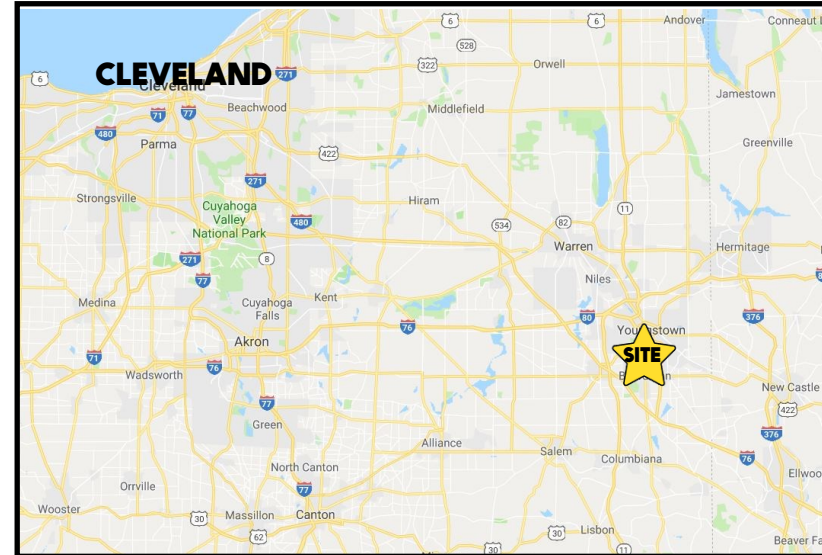


## LOCATION

4845 Market St, Boardman, OH 44512



## HIGHLIGHTS

- Investment opportunity! Very low vacancy
- Extremely well maintained mixed use building
- Many long term tenants (retail + office)
- Excellent Boardman Township location
- Great signage on Market St (SR 7)

## TRAFFIC

Market St = 14,114 VPD

## CONTACT

**ADAM DIVEBISS**

501.551.3817      adivelbiss@platzrealtygroup.com

**MATT WILSON**

330.347.9677      mwilson@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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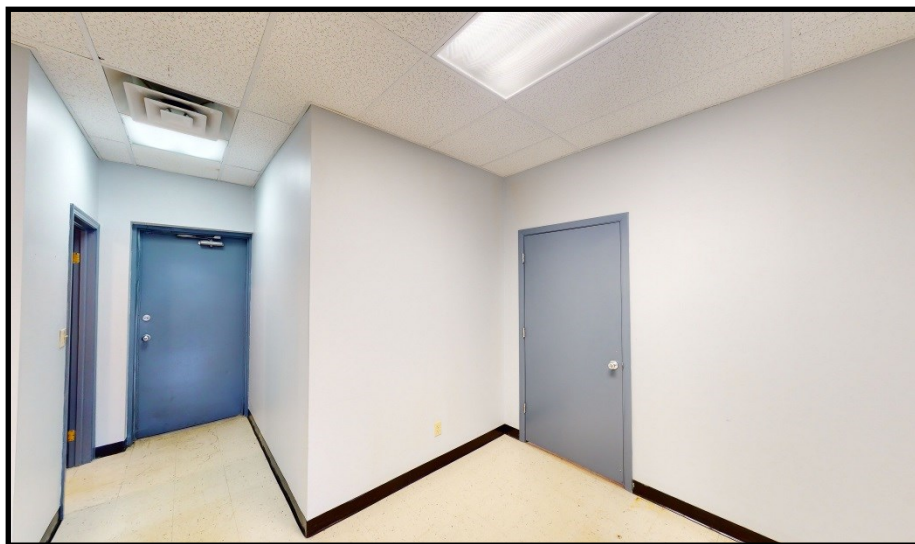


