



7373 Market Street

7373 Market St, Boardman, OH 44512

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MARKETST

REALTY

AN ATELIER FOR THE ART OF SPACES

Property Overview:

A rare opportunity to acquire a fully renovated, freestanding commercial building in the heart of Boardman Township's premier retail corridor — the highest-traffic commercial sub-market in Mahoning County. Situated at 7373 Market Street, this ±15,500 square foot property sits on a prominent outparcel directly in front of Southern Park Mall and commands exceptional visibility at one of the most recognizable intersections in Northeast Ohio.

Completely re-imagined through a professional renovation completed in 2022, the building presents a striking modern minimalist aesthetic — charcoal-painted brick masonry, floor-to-ceiling black steel-framed curtain wall glazing, and curated exterior landscaping including Italian cypress, clipped boxwood, and custom concrete planters. The result is a building that is genuinely iconic within the local market; there is simply nothing else like it in Boardman.

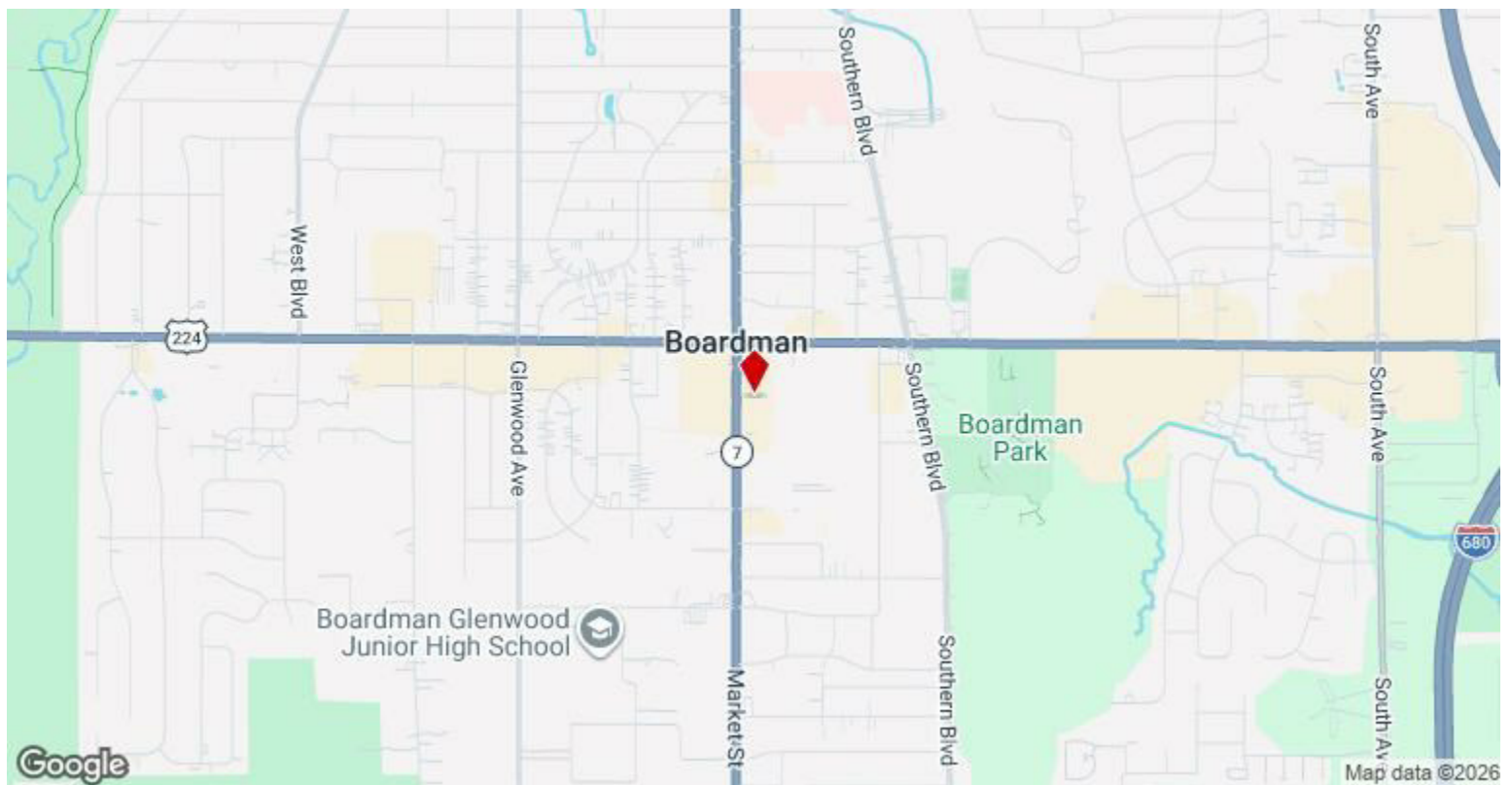
Price:	\$1,875,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.78 AC
Gross Building Area:	15,518 SF
No. Stories:	3
Year Built:	1974
Tenancy:	Multi
Parking Ratio:	2.63/1,000 SF
Clear Ceiling Height:	22 FT
Zoning Description:	C
APN / Parcel ID:	29-031-0-015.00-0
Walk Score ®:	50 (Fairly friendly)

7373 Market St

\$1,875,000

- Prime location near Boardman's Southern Park Mall with 150' of frontage on Market Street.
- The property has a D-5 Liquor License for beer, wine and spirit until 2:30 AM. License is not included in the sale but can be sold separately.
- 7373 Market Street sits right at the SR 7 (Market St) and US-224 intersection -- one of the highest-traffic nodes in all of Mahoning County.
- Location is at an intersection that represents a major artery carrying average traffic volumes between 30,000 and 35,000 vehicles per day.
- Multi-use retail, office, cafe / restaurant property with 360 degree visibility in highly-concentrated commercial area.
- Property was fully renovated in 2022, featuring a modern minimalist retail aesthetic.





