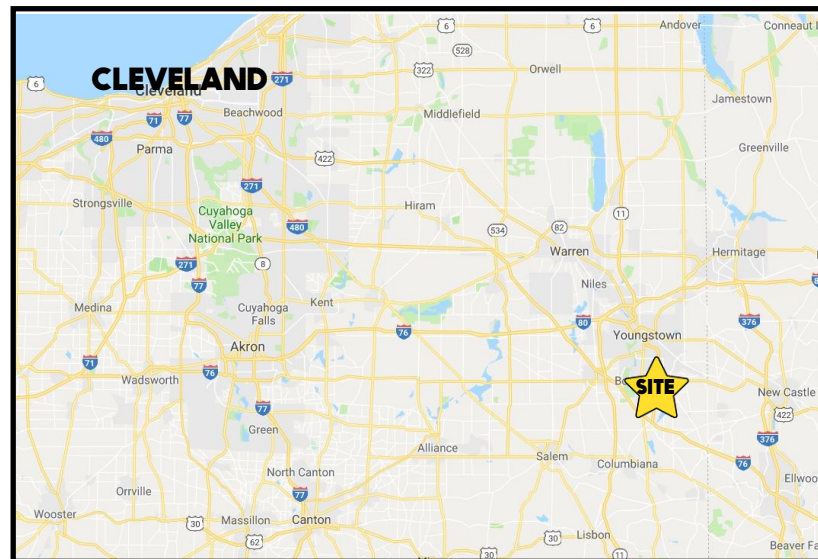


LOCATION

8170 South Ave, Boardman, OH 44512



TRAFFIC

South Ave = 14,626 VPD

HIGHLIGHTS

- Professional office on South Ave near I-680
- Suites 5-6 are ready to be built out to your specs; LL will provide Allowance or abated rent
- Close to Mercy Health and Surgical Center
- Signage on South Ave

*Property is owned by listing agent

CONTACT

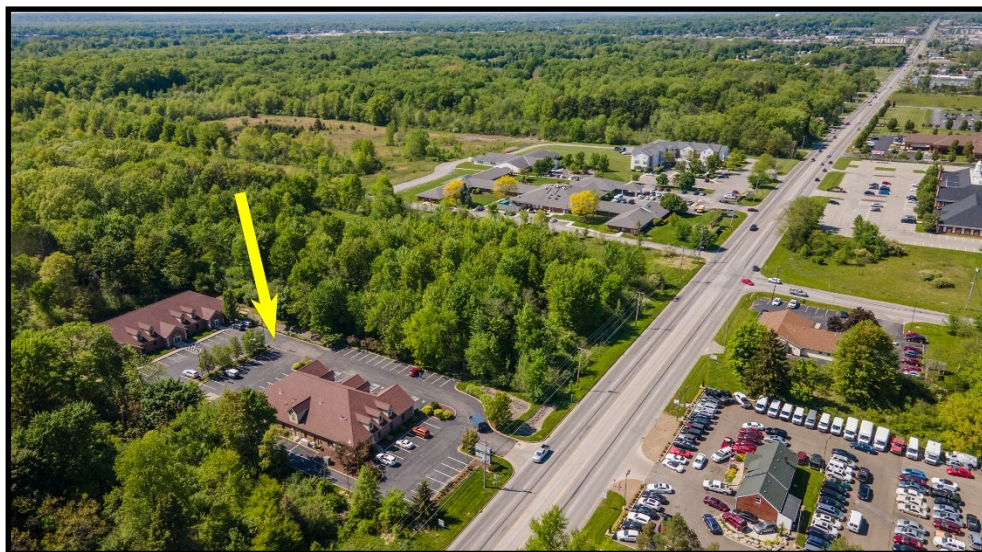
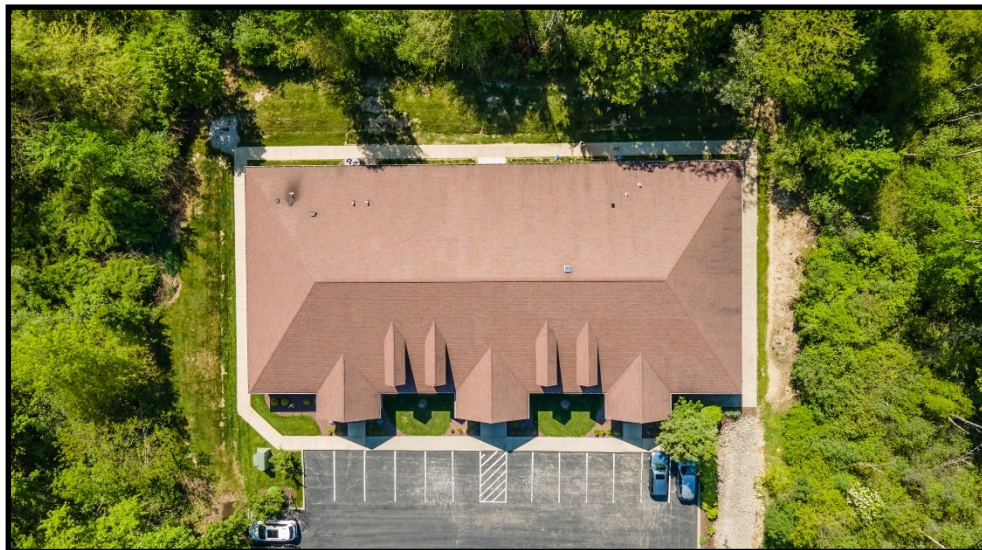
DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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

