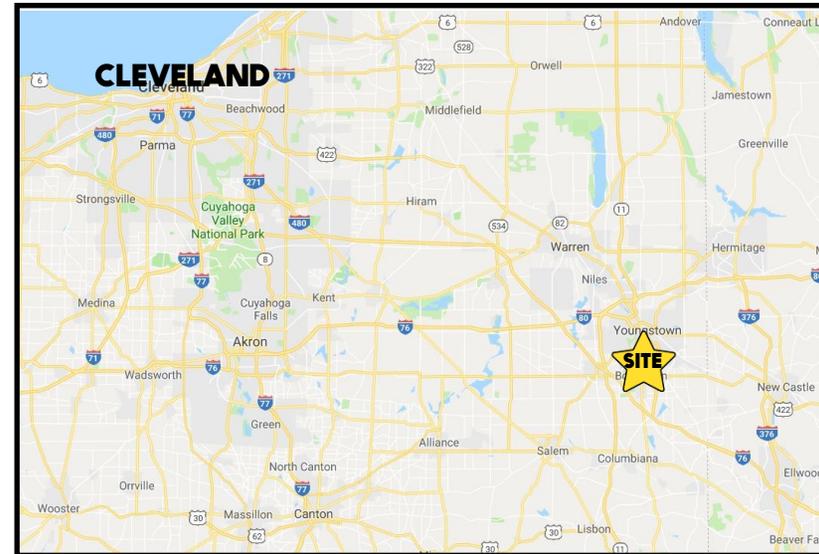


LOCATION

5953-6151 South Ave, Boardman, OH 44512



HIGHLIGHTS

- Investment property with many long term tenants
- Located on the corner of South Ave and Mathews Rd
- Tenants include Amish Marketplace & Dollar General
- Close to I-680 and Boardman's Prime retail corridor: Lowes, Giant Eagle, Walmart, Ashley Furniture, Hobby Lobby, CFA, etc.

TRAFFIC

South Ave = 16,085 VPD
Mathews Rd = 8,431 VPD

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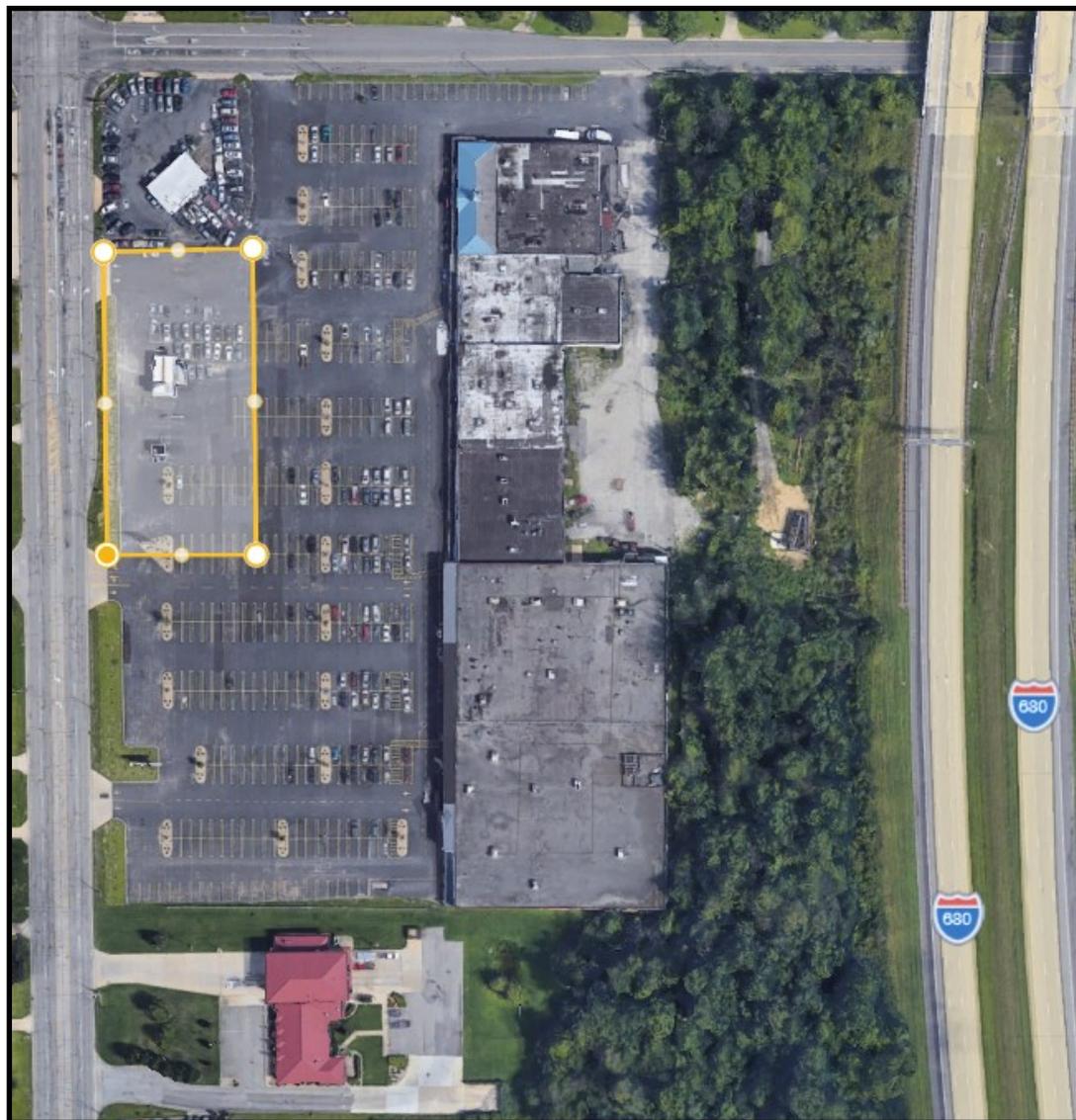