The Location: Mahoning County's Commercial Center

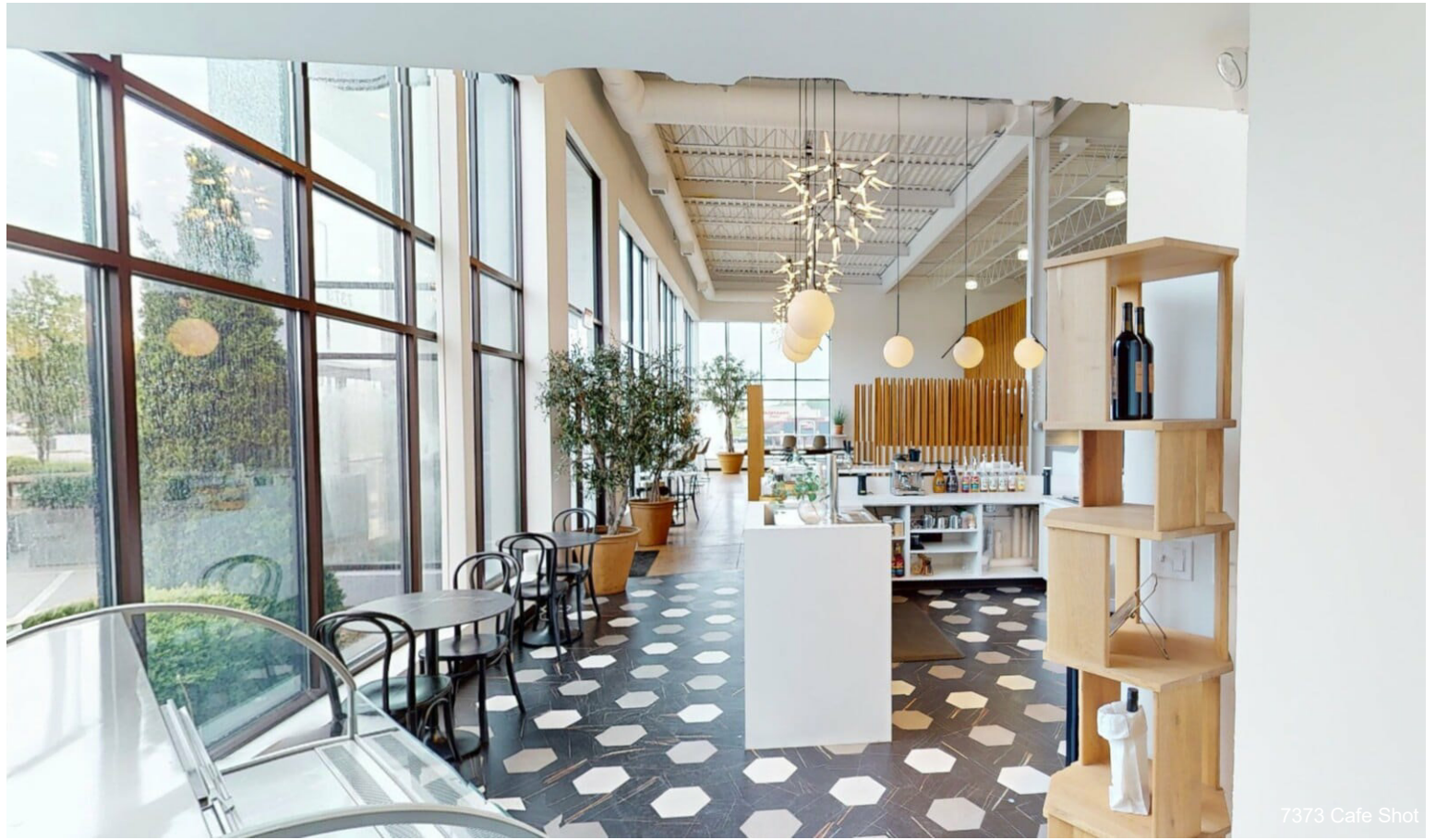
Boardman Township has served as the commercial anchor of the Youngstown-Warren-Boardman MSA for over 70 years, and the Market Street / US-224 corridor is its epicenter. Route 224 carries between 30,000 and 35,000 vehicles per day — the highest sustained daily traffic volume in Mahoning County — making this corridor a regional draw that rivals much larger metro areas.

7373 Market Street benefits from adjacency to some of the strongest retail anchors in the region:

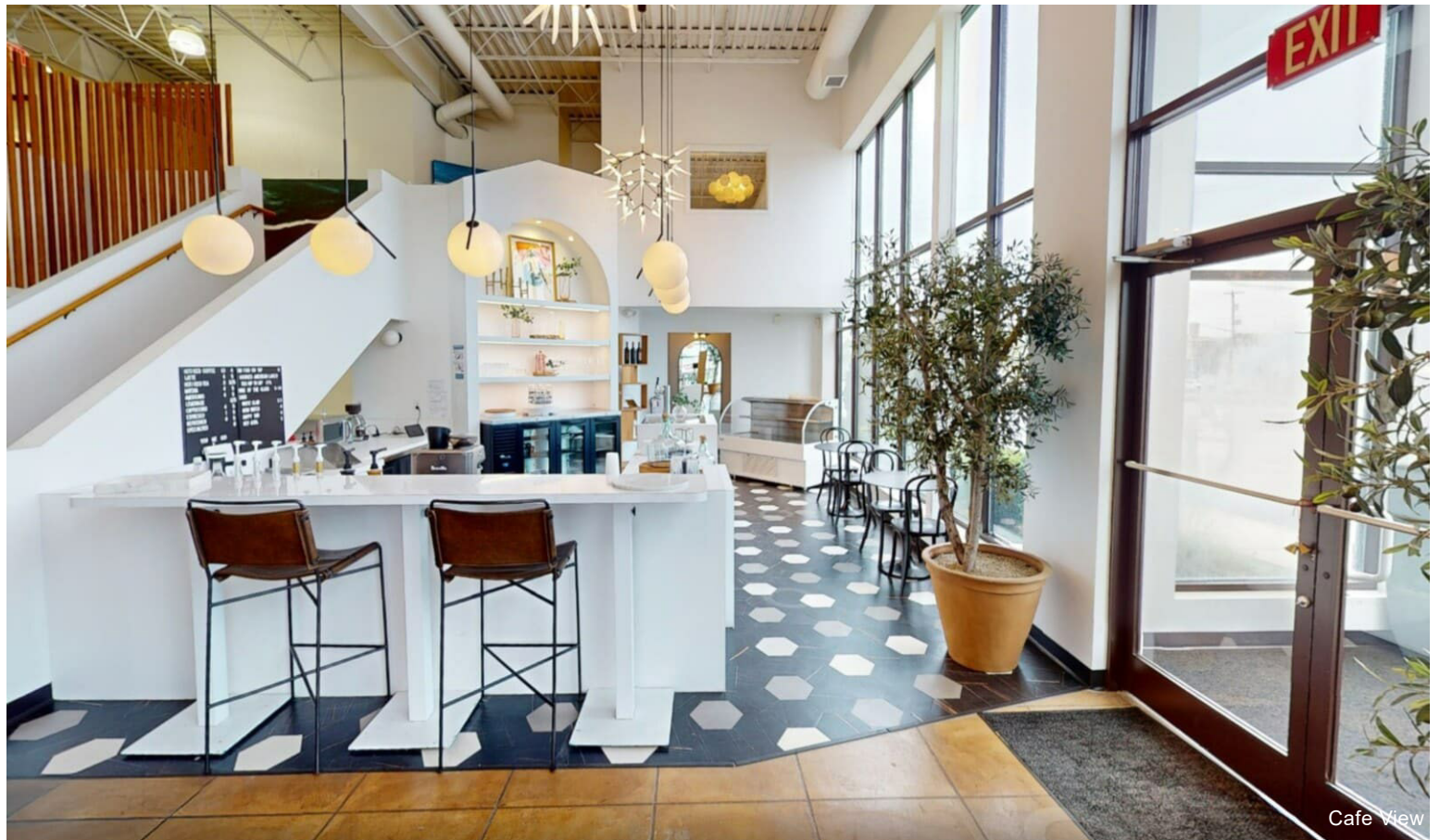
- Southern Park Mall — directly adjacent; anchored by Macy's and Dillard's
- Shops at Boardman Park — Target, Kohl's, Barnes & Noble, HomeGoods
- Dick's Sporting Goods / Shoe Carnival
- Hobby Lobby / Marshalls / Ashley Furniture
- Walmart Supercenter
- Lowe's Home Improvement
- Walgreens (immediately visible from the building's front windows)
- National restaurant tenants including Chick-fil-A, Panera, McAlister's Deli, Panera Bread, and more