www.PLATZREALTYGROUP.com

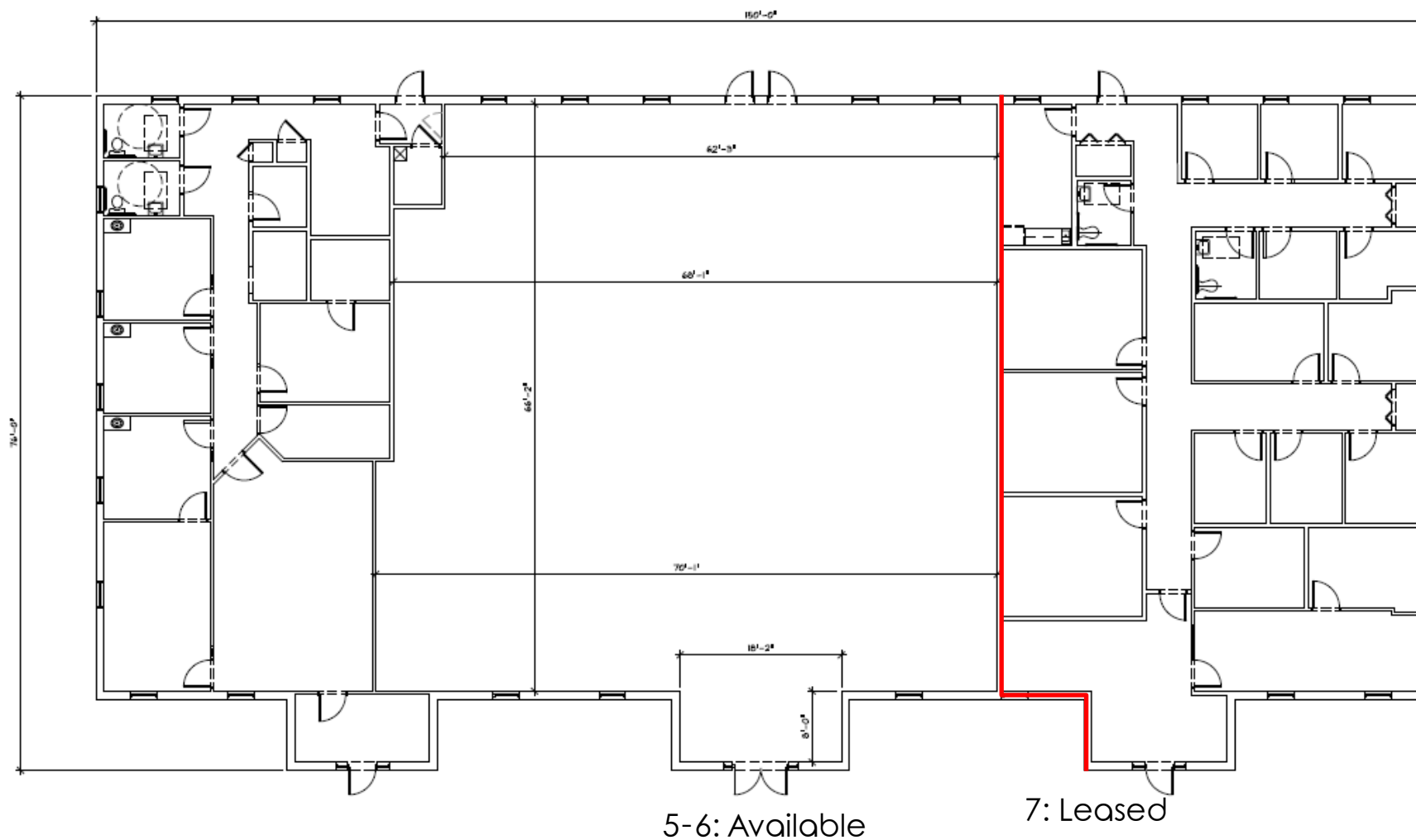


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