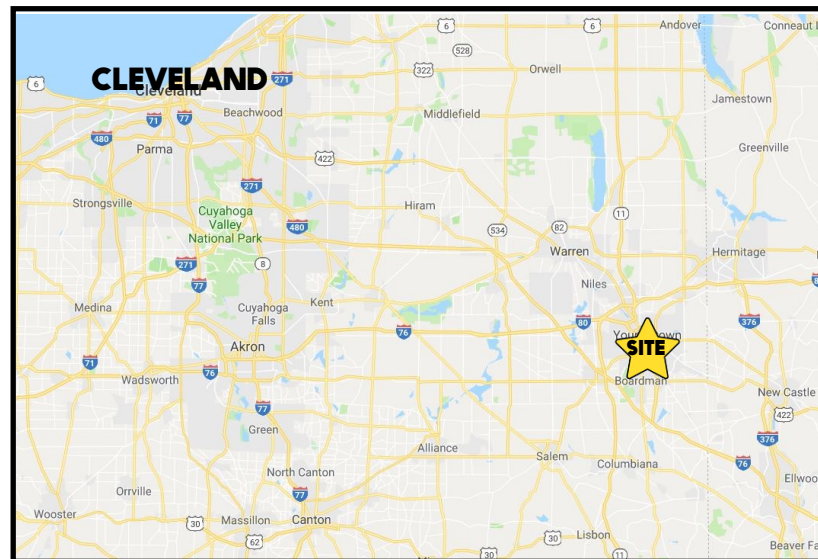


LOCATION

3960 South Ave, Boardman, OH 44512



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

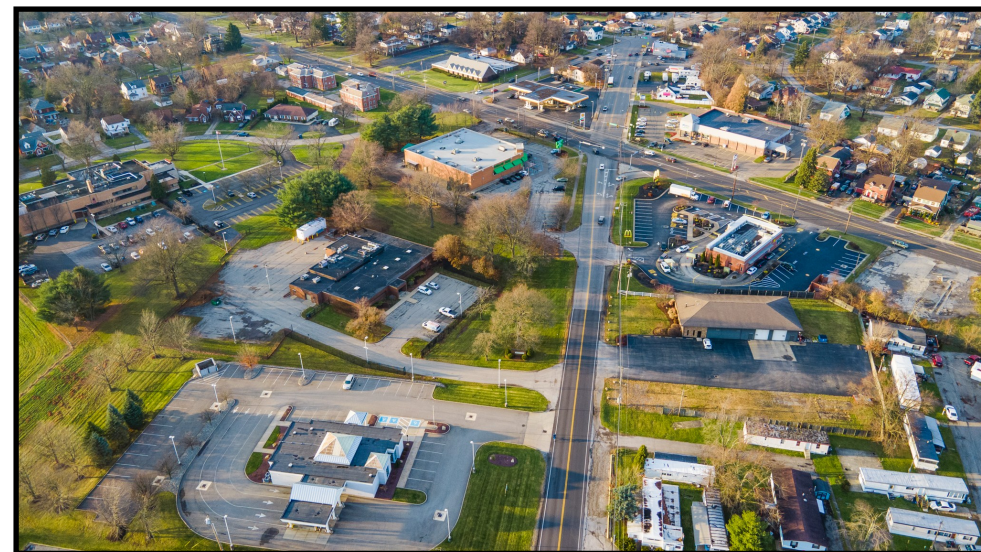
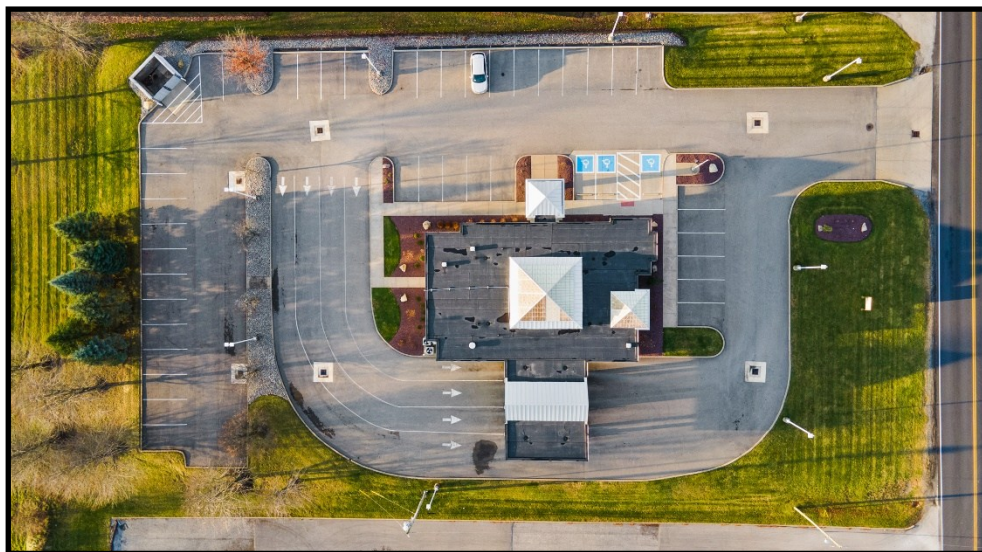
BILL KUTLICK

