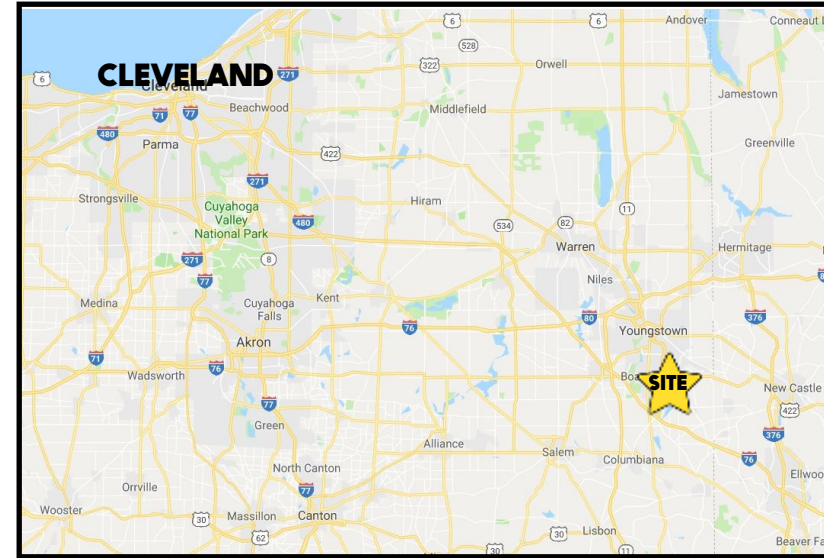


LOCATION

8544 Hickory Hill Dr, Boardman Twp OH (Building 1)



HIGHLIGHTS

- Quality construction and meticulously maintained office building with long term tenants
- Located at the Western Reserve Rd / I-680 ramp
- Professional setting with great regional access
- Lower level space available (elevator access)

CONTACT

BILL KUTLICK

330.565.5701

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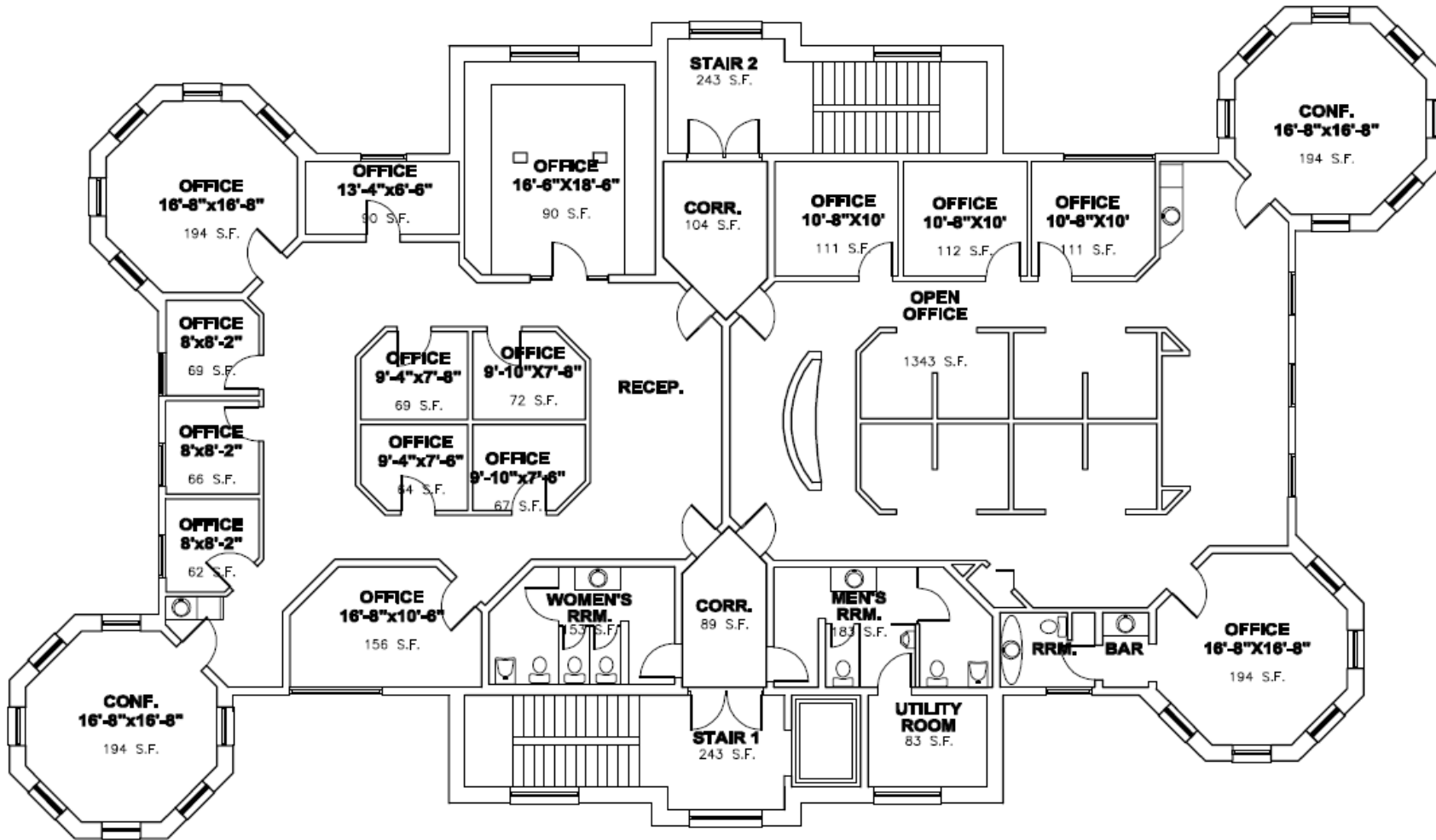


