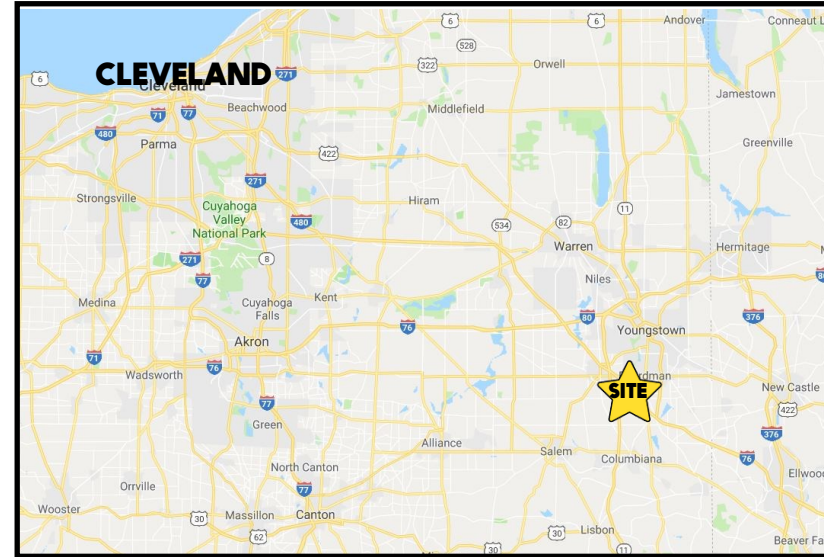


**LOCATION**

819 Southwestern Run, Boardman, OH 44512



**HIGHLIGHTS**

- Medical office with a full, finished lower level
- 5 exam rooms, 3 offices, and 3) 1st floor restrooms
- Storage, conference room, and restroom in lower level
- Conveniently located off Western Reserve Rd and South Ave by I-680 on/off ramp
- Very well maintained property with a new roof and recently waterproofed basement

**TRAFFIC**

Western Reserve Rd = 15,677 VPD  
South Ave = 12,730 VPD

**CONTACT**

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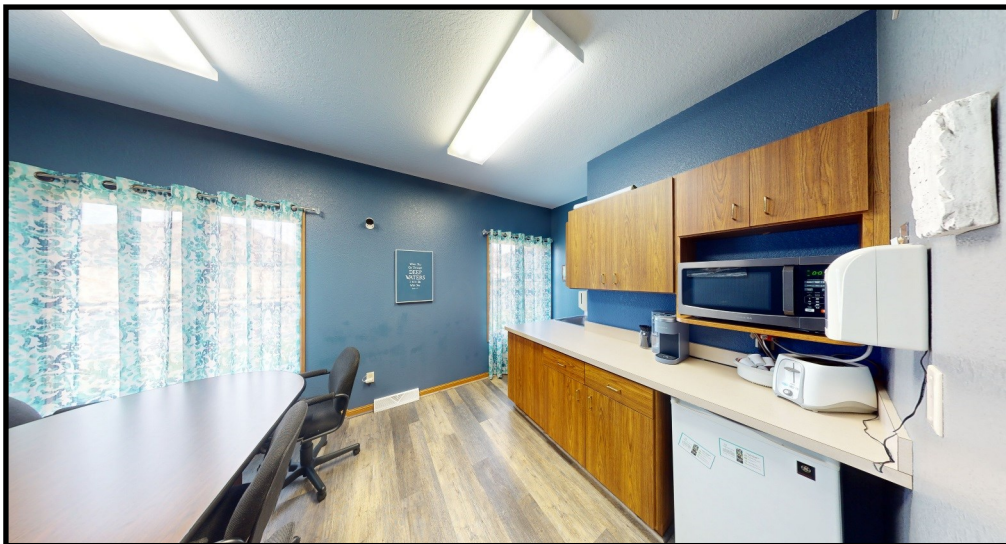




