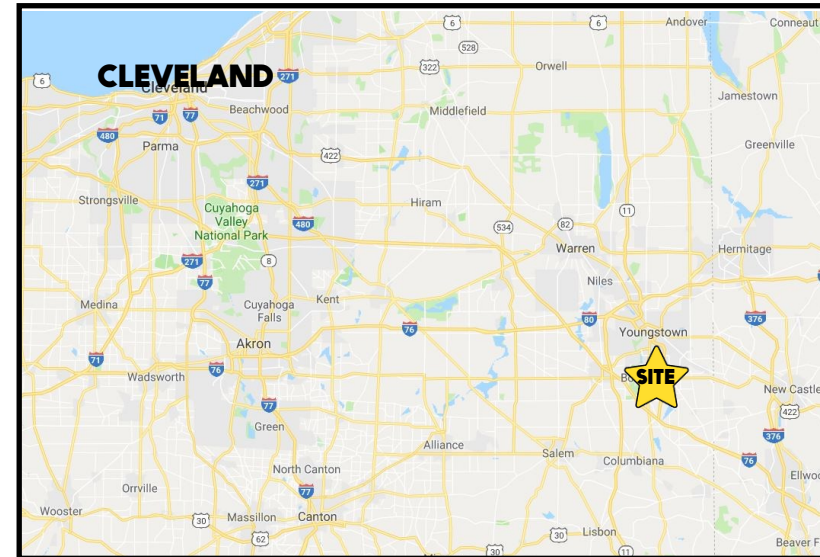


LOCATION

7067 Tiffany Blvd, Boardman, OH 44512



HIGHLIGHTS

- Multi-tenant medical office building
- Move in ready medical space
- Less than a minute away from I-680 / US 224 interchange
- Close proximity to retail shopping, restaurants, and hotels
- Plenty of available parking
- Highly visible monument sign

TRAFFIC

Boardman Poland Rd = 32,730 VPD
South Ave = 19,553 VPD

CONTACT

ADAM DIVELBISS

501.551.3817 adivelbiss@platzrealtygroup.com

MATT WILSON

330.347.9677 mwilson@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

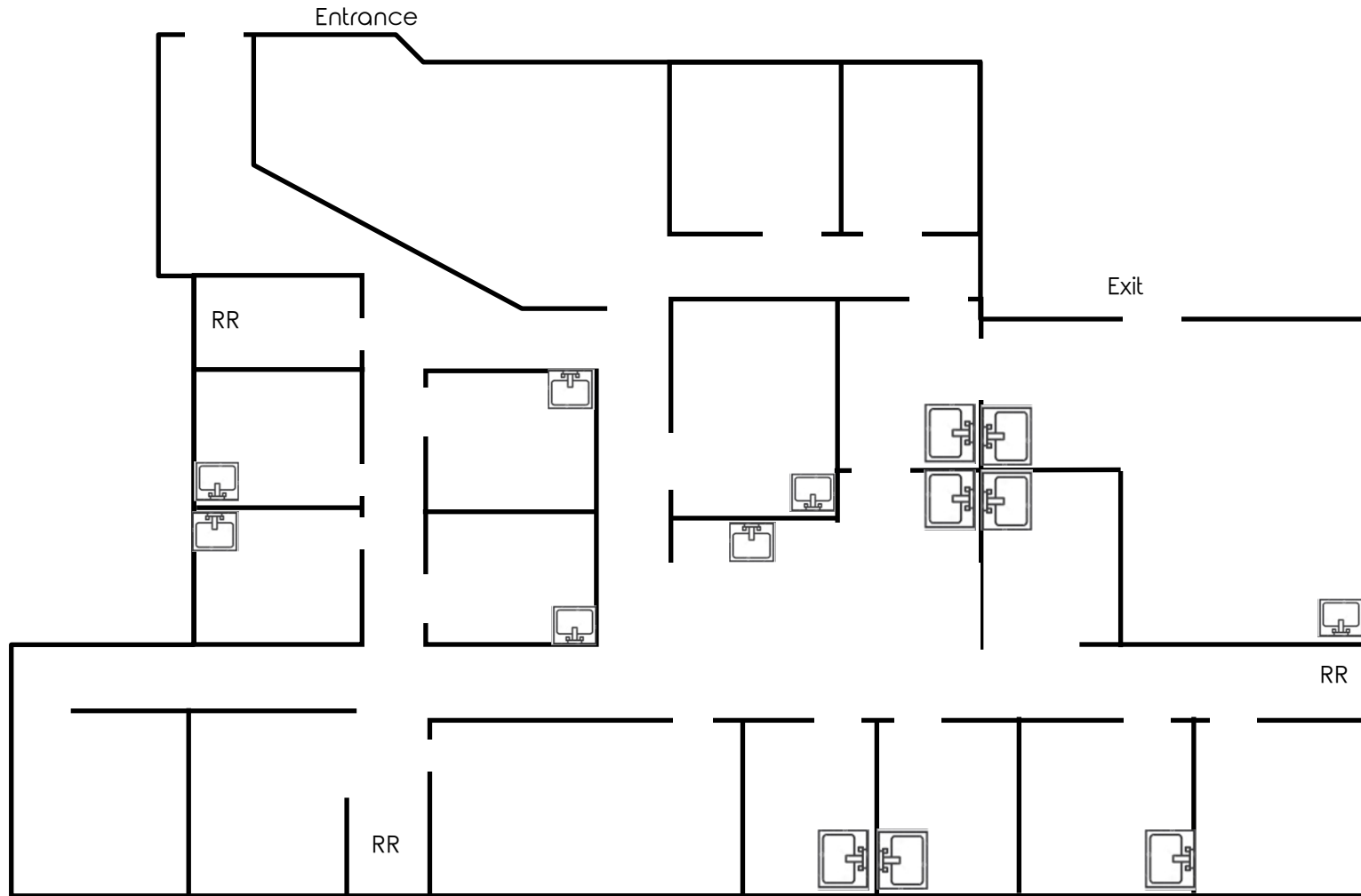
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Suite 250



