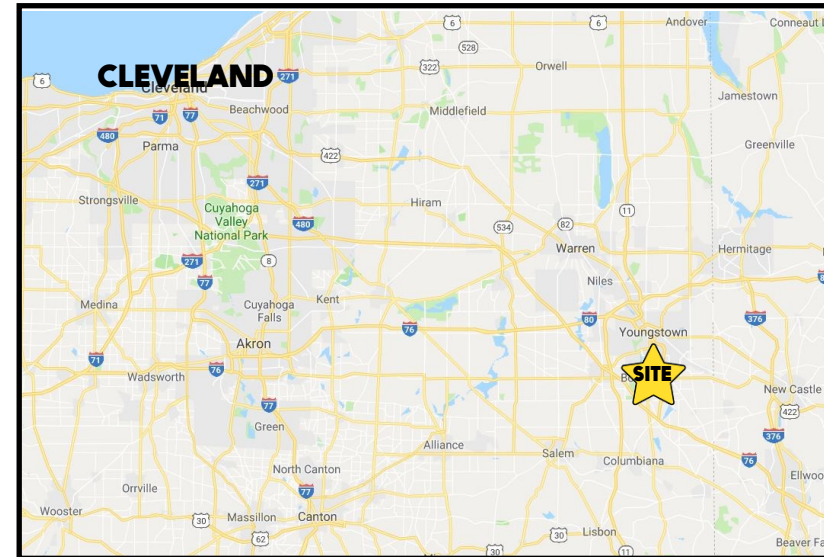


## LOCATION

945 Boardman Canfield Rd, Boardman, OH 44512



## TRAFFIC

Boardman Canfield Rd = 33,649 VPD

## 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

## CONTACT

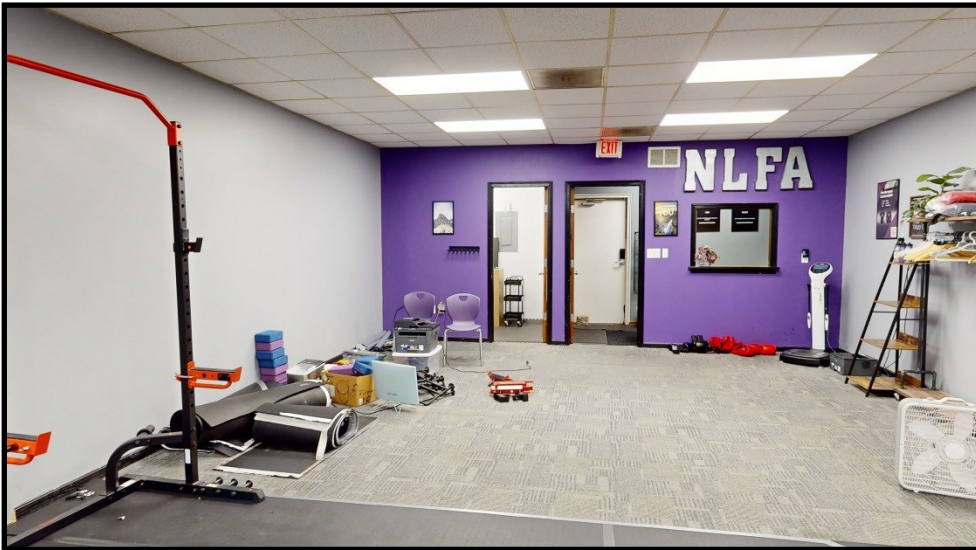
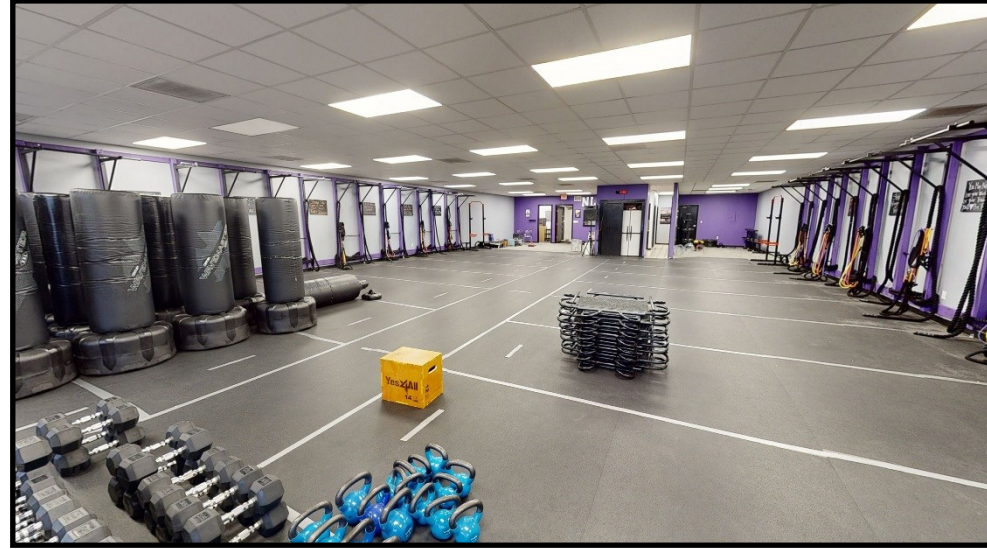
**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