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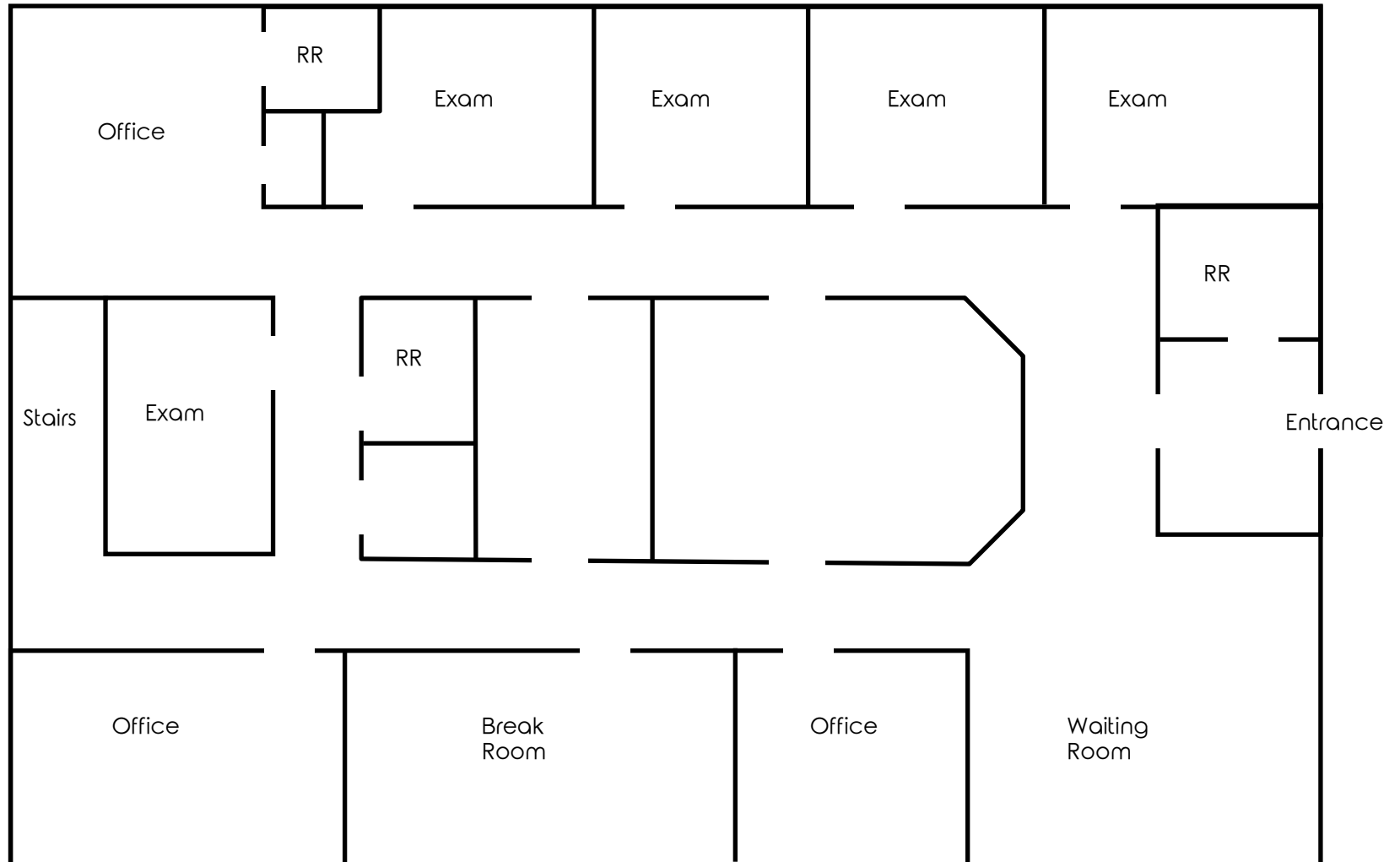
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1st Floor

