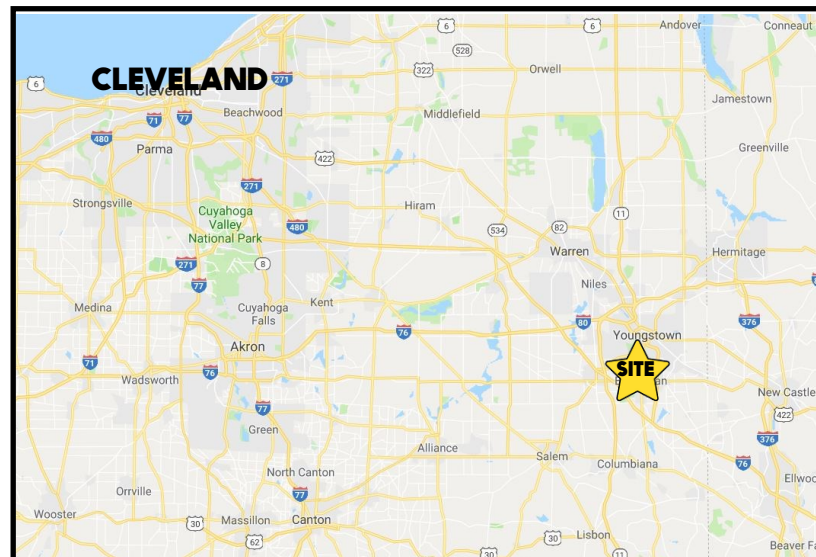


## LOCATION

970 Windham Ct, Boardman, OH 44512



## TRAFFIC

South Ave = 20,904 VPD

## HIGHLIGHTS

- 2 story professional brick building just off South Ave
- Large conference room + private offices
- Lots of parking with easy access from South Ave
- Across from Walmart, Giant Eagle, Lowes
- Very well maintained property

## CONTACT

**MATT WILSON**

330.347.9677

[mwilson@platzrealtygroup.com](mailto:mwilson@platzrealtygroup.com)

**DON THOMAS**

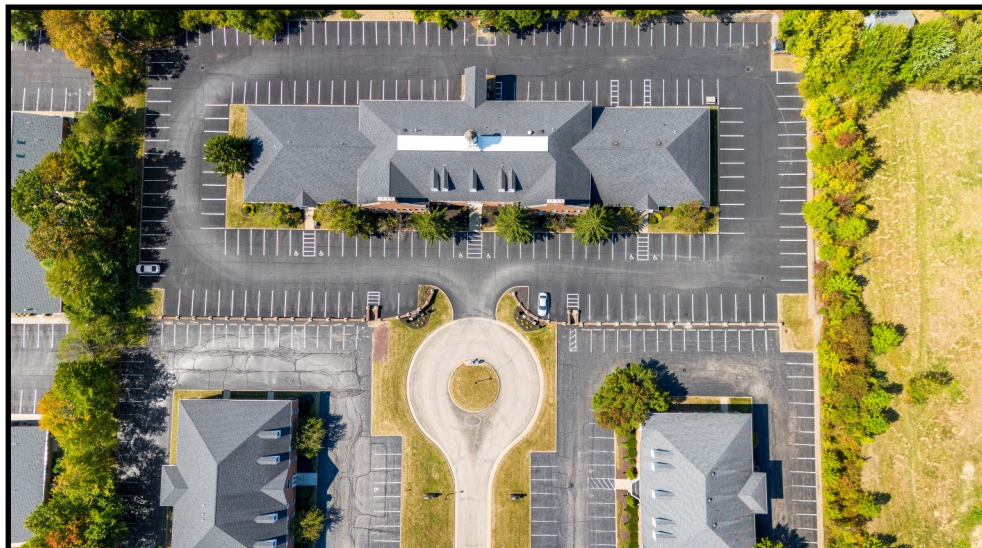
501.269.3827

[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)