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

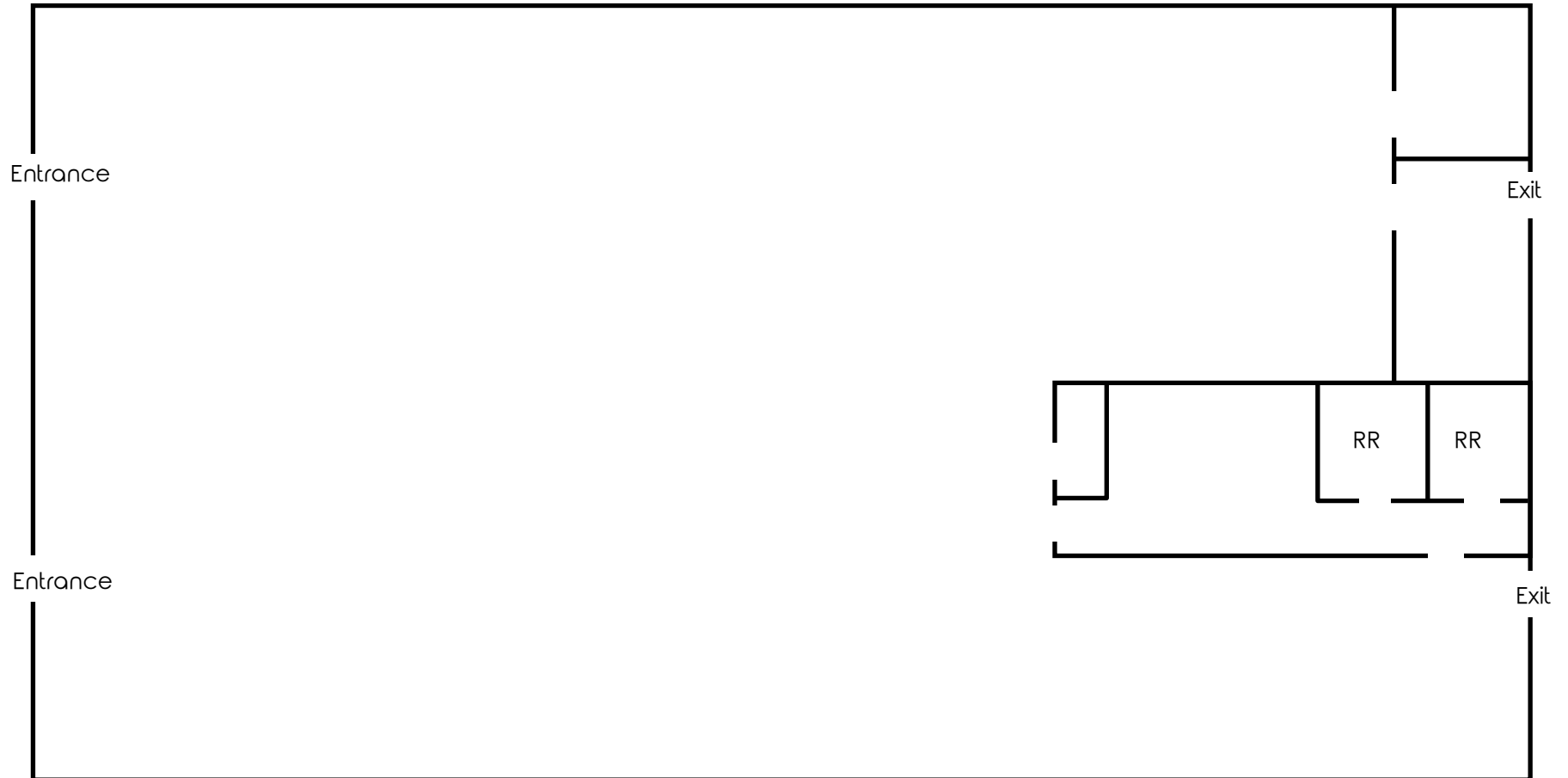
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