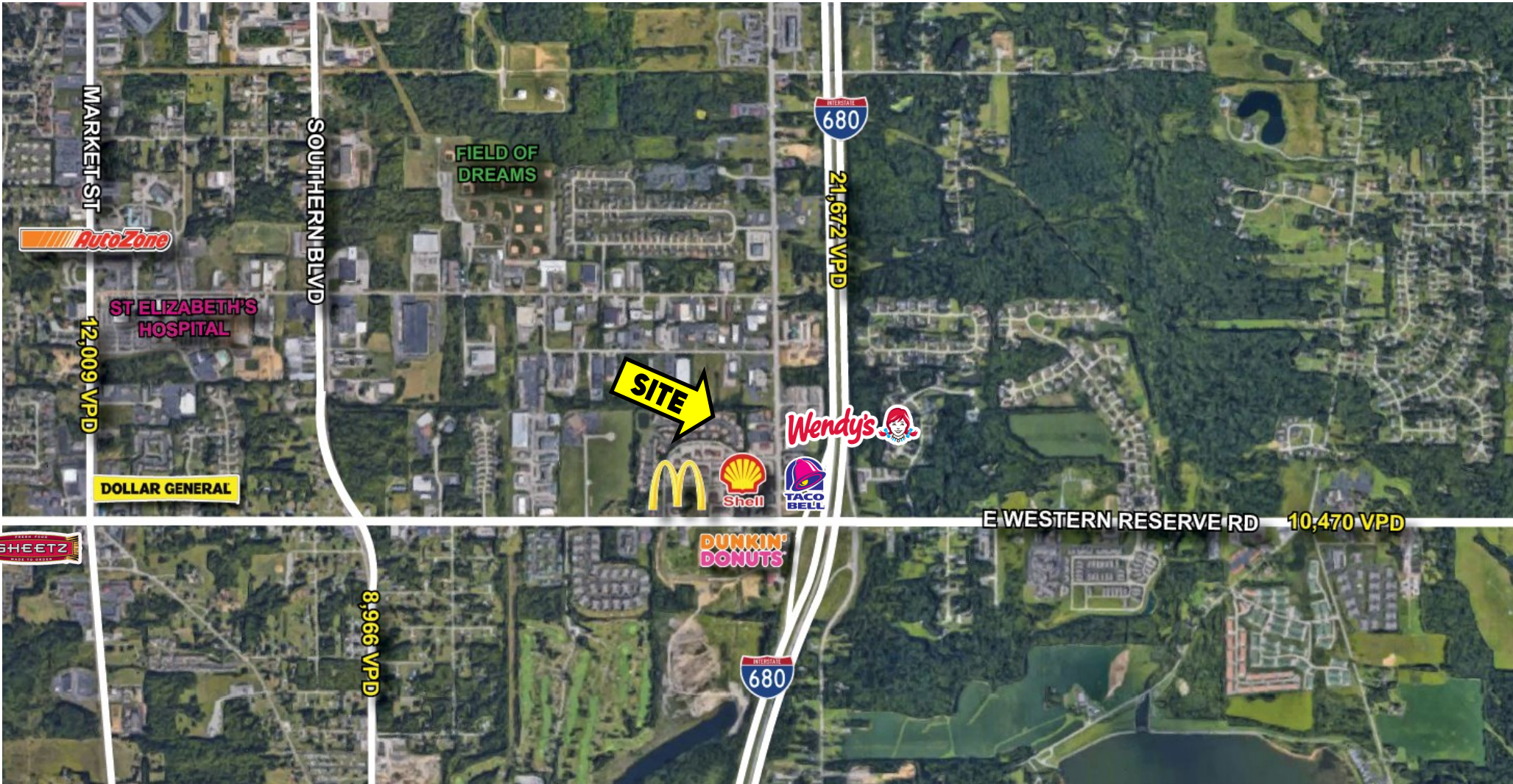
[3D Tour](#)



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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	1,970	23,180	74,011
<b>HOUSEHOLDS</b>	859	9,823	31,383
<b>AVERAGE AGE</b>	49	45	43
<b>MEDIAN HH INCOME</b>	\$57,464	\$76,402	\$61,749

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township; Mahoning County
<b>PROPERTY TYPE</b>	Medical Office Condominium
<b>BUILDING SIZE</b>	2,400 SF + full basement
<b>YEAR BUILT</b>	1994 New Roof Basement recently water-proofed
<b>REAL ESTATE TAXES</b>	\$7,364/year
<b>CONDO FEE</b>	\$552/month
<b>PRICE</b>	\$425,000

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