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

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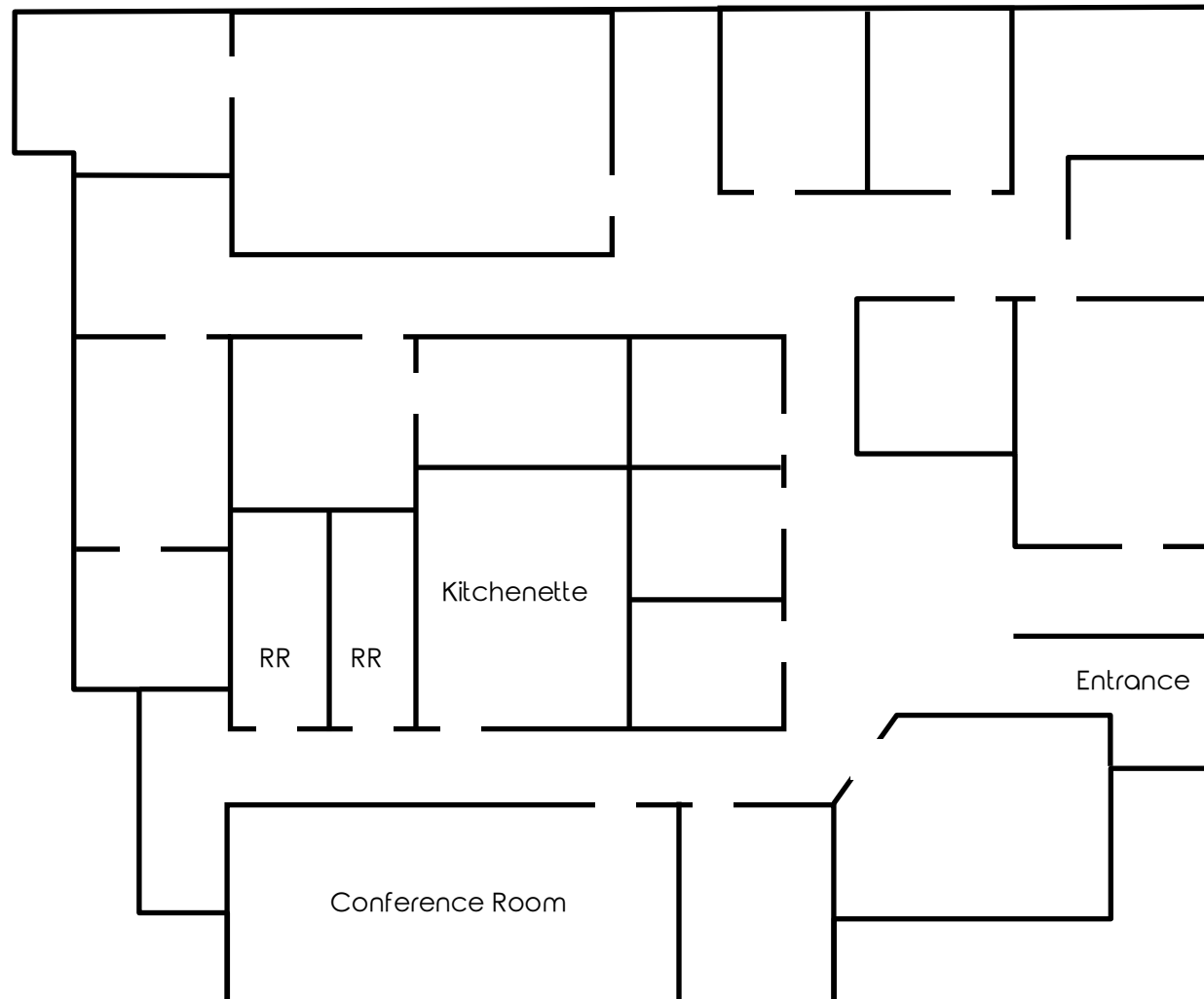