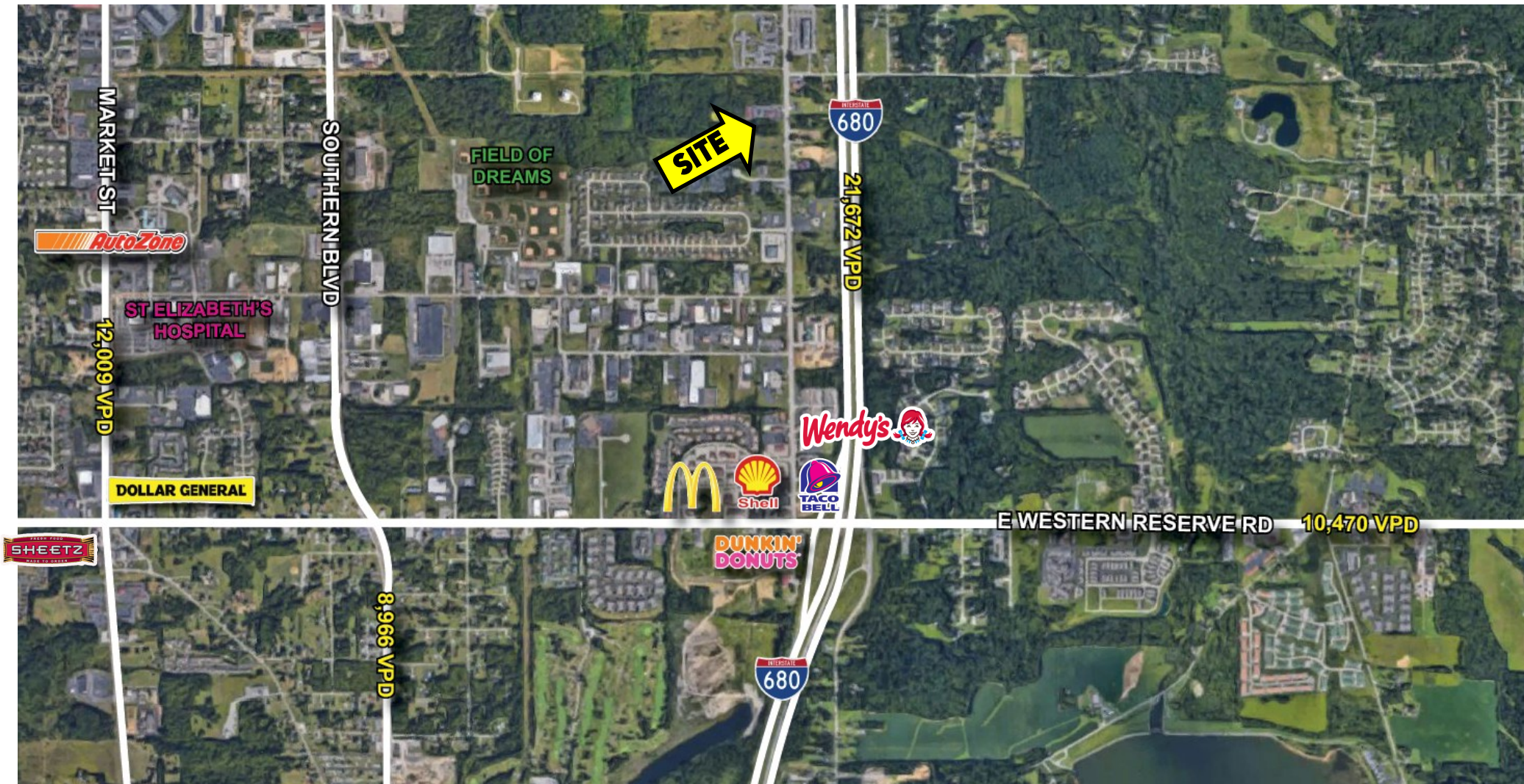
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Building 2