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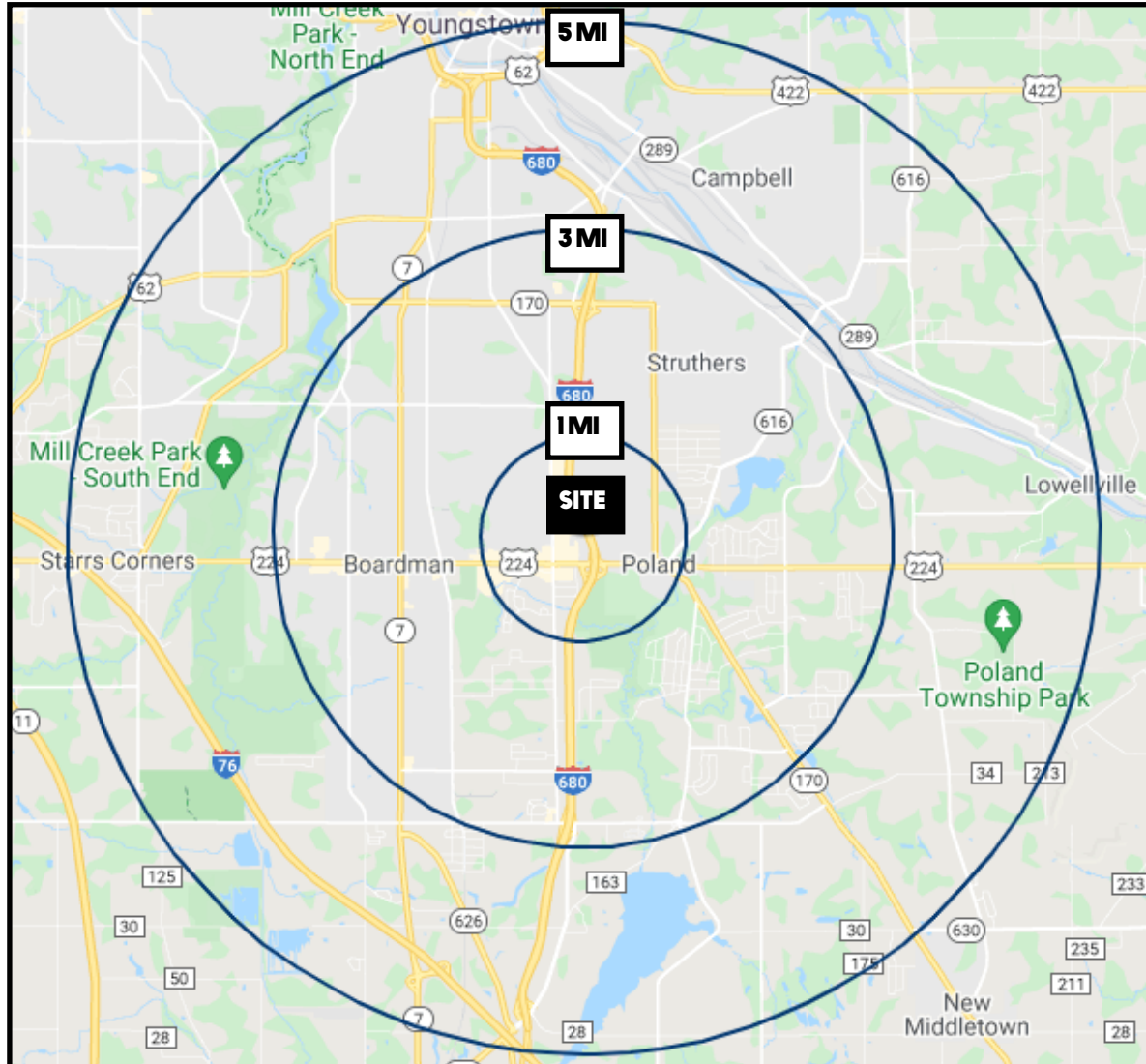
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-------------------------|----------|----------|----------|
| POPULATION | 5,243 | 61,731 | 111,180 |
| HOUSEHOLDS | 2,239 | 26,142 | 46,878 |
| AVERAGE AGE | 44 | 42 | 42 |
| MEDIAN HH INCOME | \$72,832 | \$55,752 | \$49,144 |

SITE INFORMATION

| | |
|-----------------------|---|
| LOCATION | Boardman Township; Mahoning County |
| AVAILABLE | Suite 250: 3,650 SF |
| YEAR RENOVATED | 2020 |
| UTILITIES | Included in rent |
| PARKING | Ample on site parking |
| SIGNAGE | Highly visible monument sign on Tiffany Blvd |
| BASE RENT | \$12.00/SF |
| NNN CHARGES | \$4.00/SF (includes utilities) |

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