

FOR SALE/LEASE

LOCATION

3960 South Ave, Boardman, OH 44512



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage Medina Cuyahoga Falls Akron Warsen Alliance North Canton Orrville Wooster Tall Massillon Canton Tall Massillon T

TRAFFIC

South Ave = 8,539 VPD

HIGHLIGHTS

- 4,000 SF on 1.5 acres
- Former bank with 4 drive-thru lanes
- Just south of Midlothian Blvd
- Built in 2004
- Very bright with lots of natural light

CONTACT

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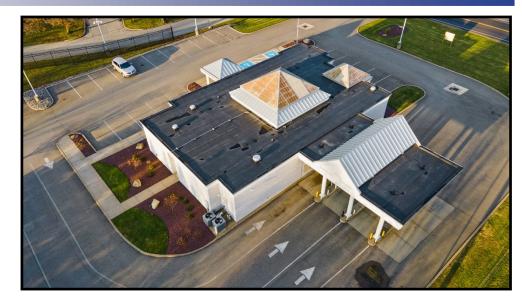
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EXTERIOR









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INTERIOR









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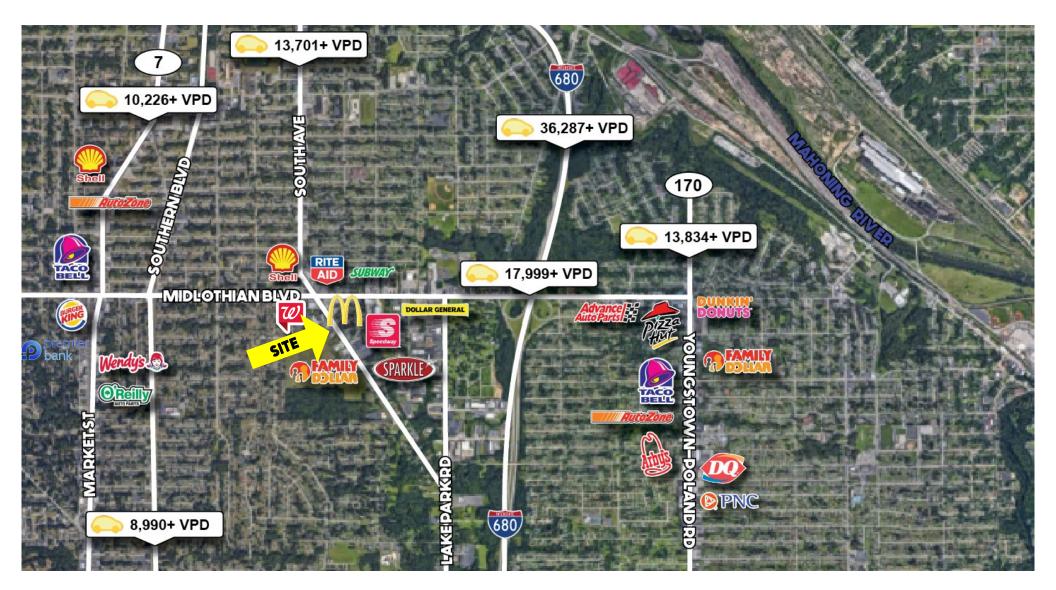




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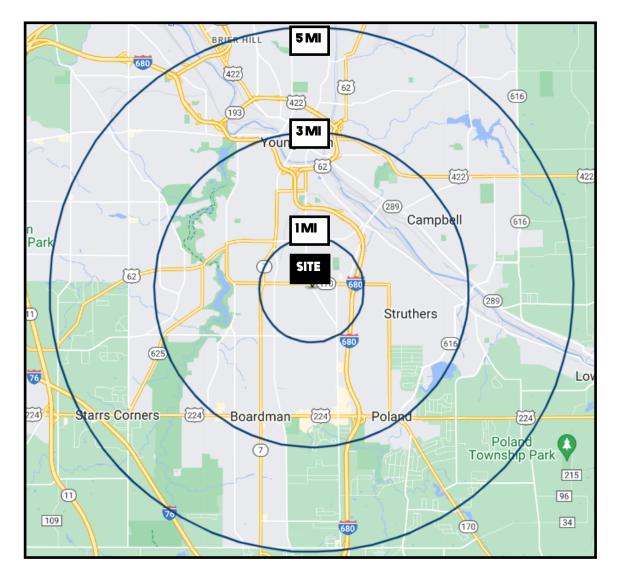
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	10,508	67,463	143,668
HOUSEHOLDS	4,222	28,286	59,080
MEDIAN AGE	38	42	42
AVERAGE HH INCOME	\$46,428	\$53,157	\$59,067

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County 29-011-0-002.02	
ZONING	Commercial	
YEAR BUILT	2004	
SIZE	4,000 SF on 1.5 acres	
REAL ESTATE TAXES	\$9,401/year	
RENT	\$10.00/SF NNN	
PRICE	\$759,900REDUCED \$640,900 \$599,900 \$575,000	

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