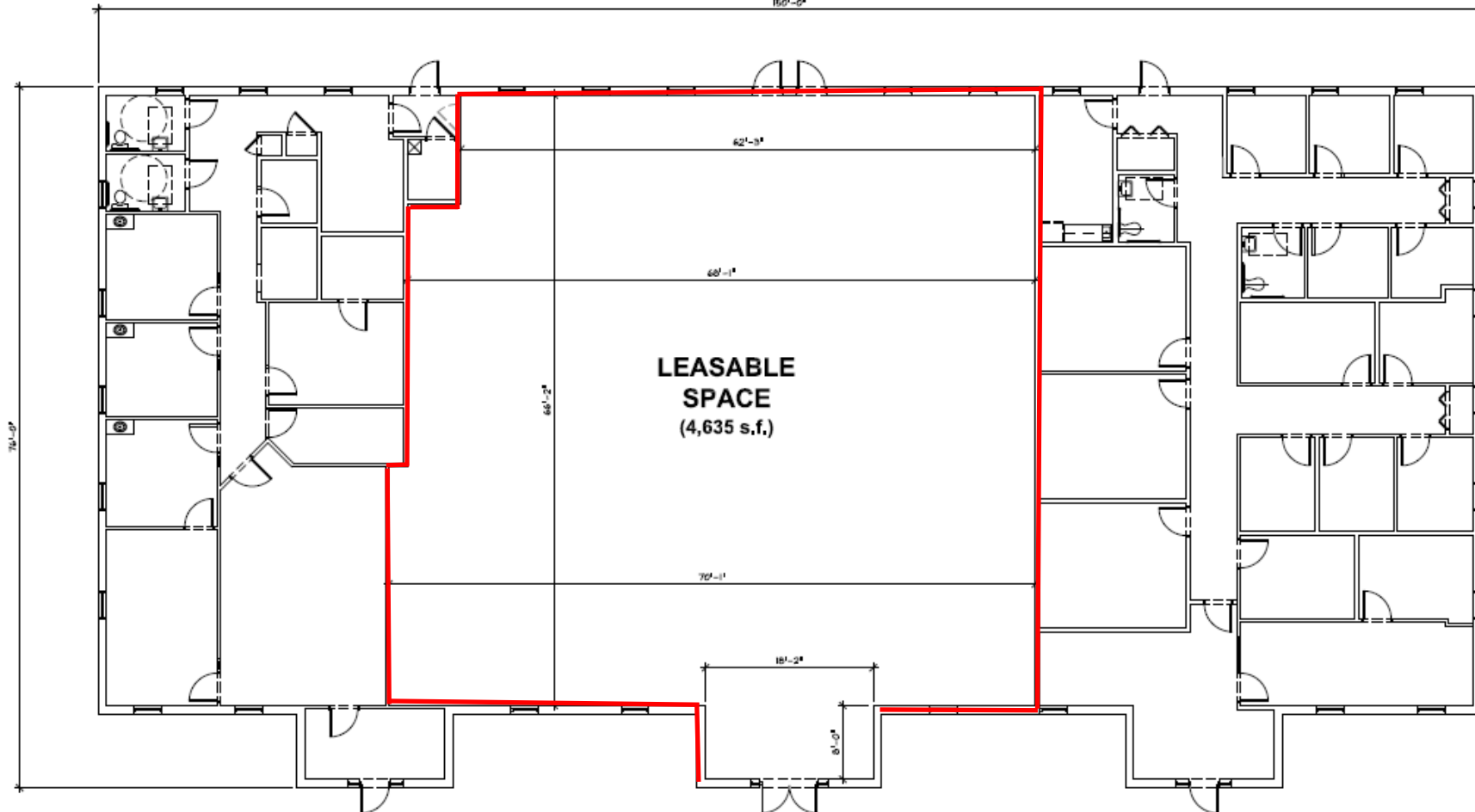


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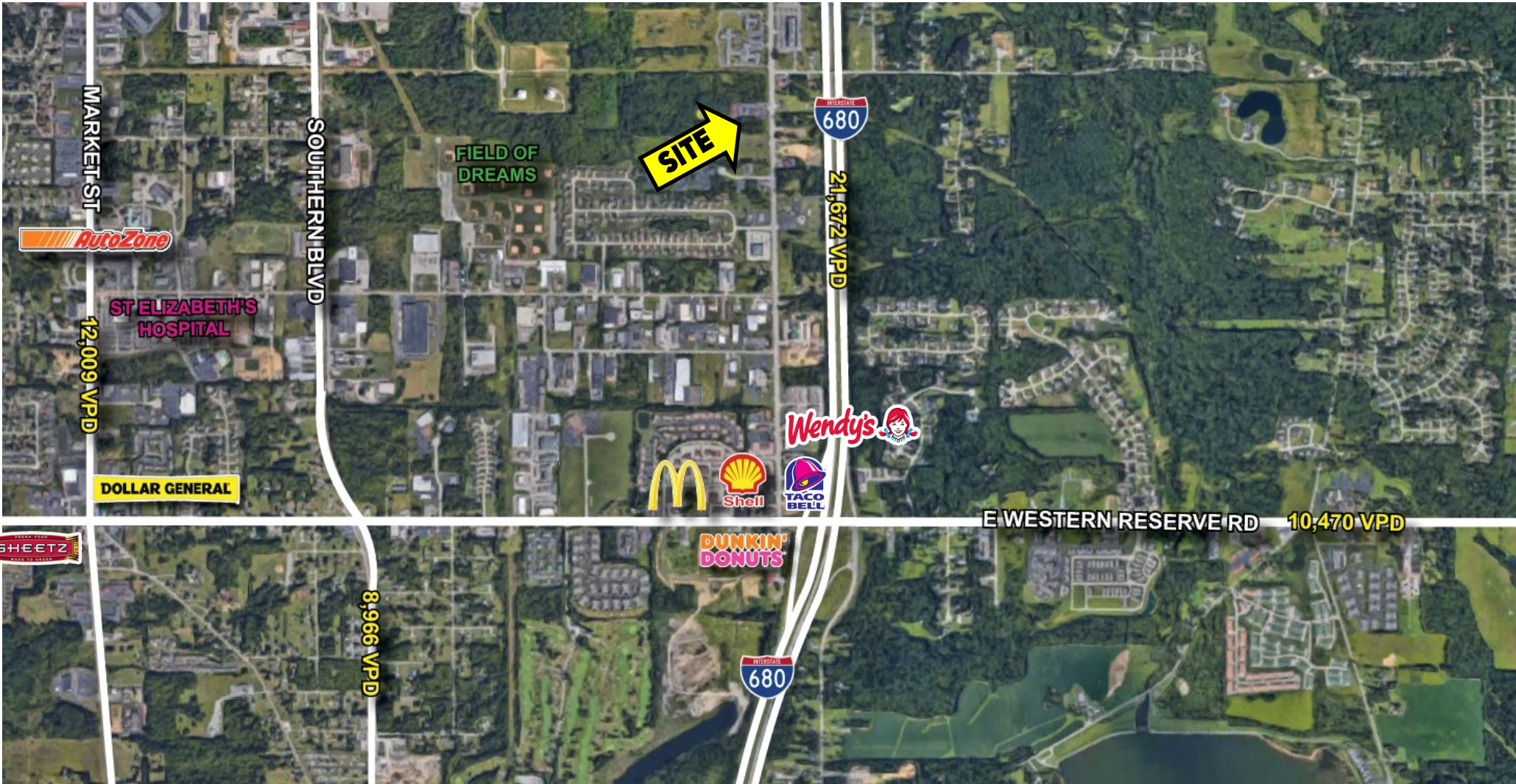
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Building 2
4,635 SF available



