

LOCATION

7206 Market St, Boardman, OH 44512

**HIGHLIGHTS**

- Multi-tenant professional office building on Market St
- Tenants have shared access to conference room
- Just north of US 224 / Southern Park Mall
- Great street signage
- Ample front door parking

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**TRAFFIC**

Market St = 19,700 VPD

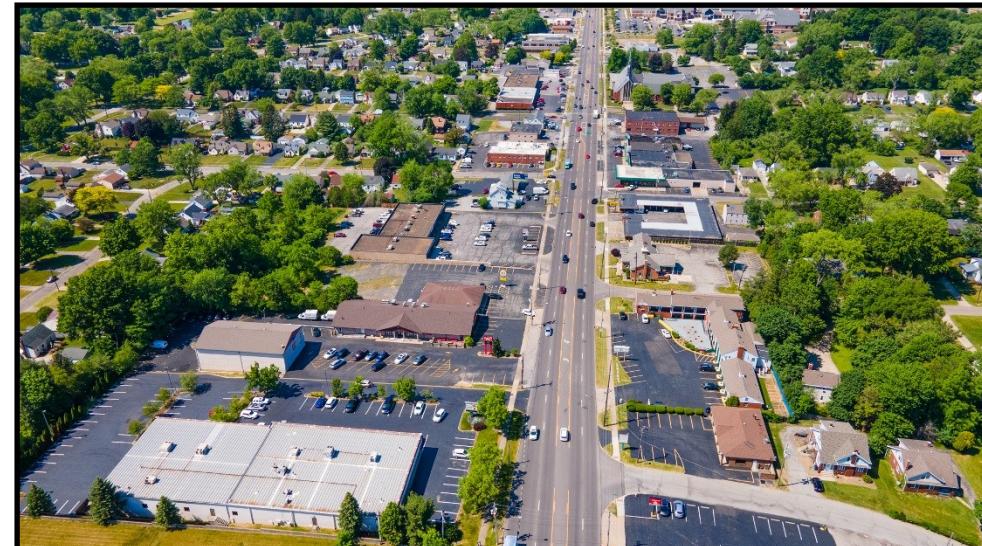
Boardman Canfield Rd = 26,184 VPD

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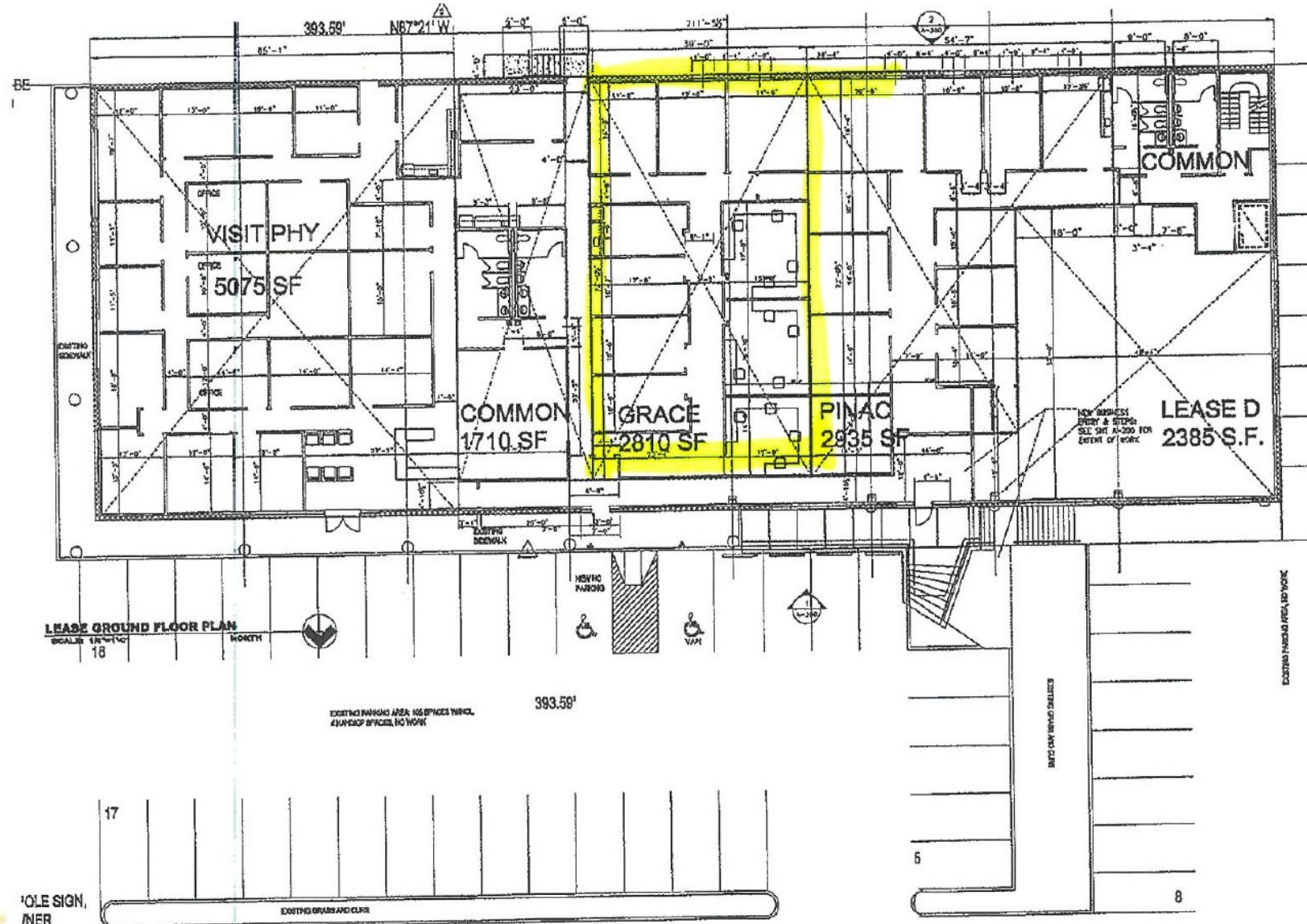