Dollar General Roof: 2022
Plaza Roof: 2017 (Sky Roofing)
Restaurant - not included

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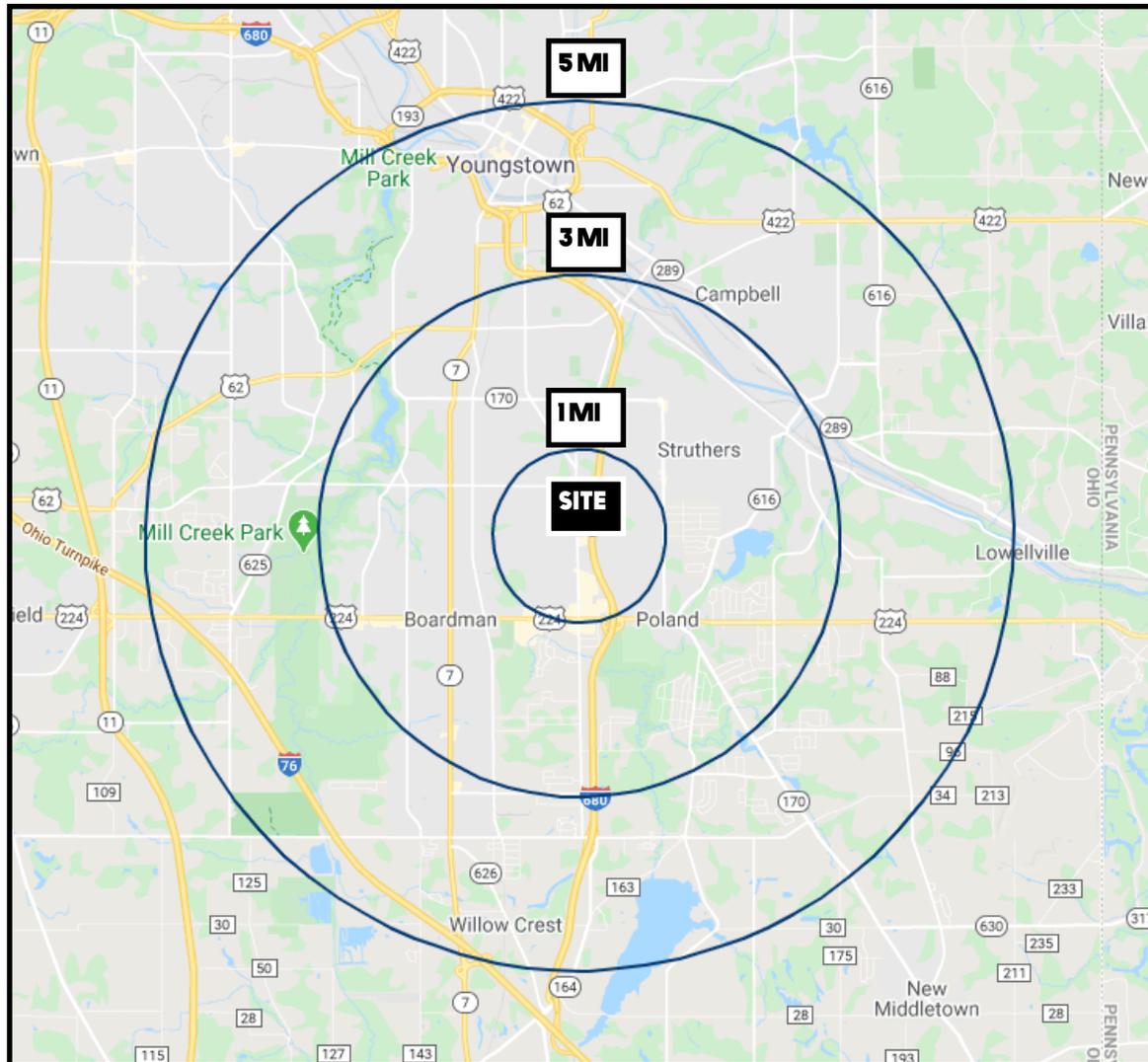
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Approximately 1
acre to be
replatted



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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,036	65,412	120,099
HOUSEHOLDS	3,512	27,584	50,575
AVERAGE AGE	43	42	42
MEDIAN HH INCOME	\$59,444	\$50,658	\$47,156

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Multi-tenant retail
SIZE	96,330 SF (Auditor)
ACREAGE	To be replatted with a 1 acre Outparcel - approximately 7.4 acres
UTILITIES	Separately metered
REAL ESTATE TAXES	\$58,482/year *to be replatted
PRICE	\$3,900,000

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