

# **FOR LEASE**

#### LOCATION

945 Boardman Canfield Rd, Boardman, OH 44512



#### HIGHLIGHTS

- Multi tenant retail / office building on US 224
- Plenty of parking
- Great co-tenancy
- Large Pylon sign on US 224
- 8-9: Currently a gym can be subleased as a gym or retail



**TRAFFIC** Boardman Canfield Rd = 33,649 VPD

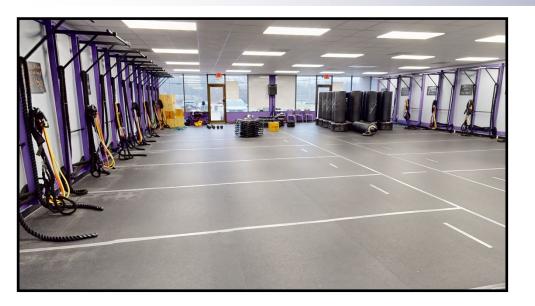
CONTACT DONTHOMAS 501.269.3827 dthomas@platzrealtygroup.com

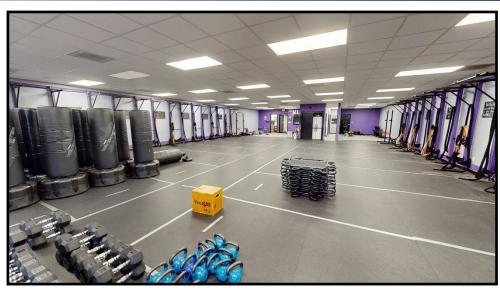
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

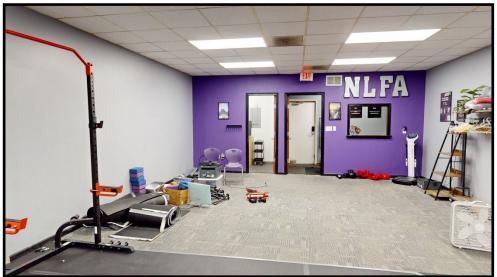
### www.PLATZREALTYGROUP.com



## INTERIOR









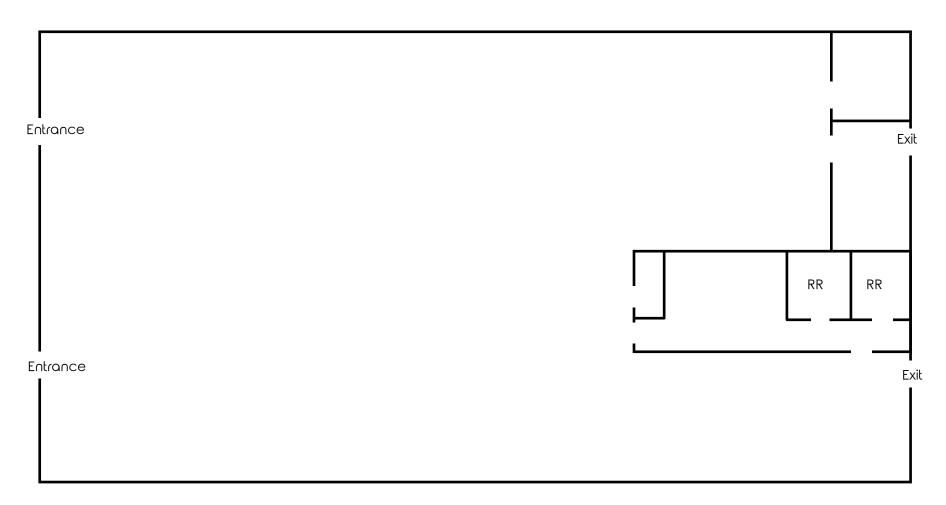
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

### www.PLATZREALTYGROUP.com





Suites 8-9

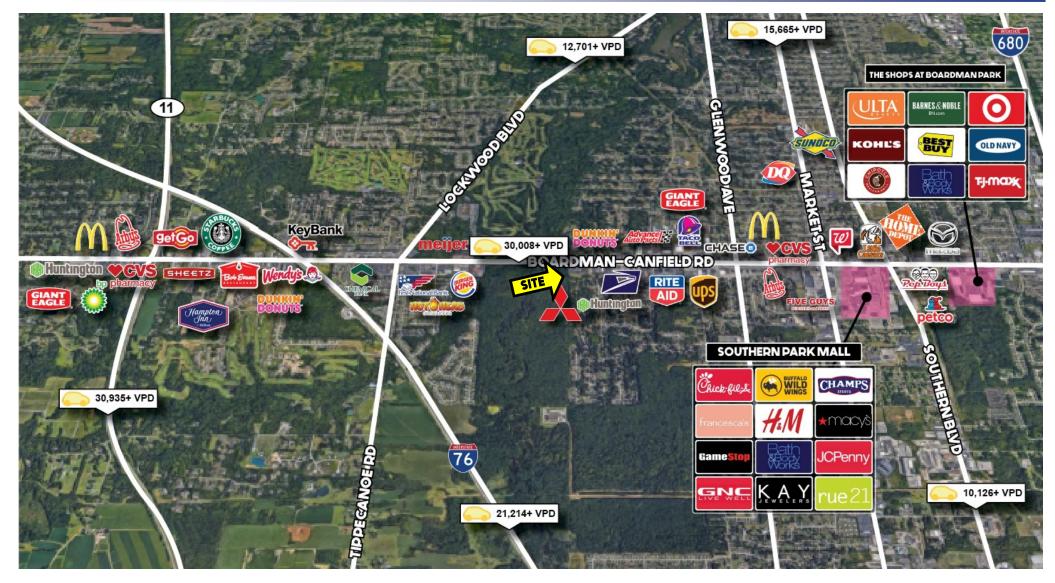


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

#### www.PLATZREALTYGROUP.com



## **AERIAL MAP**



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

#### www.PLATZREALTYGROUP.com



# **SITE INFORMATION**

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,901	39,813	106,231
HOUSEHOLDS	2,608	17,413	45,455
MEDIAN AGE	45	45	44
<b>AVERAGE HH INCOME</b>	\$74,872	\$64,093	\$53,431

SITE INFORMATION			
LOCATION	Boardman Township Mahoning County		
PROPERTY TYPE	Retail / Office		
ACCESS	US 224 and Parkside Dr		
AVAILABLE	8-9: 3,360 SF		
SIGNAGE	Building and pylon		
UTILITIES	Separately metered		
RENT	Base Rent: \$8.60/SF Estimated NNN Charges: \$3.90/SF		

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

#### www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

Austintown	5 MI	Park 62	
			(289) Campbe
	CORNERSBURG	7 7	X
			Sruthers
Canfeld 224	Starts Corners	(224) Boardman 224	Poland
3 (446)			Polalid
46 (1)	<b>1</b>		
Marquis 95	123	626	
Calla 28	30 50 28	Willow Crest	28
		127 143 North Lima (626)	

Will Creek Youngstown