This concentration of national co-tenancy ensures a steady, self-reinforcing daily customer base drawn from across Mahoning and Trumbull Counties — and neighboring Mercer County, PA.

Property Information



7373 Cafe Shot

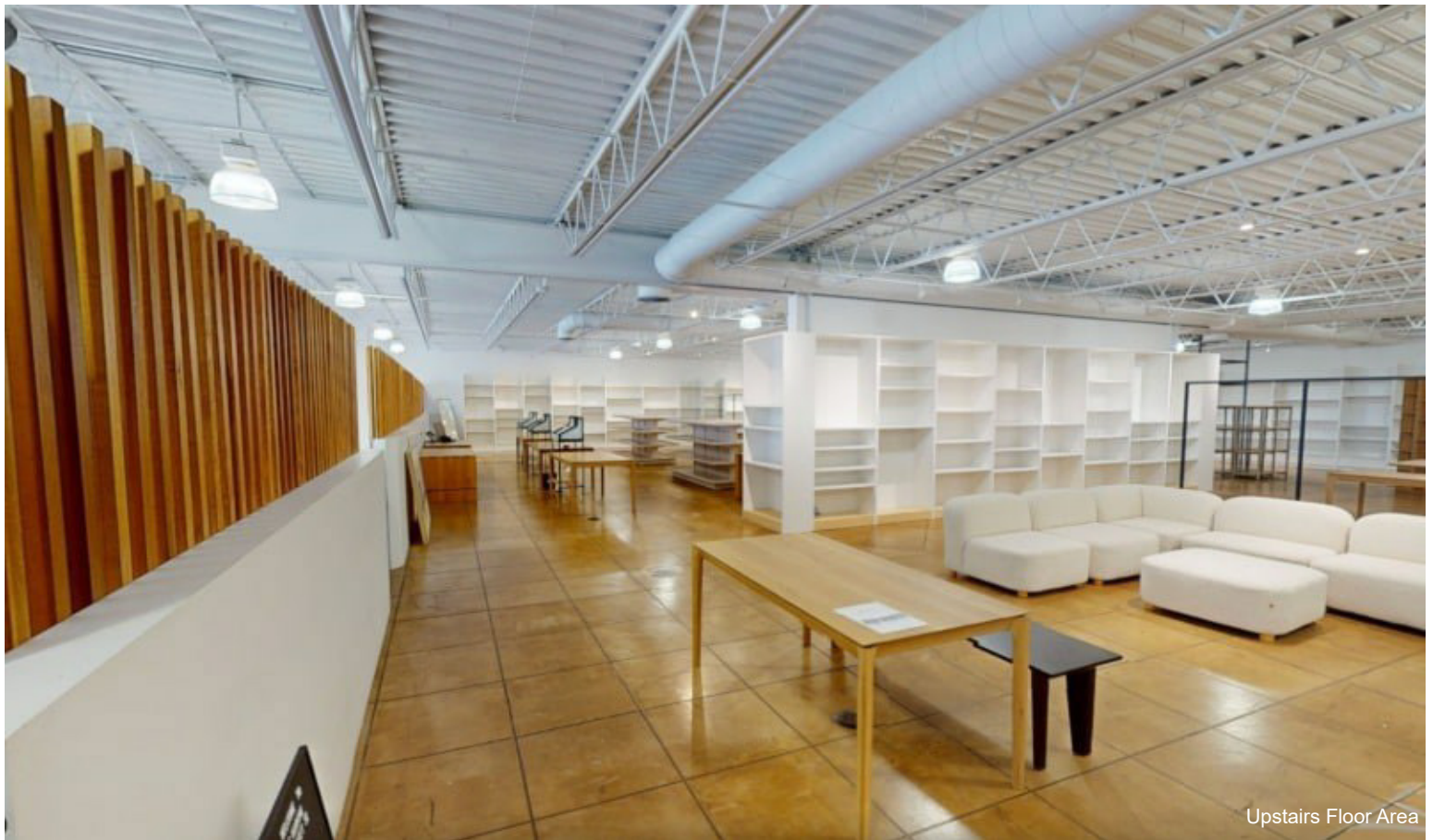


Cafe view

Property Information



Cafe Opposite



Upstairs Floor Area

Property Information

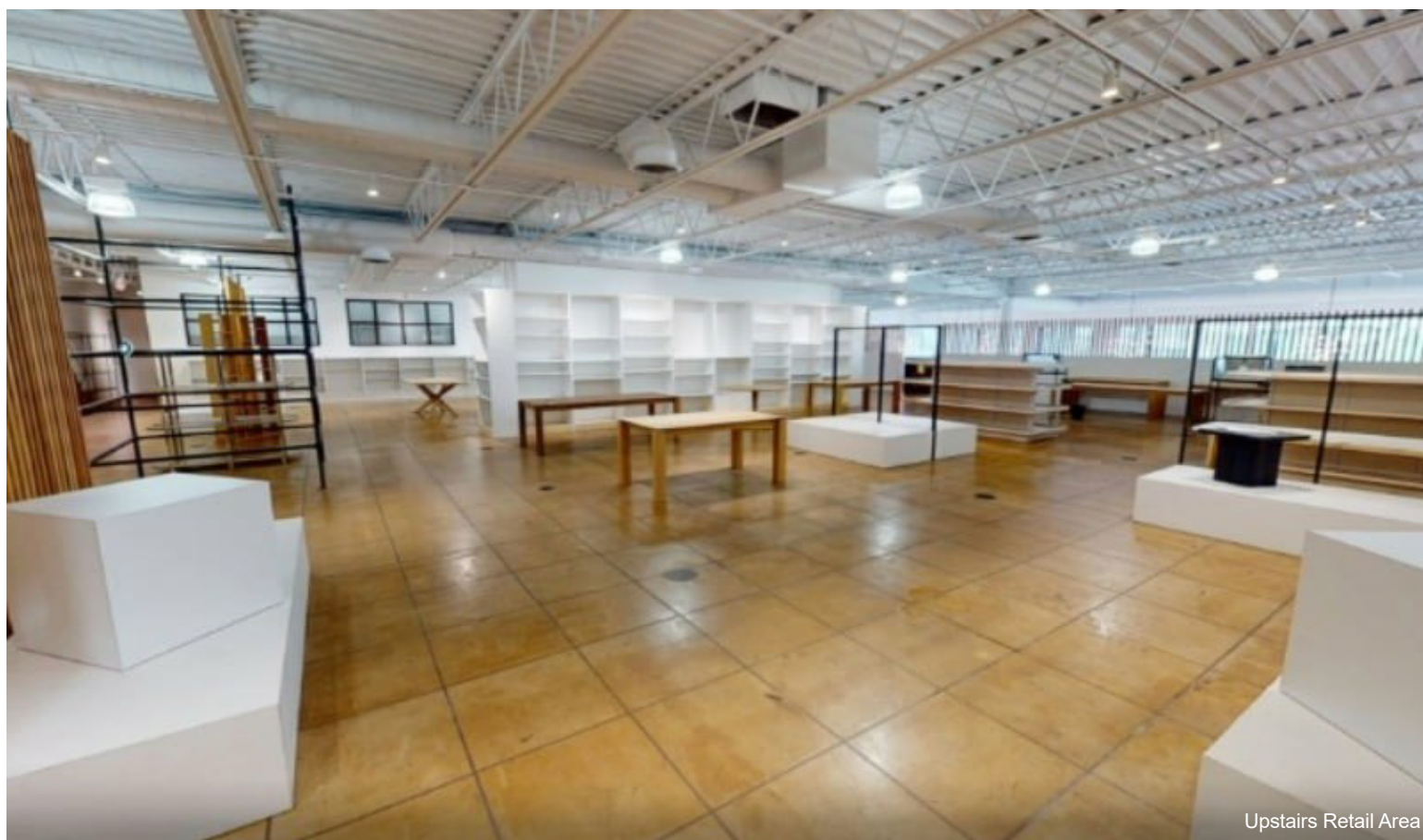
Front Section — Showroom / Retail / Café or Restaurant Ready

The front portion of the building is a showcase of thoughtful renovation design. Soaring ceiling heights, exposed white structural trusses, and an unbroken run of floor-to-ceiling steel-framed windows create a luminous, gallery-like atmosphere that is equally suited to upscale retail, a boutique restaurant or café concept, a design showroom, or a branded office environment.

The space was previously built out as a multi-use lifestyle retail and hospitality concept and includes an integrated bar area with hexagonal tile flooring, custom millwork, and designer lighting throughout. Interior finishes are warm, neutral, and immediately move-in ready for a discerning tenant who values design.

Rear Section — Warehouse / Fulfillment / Storage

The rear of the building features clear-span warehouse space with a steel mezzanine level, high ceilings, polished concrete flooring, and functional industrial infrastructure including HVAC units and loading access. This dual-function layout — refined retail in front, operational space in back — makes the property exceptionally versatile for uses that require both a customer-facing presence and behind-the-scenes functionality.