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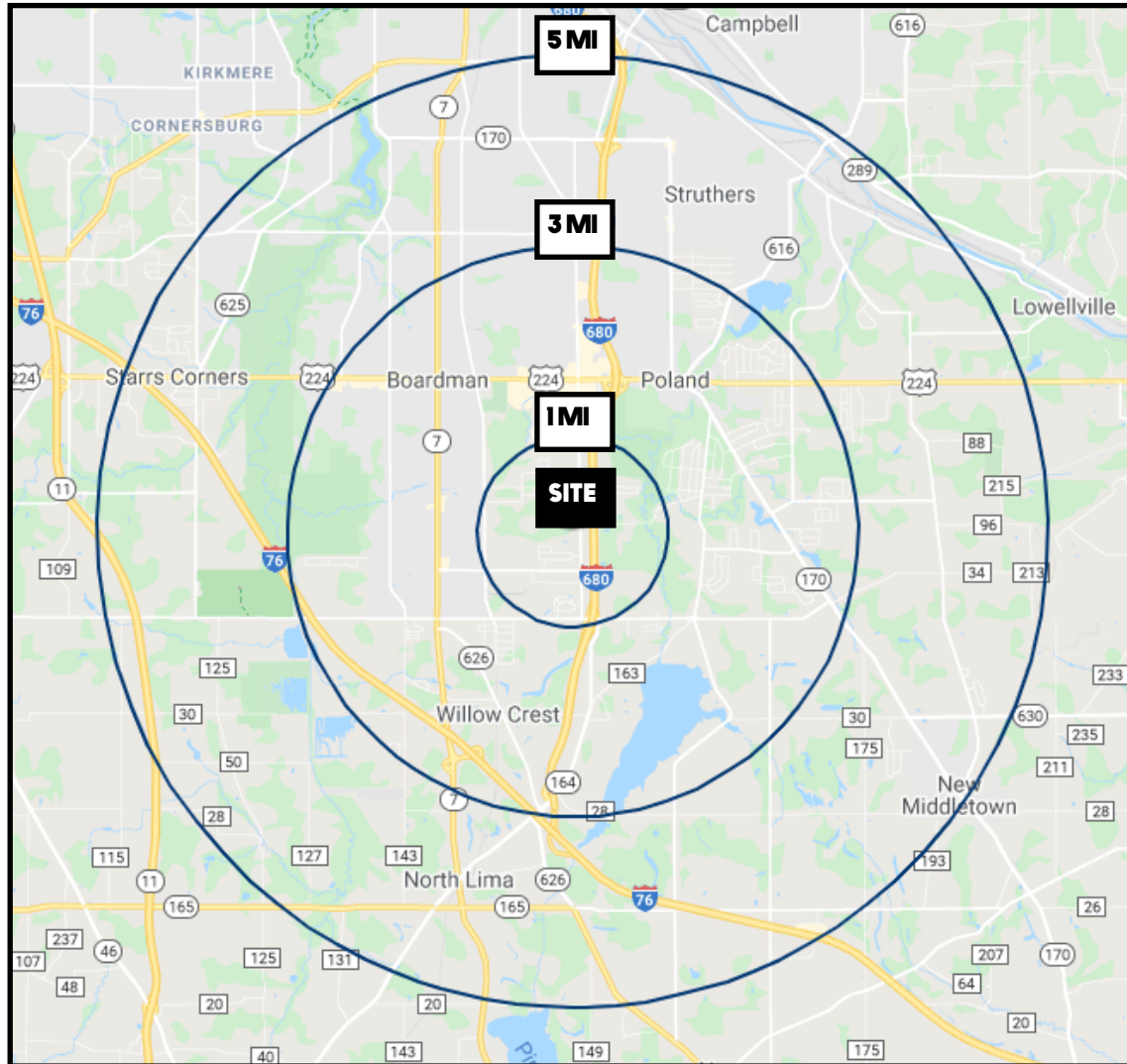


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SITE INFORMATION



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 Suite 5: 2,800 SF Suite 6: 1,800 SF
YEAR BUILT	2006
RENT	\$16.00/SF NNN
EXTRA CHARGES	\$4.19 / SF + utilities

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