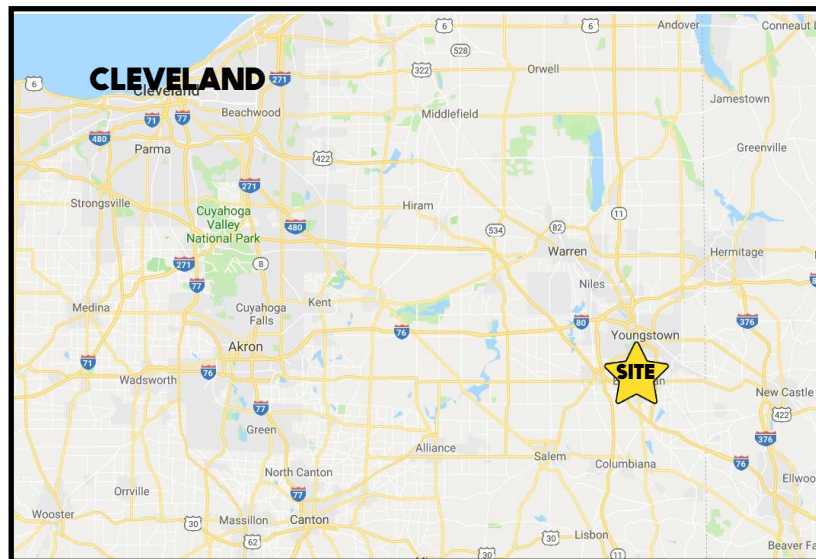


## LOCATION

7206 Market St, Boardman, OH 44512



## TRAFFIC

Market St = 19,700 VPD  
Boardman Canfield Rd = 26,184 VPD

## 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

## CONTACT

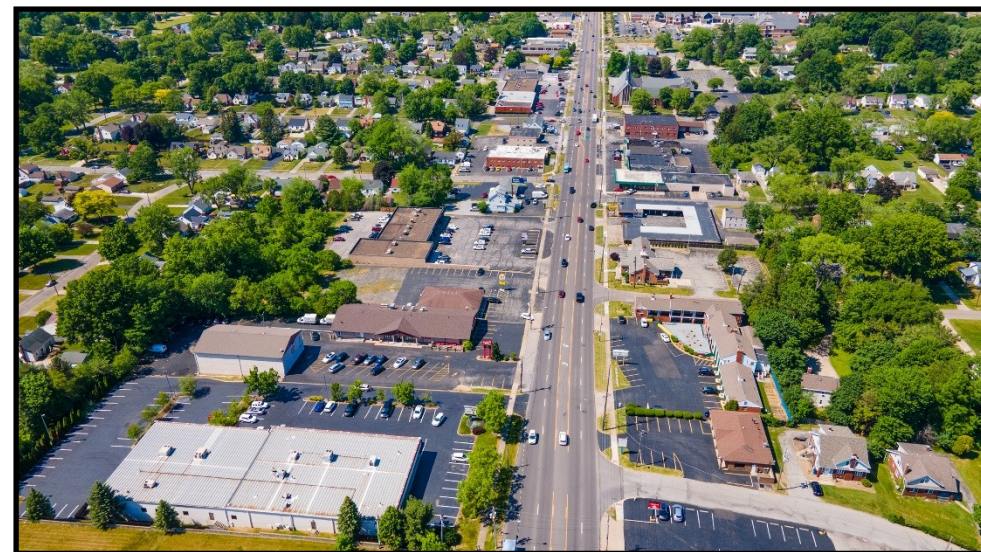
**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