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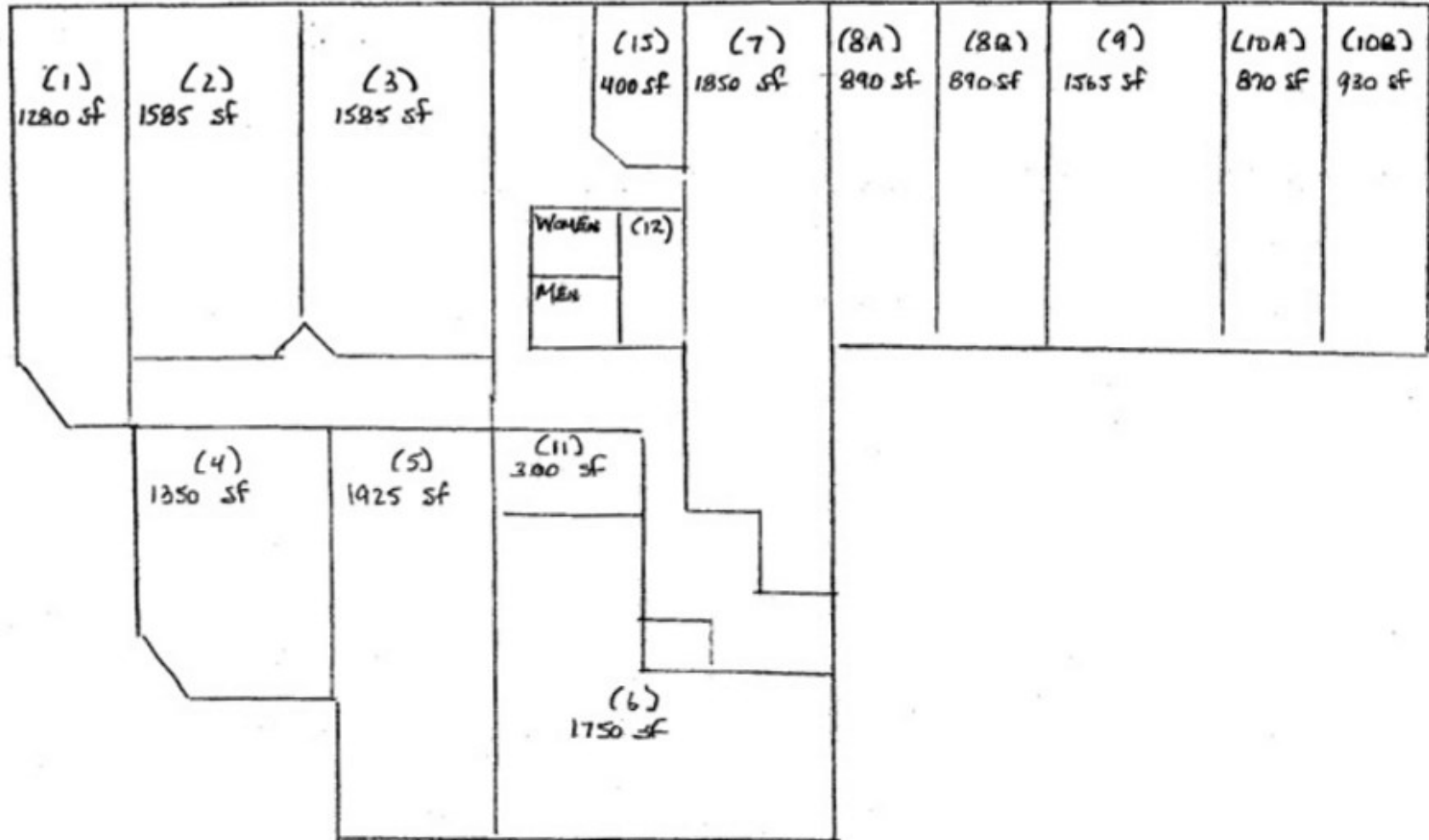