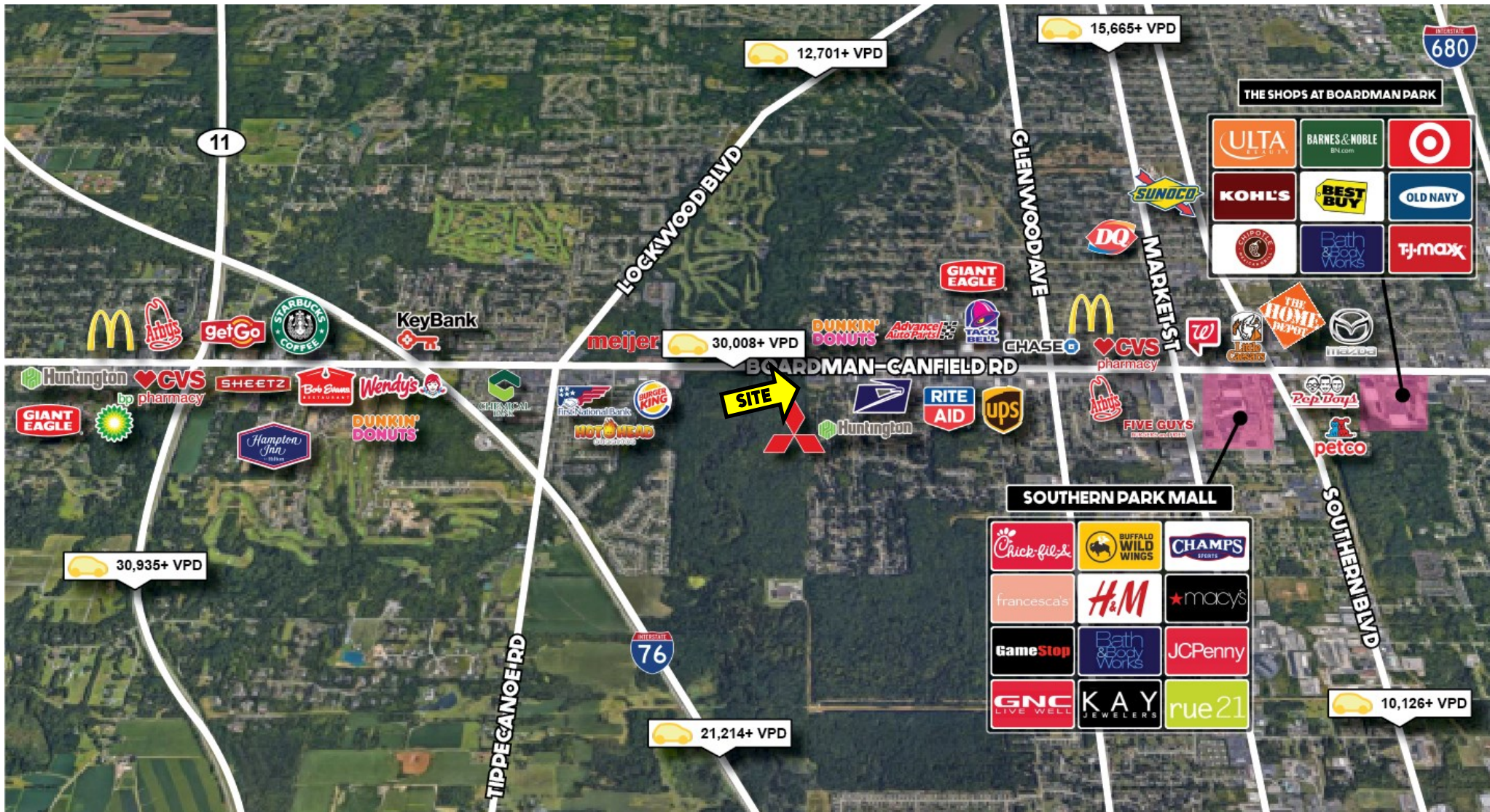
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Suites 8-9