Upstairs Retail Area

Property Information

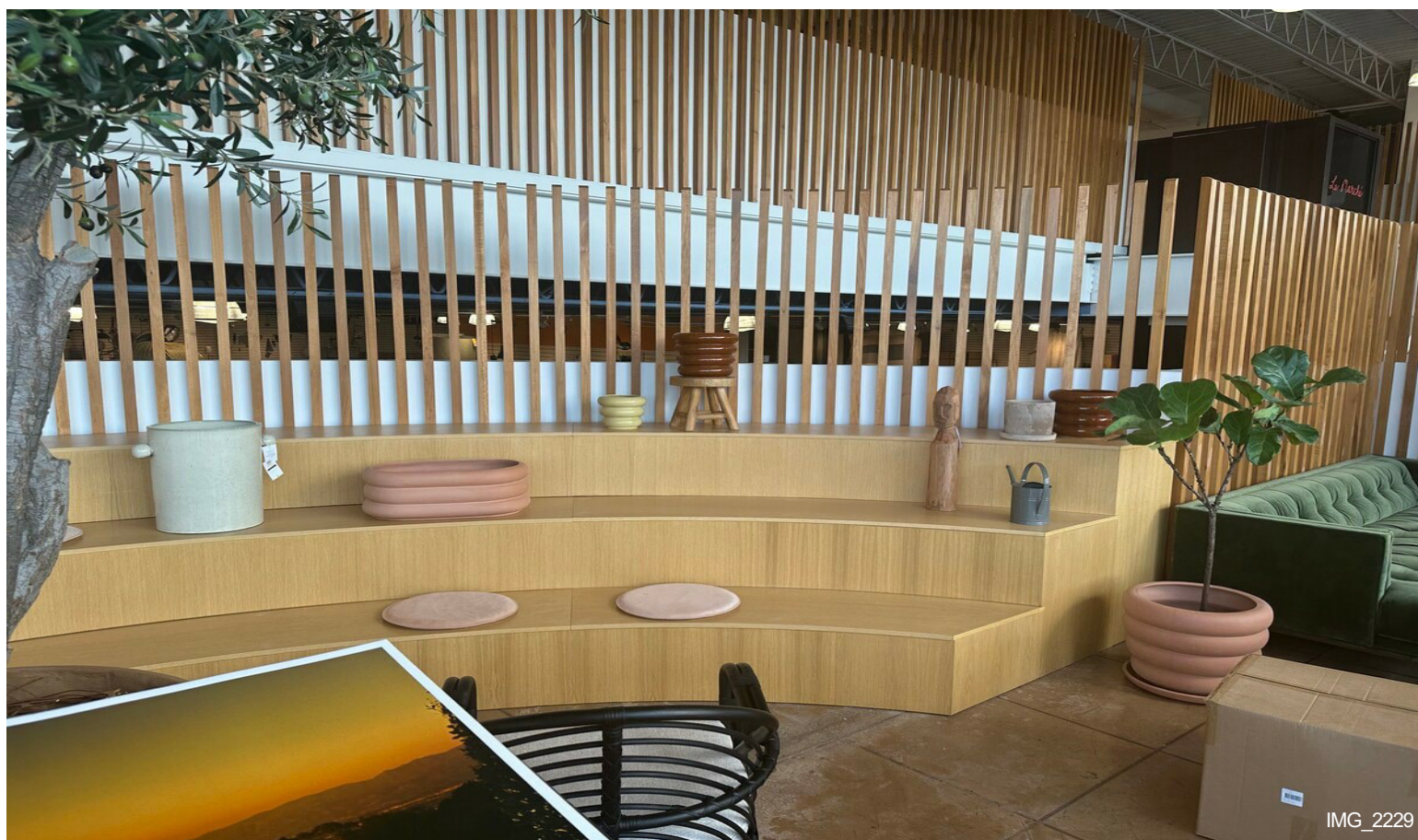


Upstairs Retail Area



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