330.565.5701

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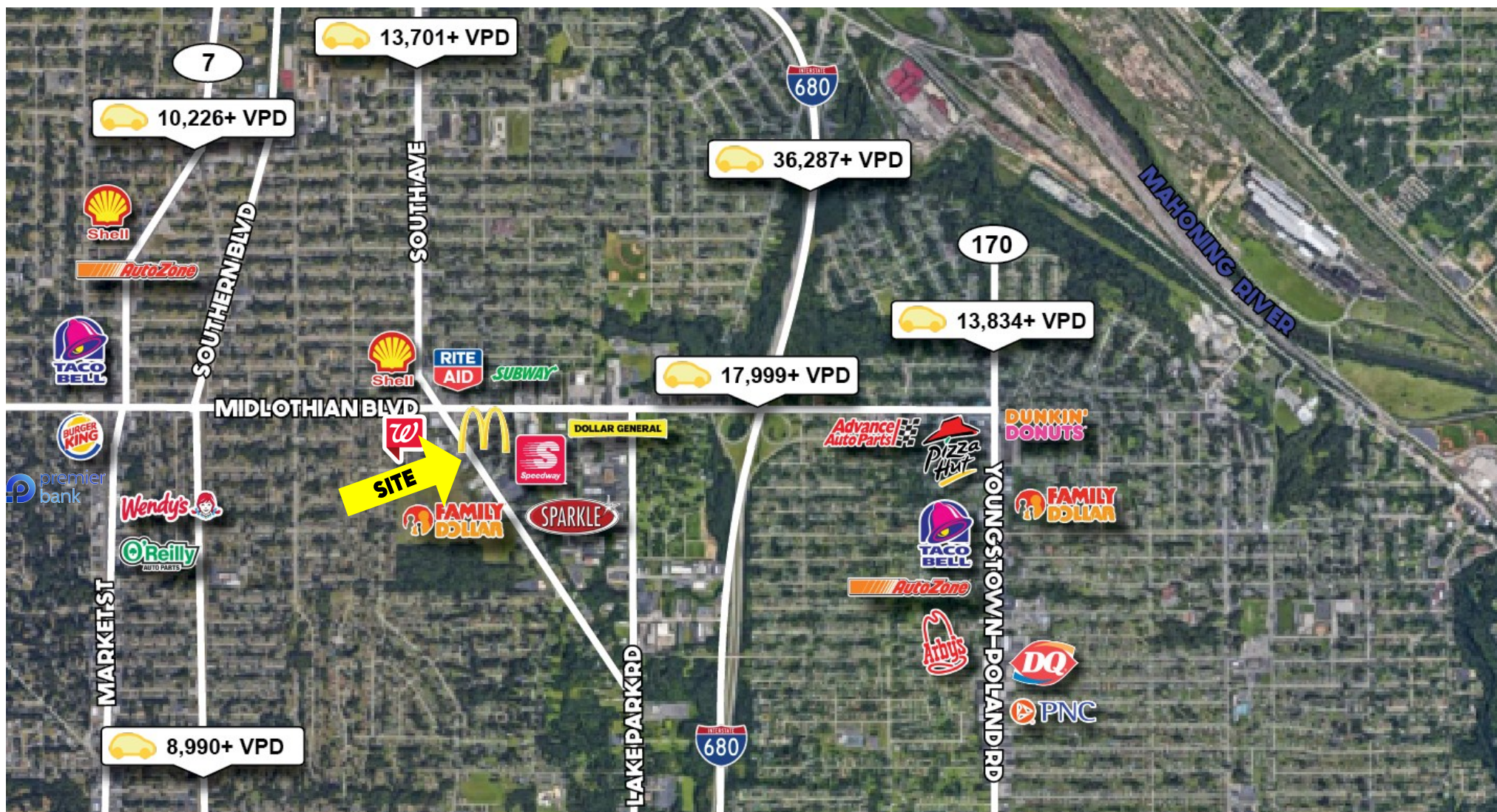
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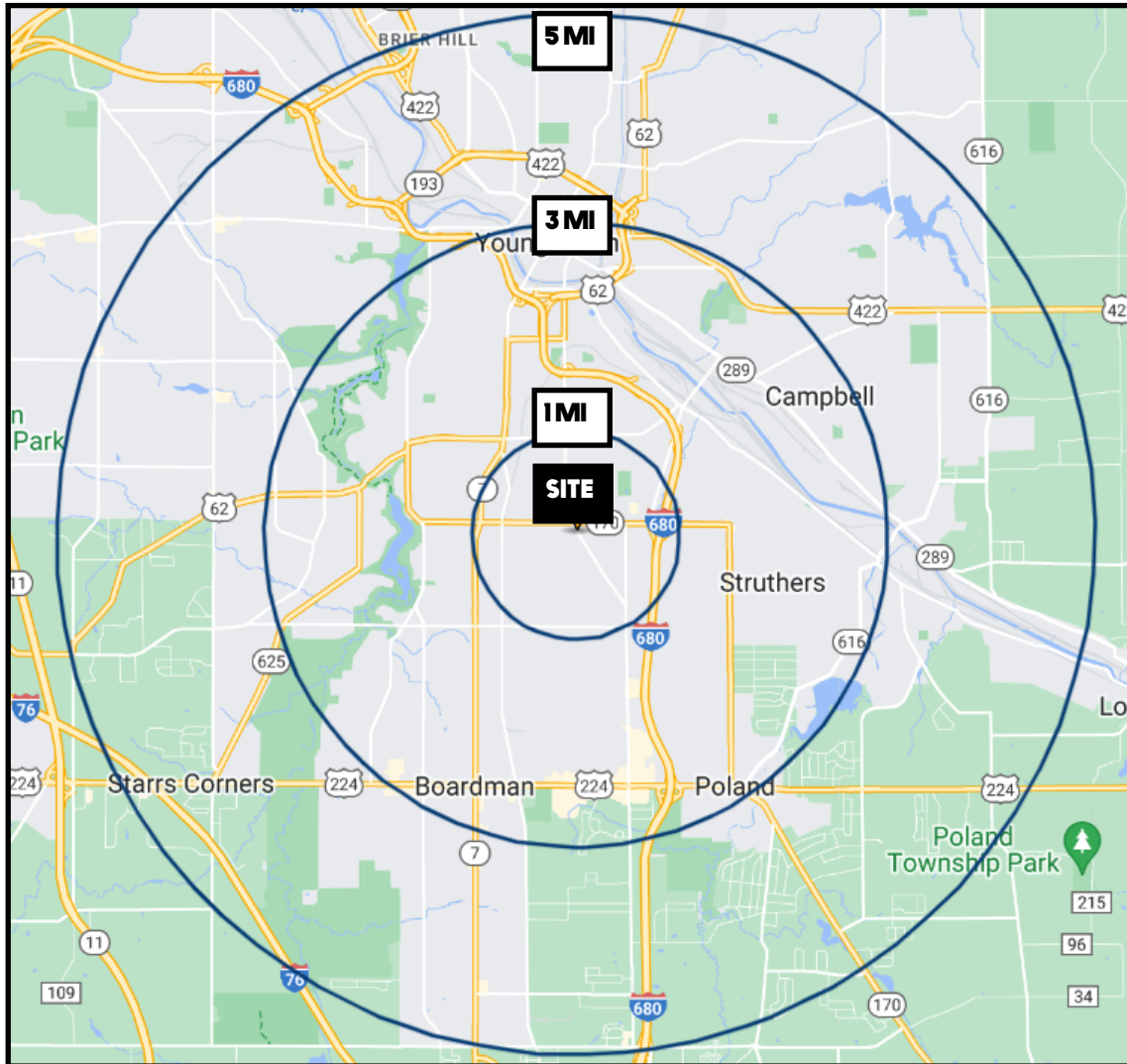


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SITE INFORMATION



DEMOGRAPHICS	1 MI	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
PARCEL	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	\$750,000 REDUCED \$640,000 \$599,000 \$575,000

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