

FOR LEASE

LOCATION

8170 South Ave, Boardman, OH 44512



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage New Castle Cuyahoga Falls Akron Wadsworth BELIE New Castle Columbiana Eliwooc Eliwooc Tool Massillon Canton Tool Beaver Fall

TRAFFIC

South Ave = 14,626 VPD

HIGHLIGHTS

- Professional office on South Ave near I-680
- Suite 7 is move-in ready, 5-6 are ready to be built out to your specs; LL will provide Allowance or abated rent
- Close to Mercy Health and Surgical Center
- Signage on South Ave

*Property is owned by listing agent

CONTACT DON THOMAS

501.269.3827

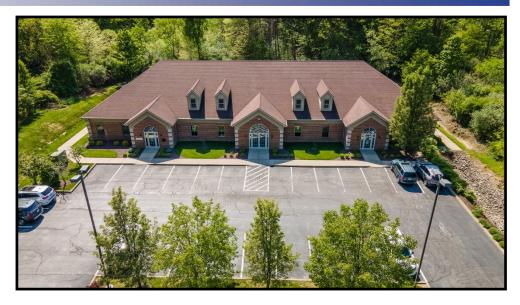
dthomas@platzrealtygroup.com

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



EXTERIOR





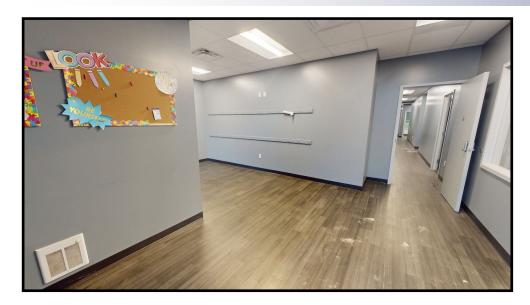


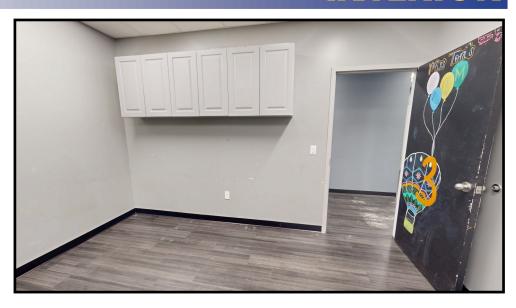


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INTERIOR





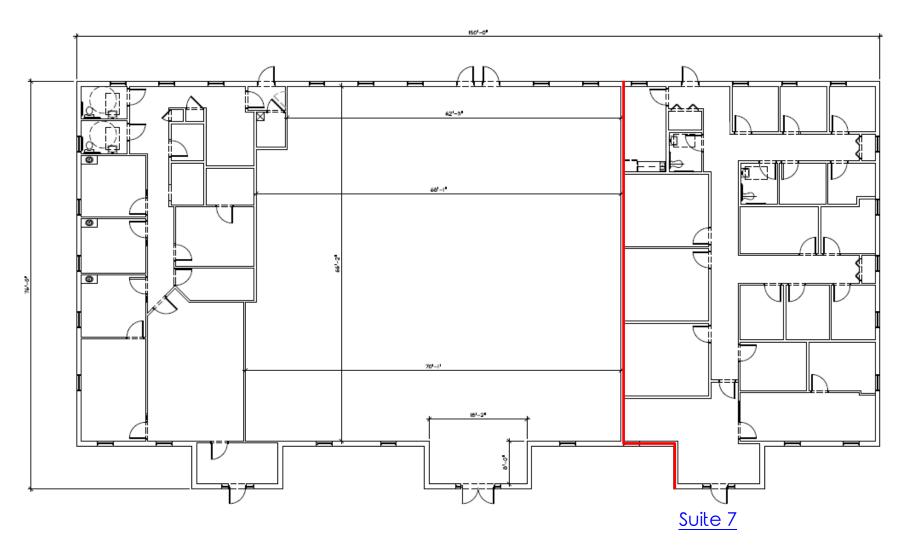




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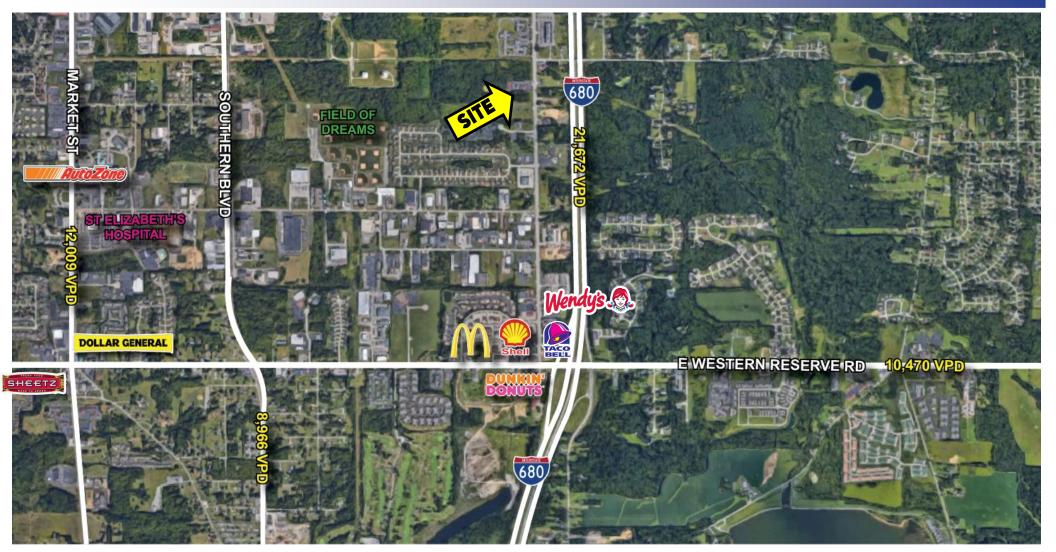
Building 2



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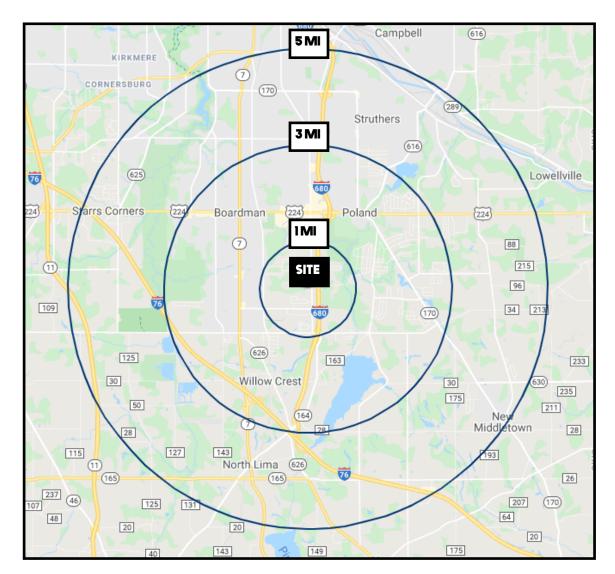
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	2,374	36,093	87,625
HOUSEHOLDS	1,027	15,432	36,761
MEDIAN AGE	54	47	44
AVERAGE HH INCOME	\$86,009	\$81,090	\$72,486

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County	
PROPERTY TYPE	Office + Medical Office	
UTILITIES	Separately metered	
AVAILABLE	Building 2 Suite 5: 2,800 SF Suite 6: 1,800 SF Suite 7: 3,100 SF	
YEAR BUILT	2006	
RENT	\$16.00/SF NNN	
EXTRA CHARGES	\$4.19 / SF + utilities	

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