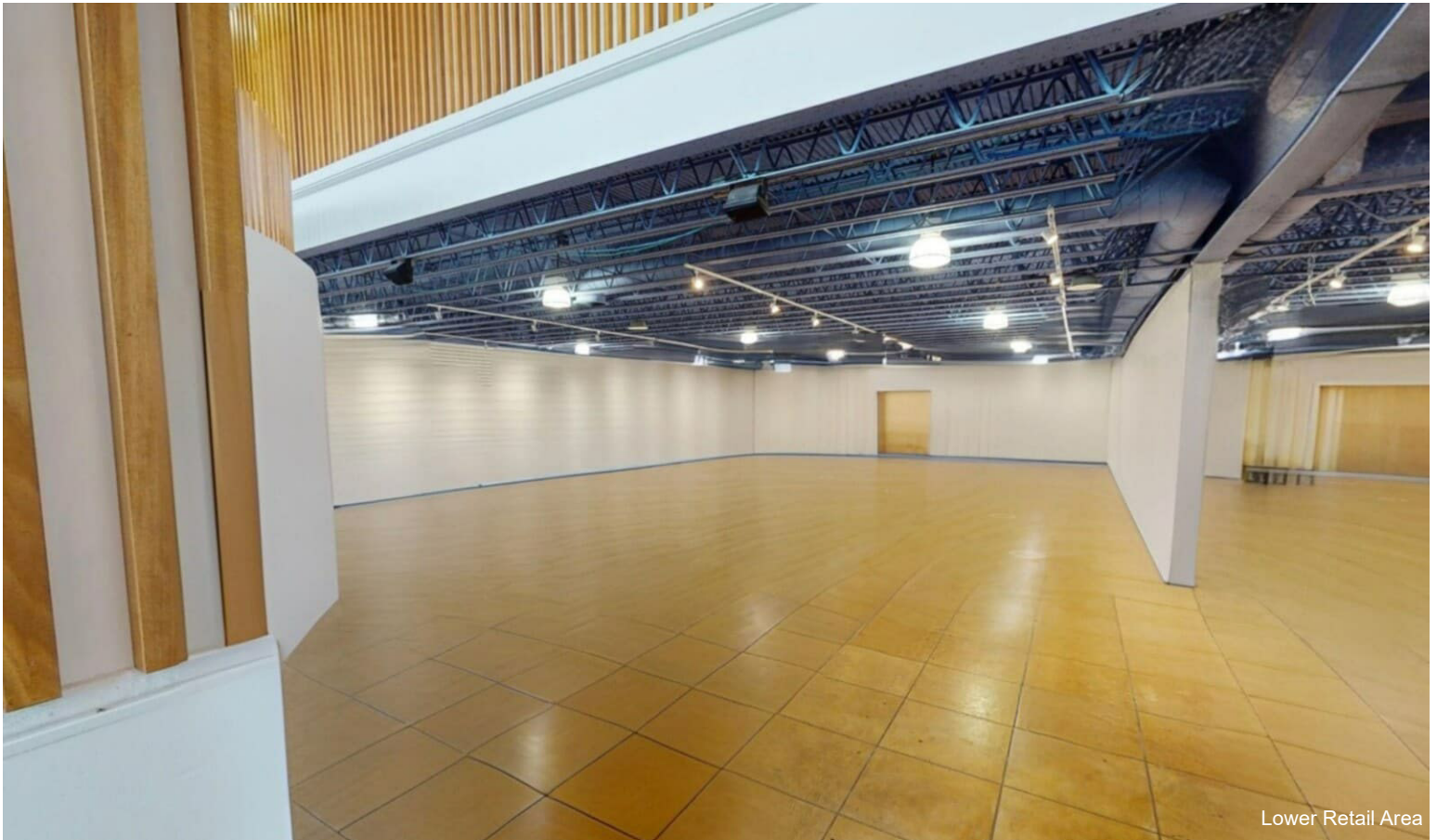
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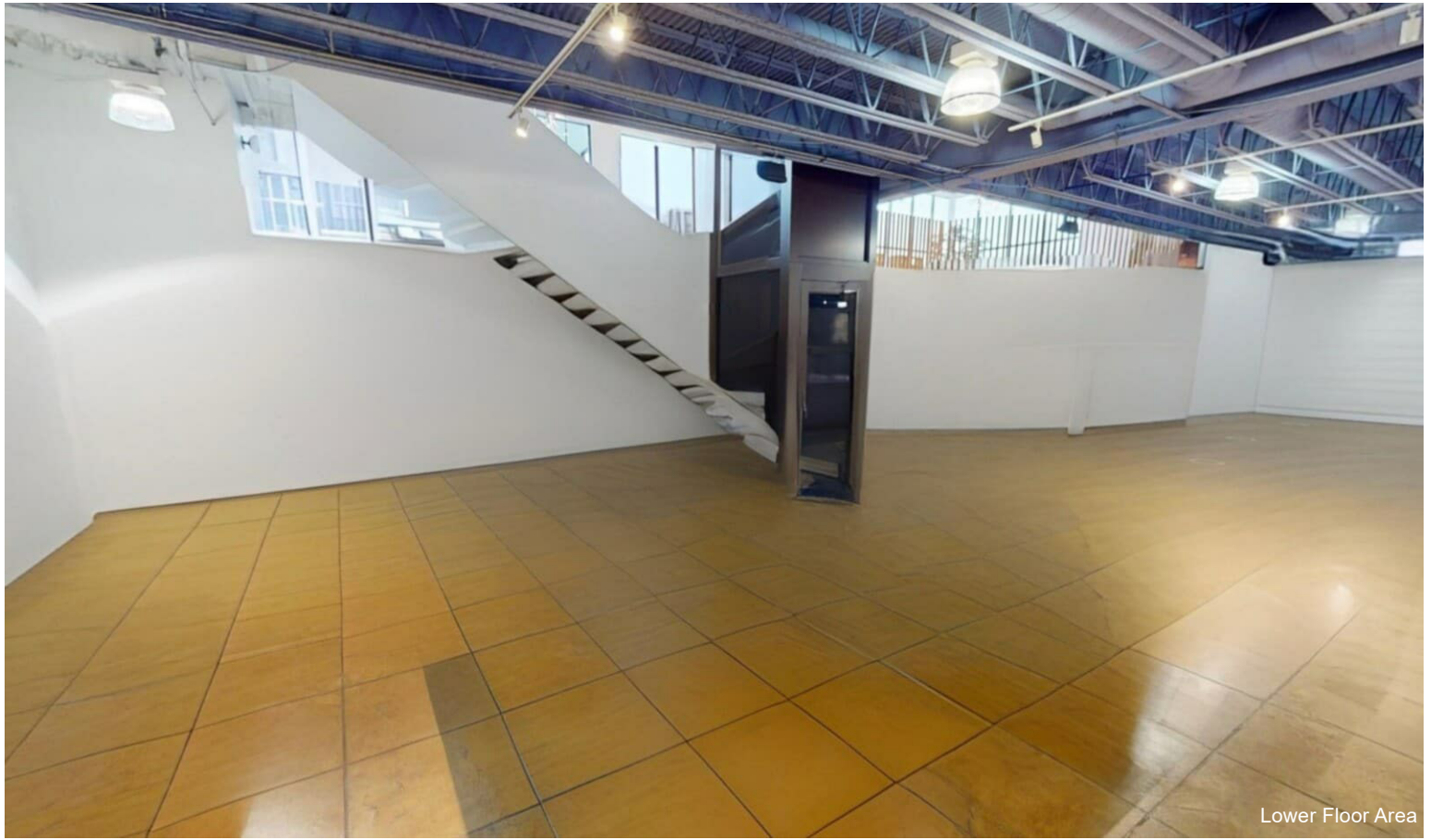