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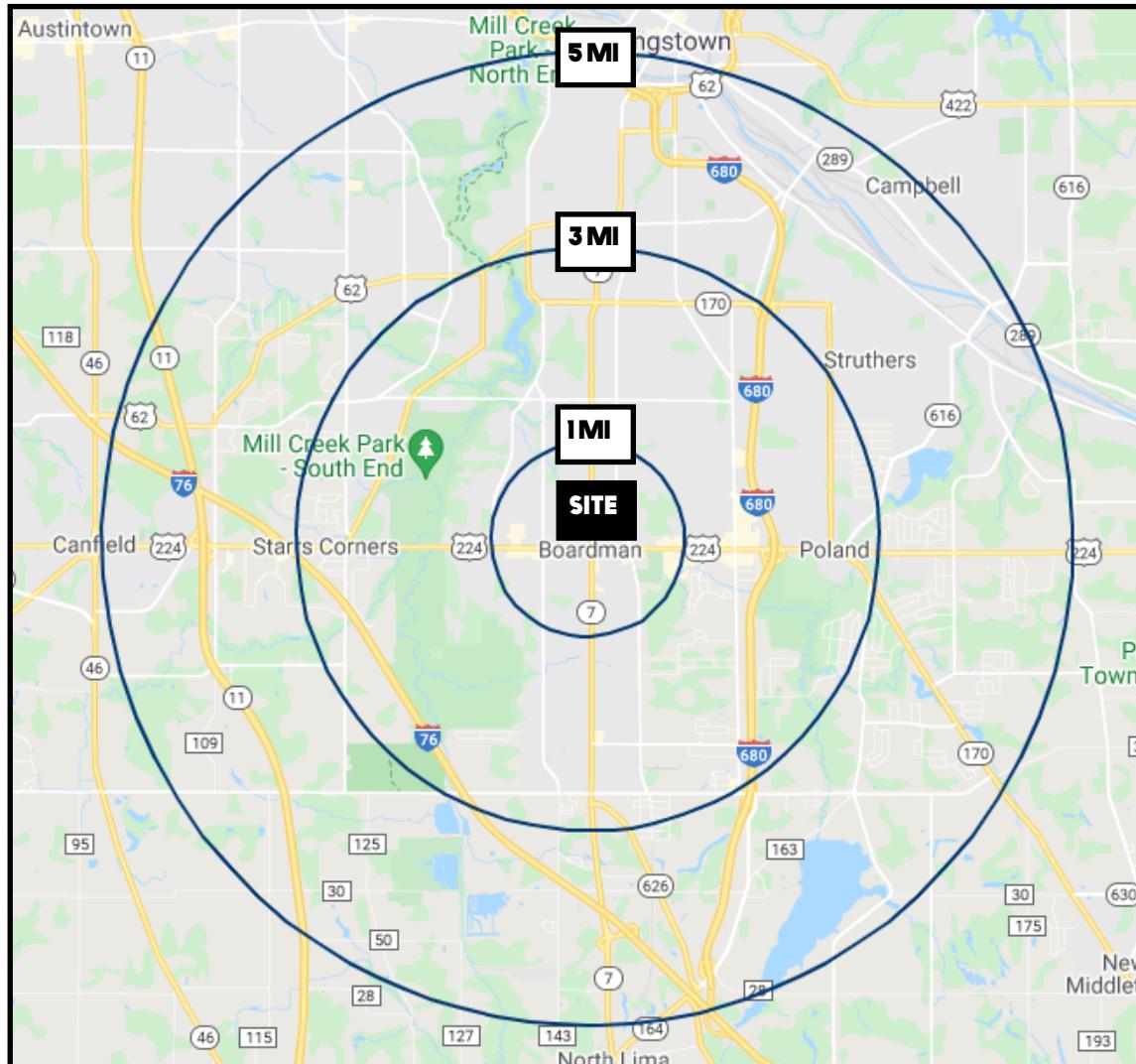
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,316	54,010	115,080
HOUSEHOLDS	3,227	23,334	48,613
MEDIAN AGE	43	44	44
AVERAGE HH INCOME	\$70,733	\$72,330	\$68,035

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PARCELS	29-066-0-052.02 + -052.03
PROPERTY TYPE	Multi tenant office
UTILITIES	Tenants pay prorata, billed monthly
RESTROOMS	Common/shared
SIZE	16,692 SF on 1.6 acres
REAL ESTATE TAXES	\$29,808/year
PRICE	\$1,750,000 REDUCED! \$1,495,000

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