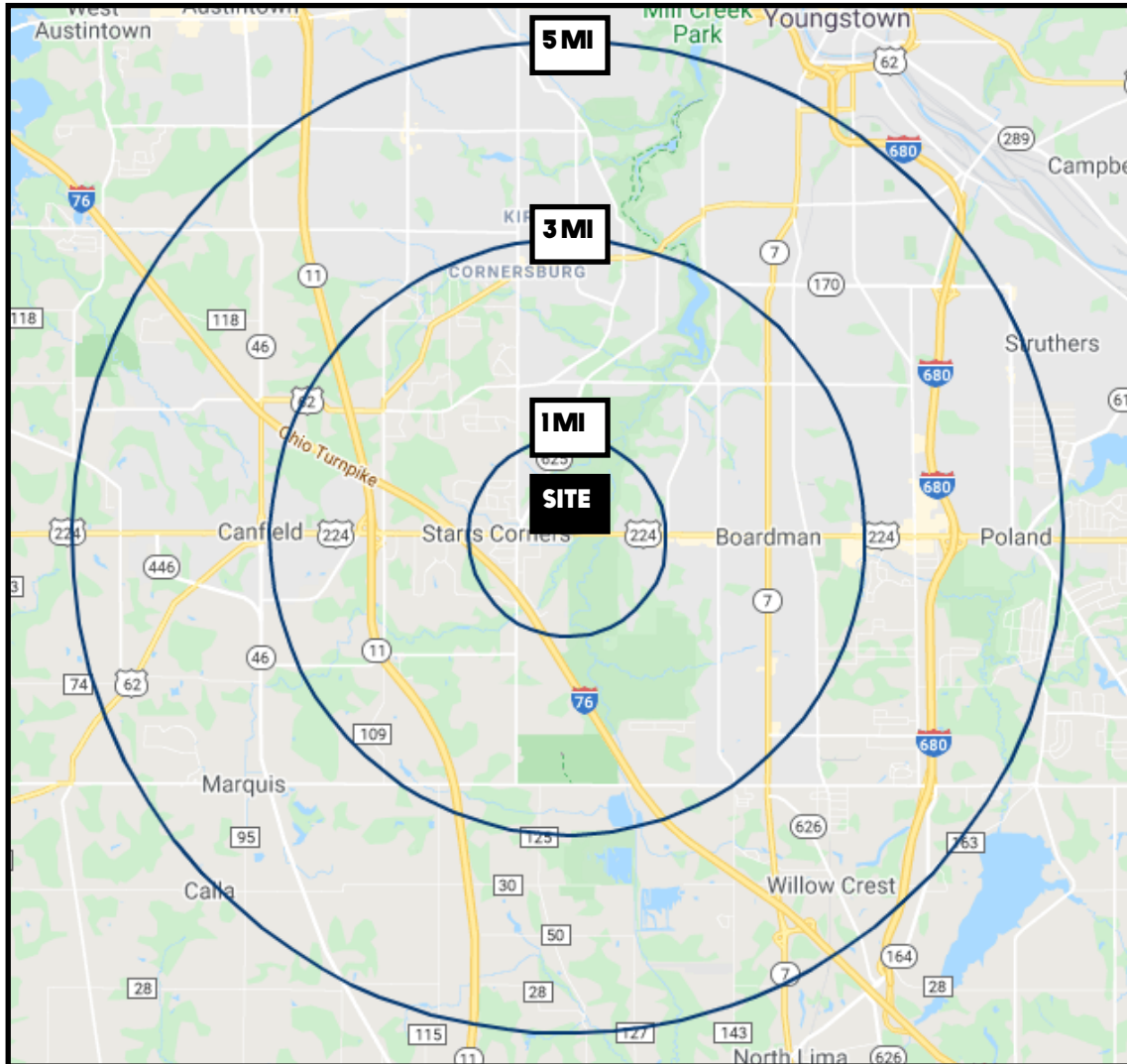
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,901	39,813	106,231
<b>HOUSEHOLDS</b>	2,608	17,413	45,455
<b>MEDIAN AGE</b>	45	45	44
<b>AVERAGE HH INCOME</b>	\$74,872	\$64,093	\$53,431

**SITE INFORMATION**

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

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