Market from Front Curb

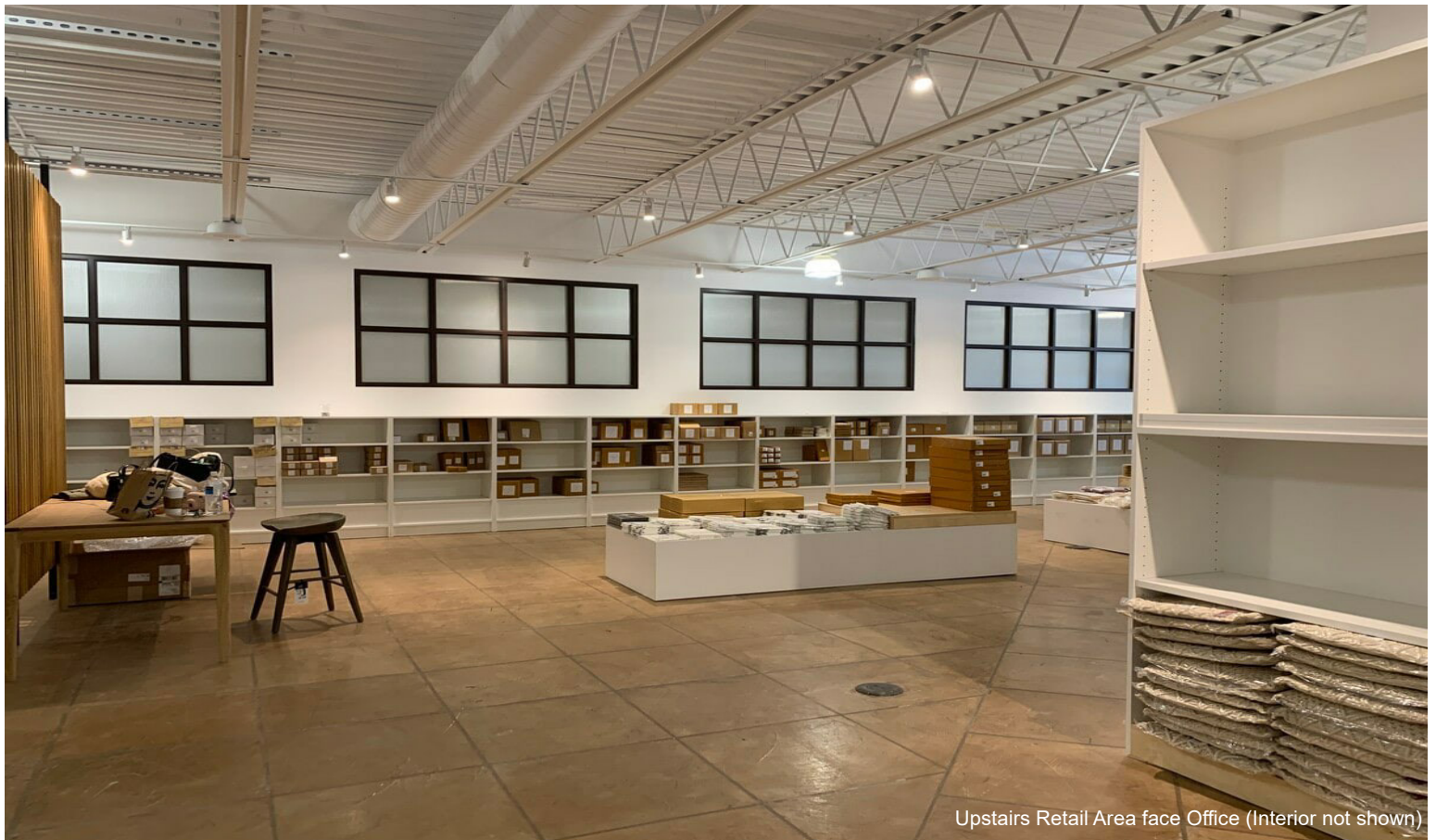


Lower Retail Area

Property Information



Lower Floor Area



Upstairs Retail Area face Office (Interior not shown)