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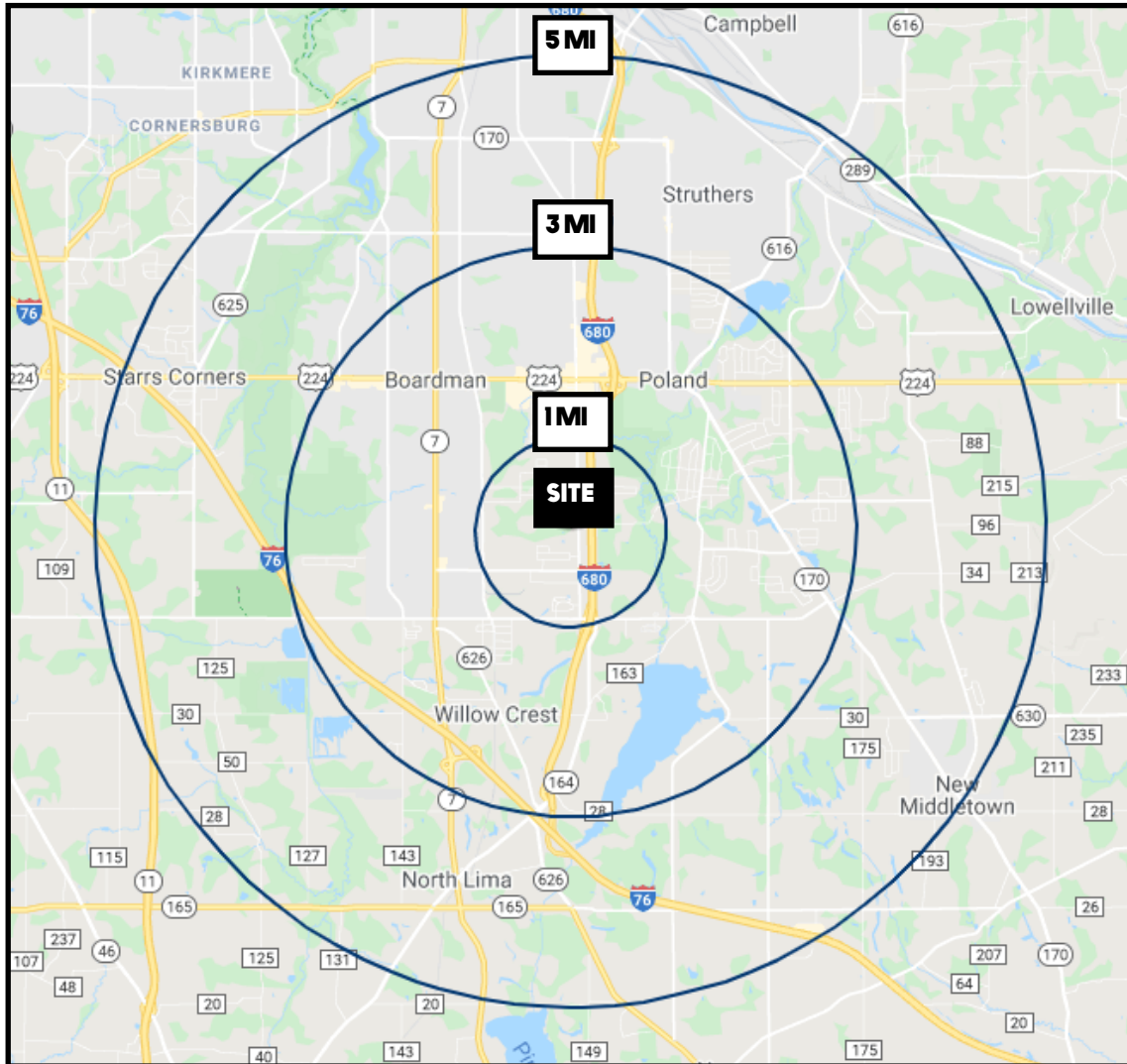
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,374	36,093	87,625
HOUSEHOLDS	1,027	15,432	36,761
MEDIAN AGE	54	47	44
AVERAGE HH INCOME	\$86,009	\$81,090	\$72,486

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Office + Medical Office
UTILITIES	Separately metered
AVAILABLE	Building 2: 2,000-4,635 SF
YEAR BUILT	2006
RENT	\$17.00/SF NNN
EXTRA CHARGES	\$3.35/SF + utilities

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