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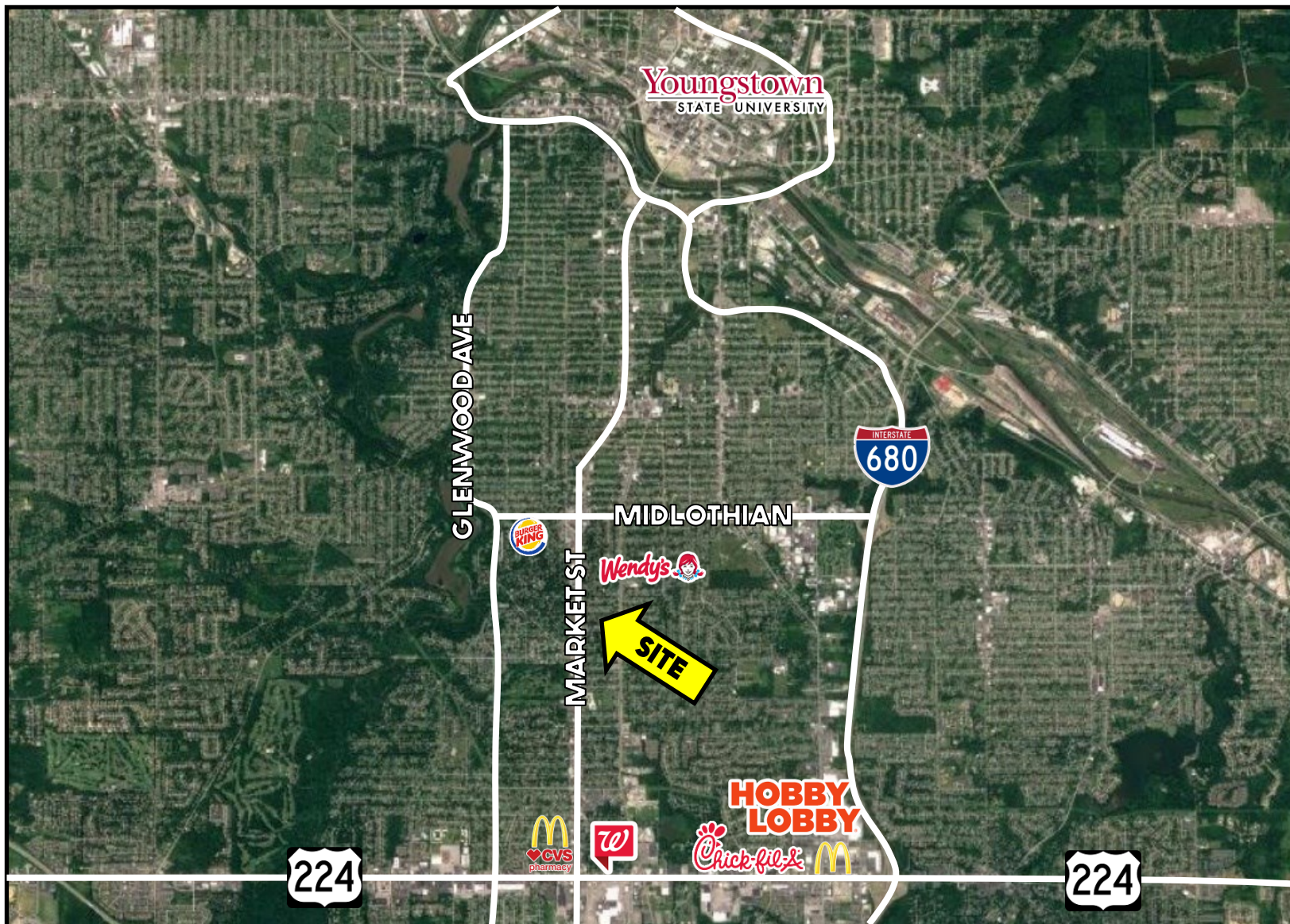
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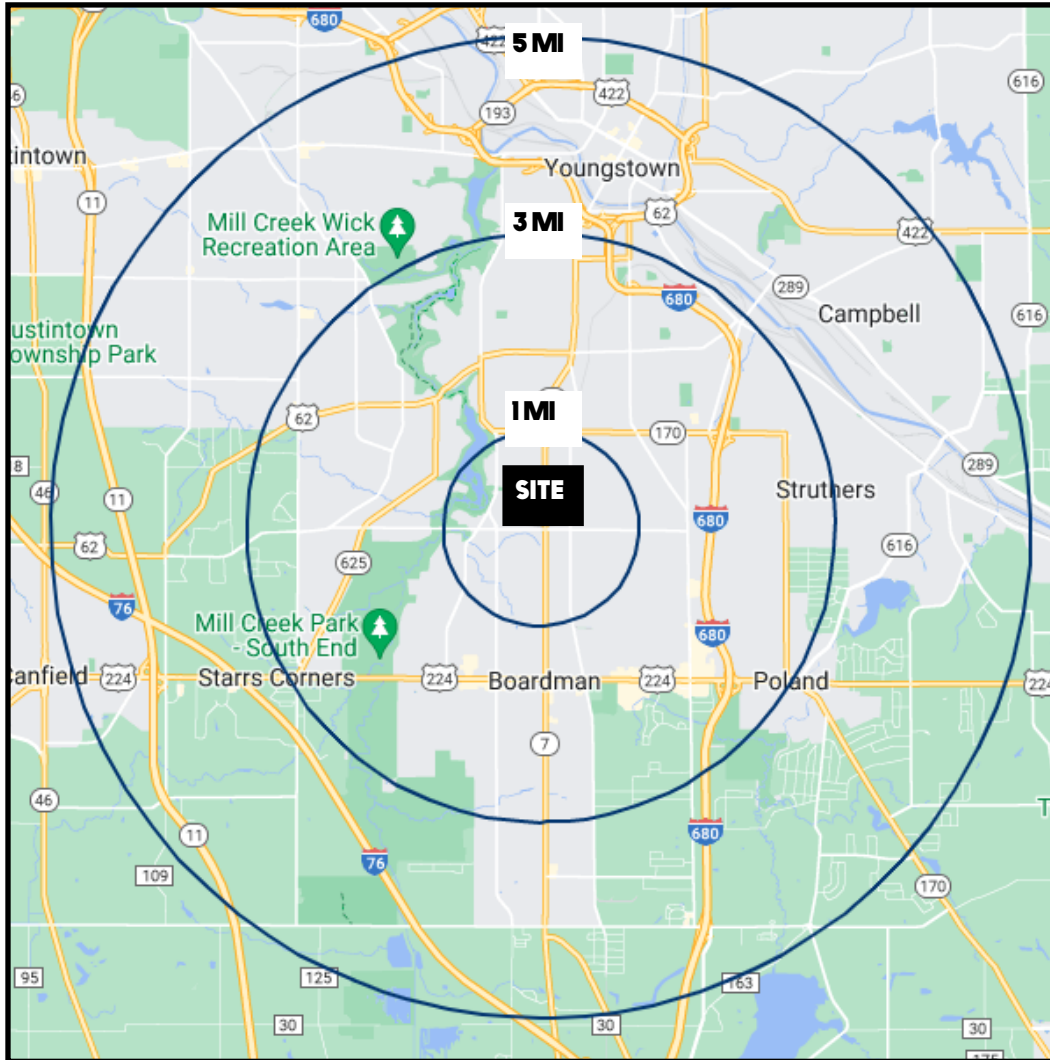
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DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	11,792	65,710	146,121
<b>HOUSEHOLDS</b>	5,019	28,216	60,682
<b>MEDIAN AGE</b>	40	43	42
<b>AVERAGE HH INCOME</b>	\$61,382	\$60,301	\$61,557

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>ZONING</b>	N. Market Business District
<b>PARCELS</b>	29-001-0-551
<b>YEAR BUILT</b>	1960
<b>SIZE</b>	20,706 SF
<b>ACREAGE</b>	1.64 acres
<b>REAL ESTATE TAXES</b>	\$19,265/year
<b>PRICE</b>	\$1,300,000

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