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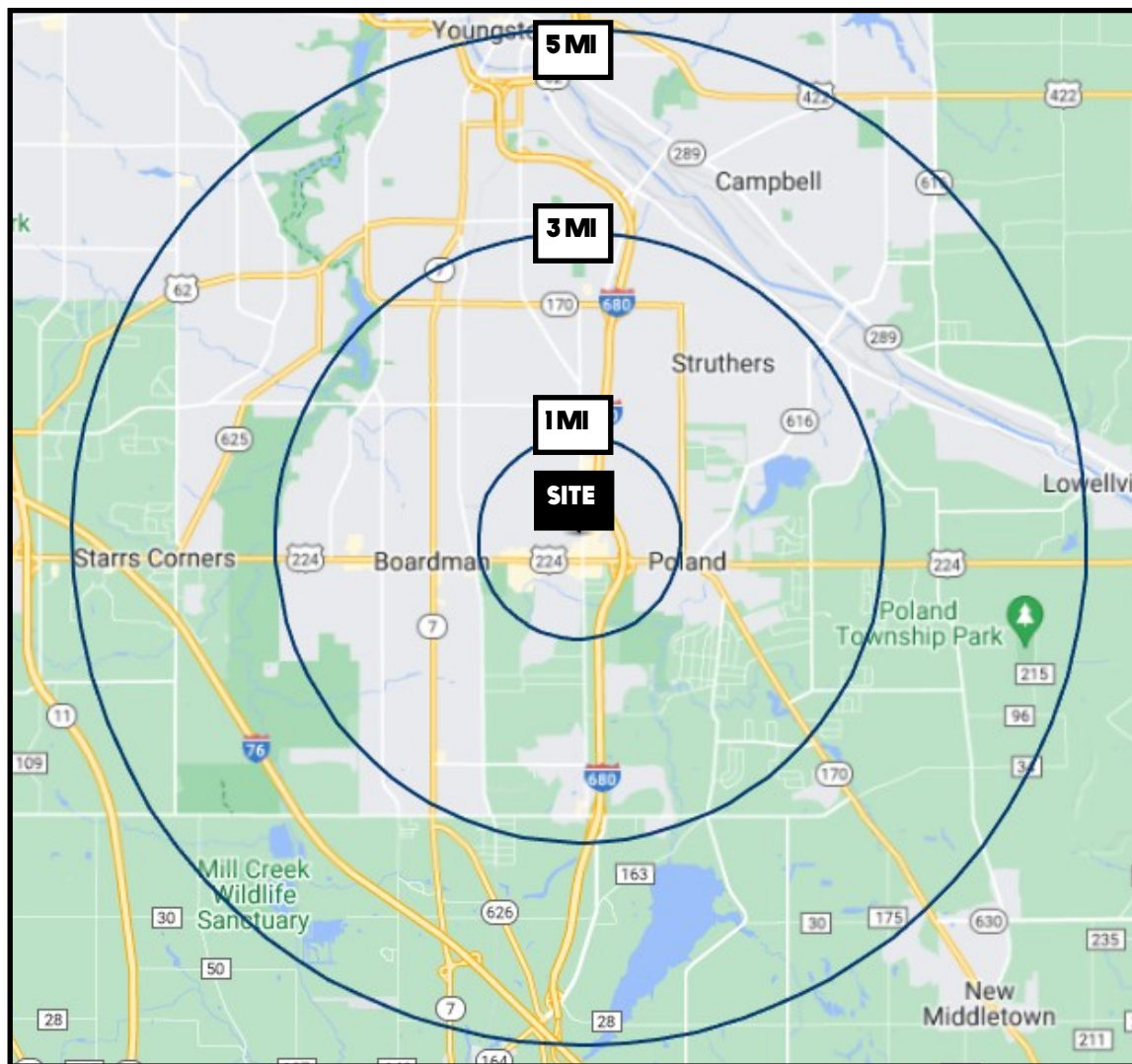
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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,498	61,499	110,542
<b>HOUSEHOLDS</b>	2,349	26,051	46,535
<b>MEDIAN AGE</b>	47	44	44
<b>AVERAGE HH INCOME</b>	\$76,319	\$67,239	\$64,892

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Professional office
<b>ZONING</b>	Commercial
<b>YEAR BUILT</b>	1985
<b>AVAILABLE</b>	Unit 2: 5,196 SF
<b>CAM CHARGES</b>	TBD
<b>UTILITIES</b>	Separately metered
<b>RENT</b>	\$14.00/SF NNN

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