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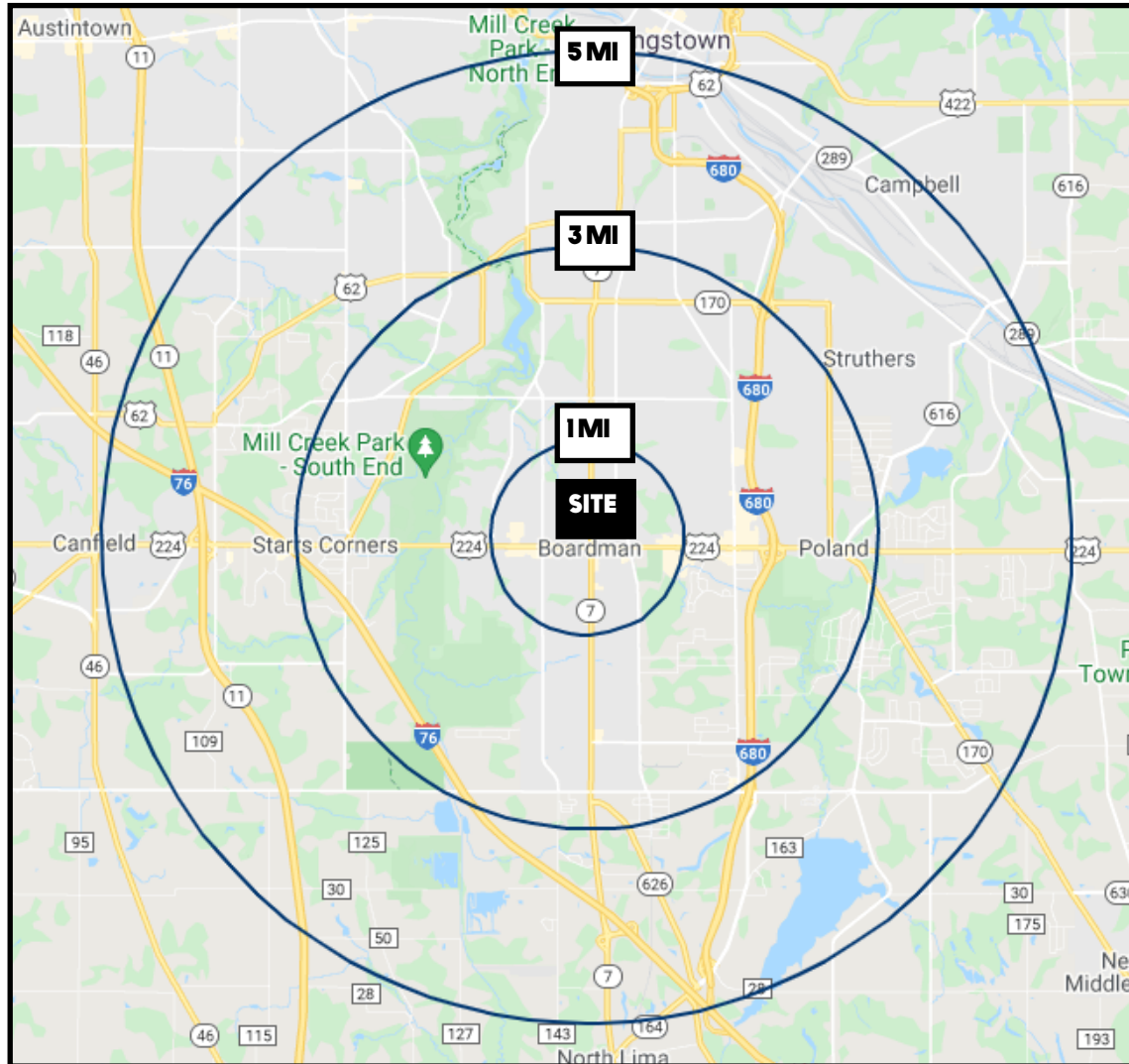
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,316	54,010	115,080
<b>HOUSEHOLDS</b>	3,227	23,334	48,613
<b>MEDIAN AGE</b>	43	44	44
<b>AVERAGE HH INCOME</b>	\$70,733	\$72,330	\$68,035

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

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