Property Information

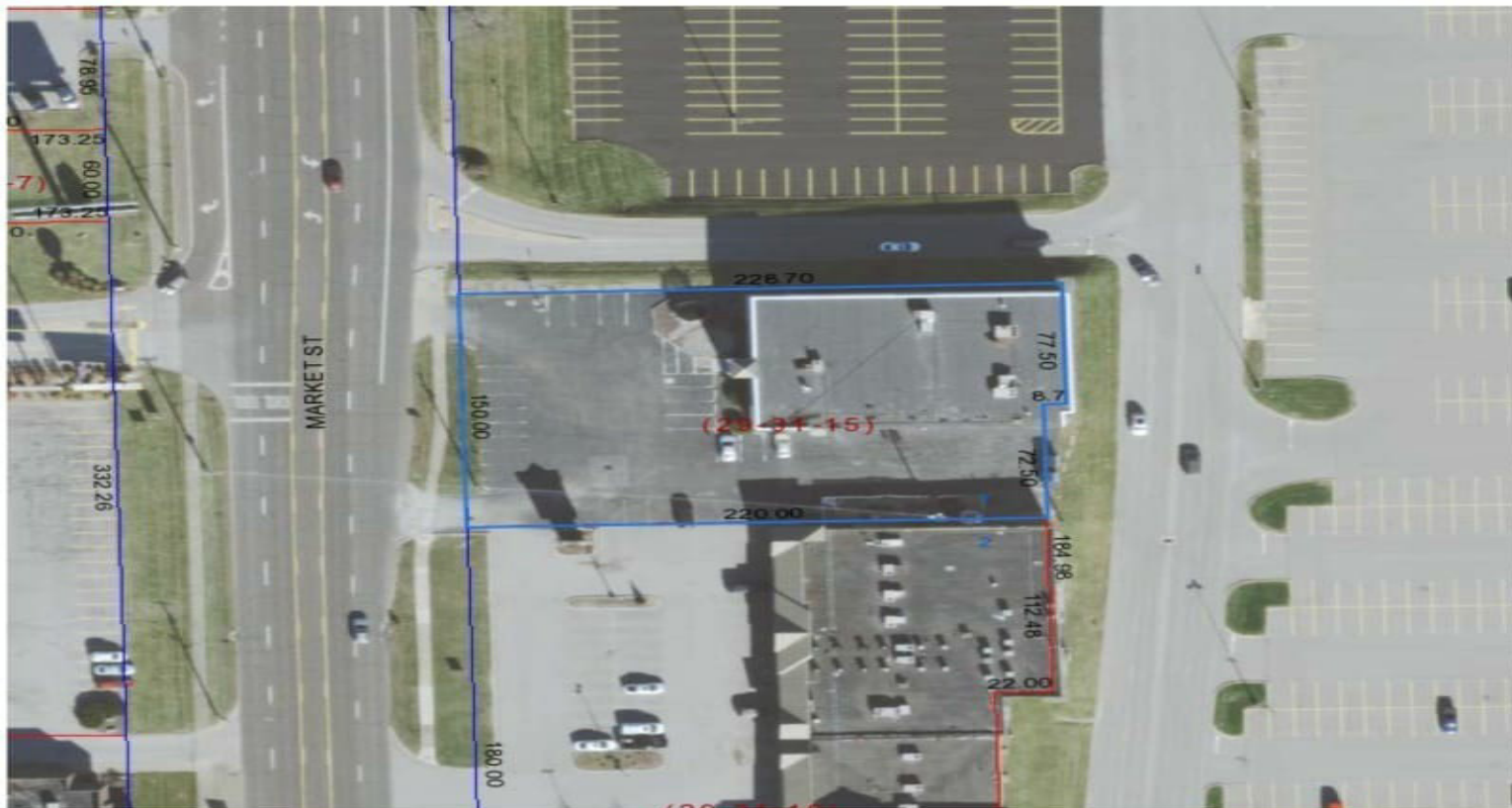


Upstairs Retail



View of Cafe Area from Level 2

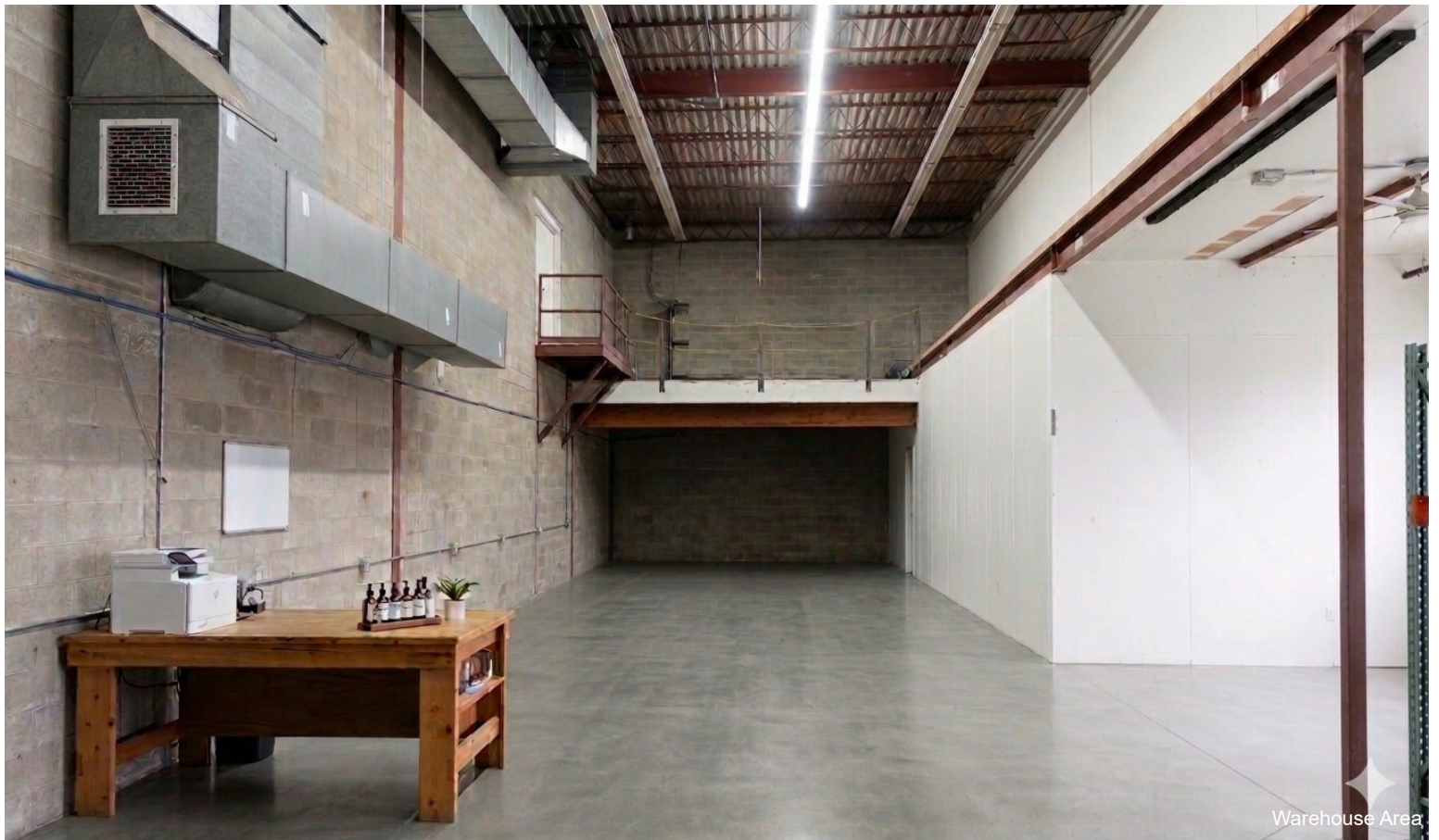
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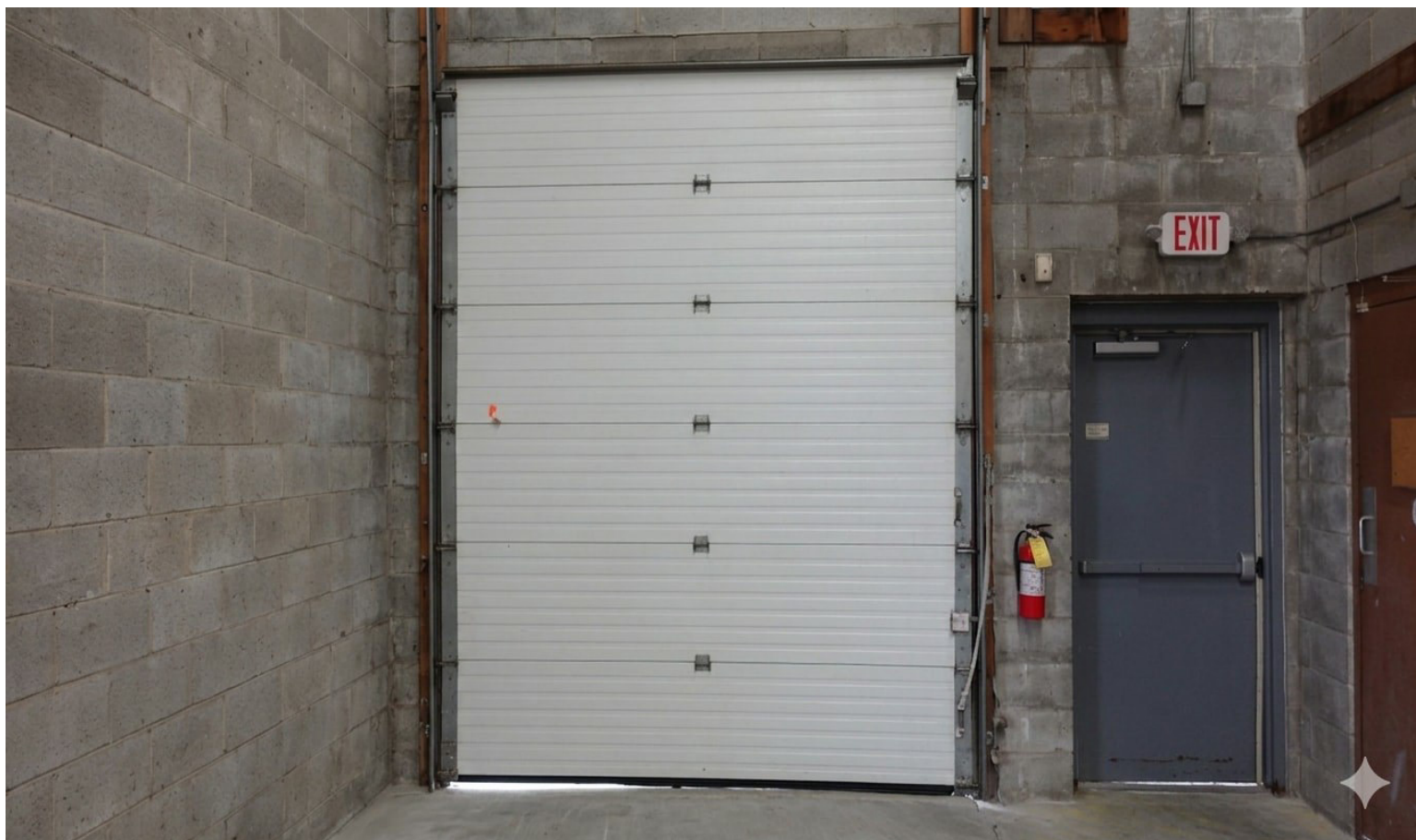


Building Back North East



Warehouse Area

Property Information



This property is purpose-built for tenants and owner-operators who lead with brand and experience:

- Upscale retail (home furnishings, design, apparel, lifestyle brands)
- Restaurant or café with a design-forward concept
- Medical or wellness spa seeking a premium patient environment
- Creative or professional office — architecture, design, marketing, or legal
- Showroom with warehouse — furniture, flooring, lighting, cabinetry
- Experiential retail or pop-up destination

Investment Perspective:

For investors, 7373 Market Street offers compelling lease-up potential in one of Ohio's most resilient suburban commercial corridors. Market retail rents in the Boardman / 44512 sub-market currently range from approximately \$10 to \$16 per square foot NNN, with the upper end commanded by well-located, high-identity buildings on the primary Market Street/Route 224 corridor. A property of this caliber — renovated, freestanding, with this level of visibility — is positioned at the top of that range.

At stabilized occupancy, the asset provides durable income underpinned by one of the strongest traffic counts in Mahoning County and a proven co-tenancy environment that continues to attract regional and national brands.