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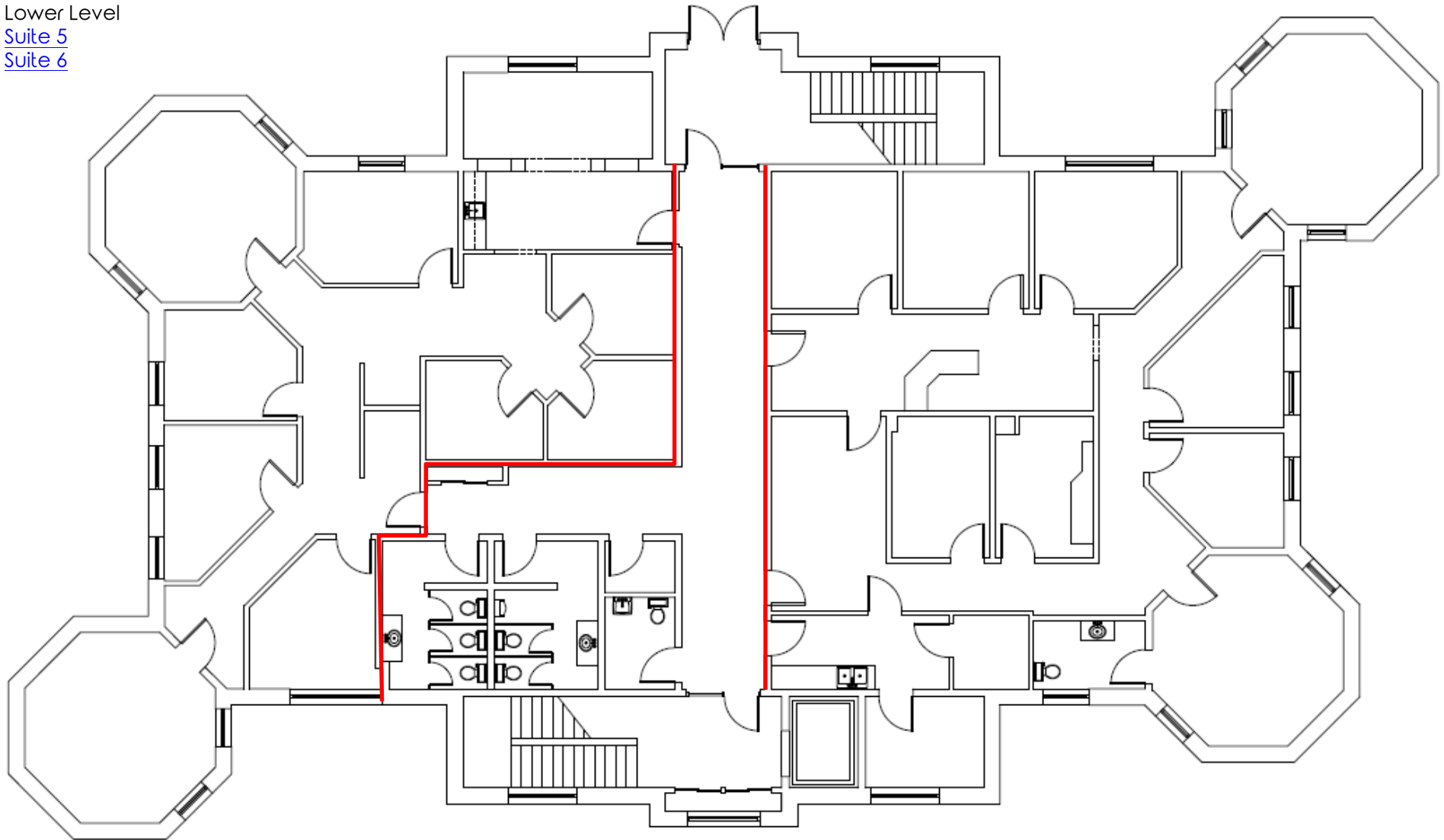
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Upper Level



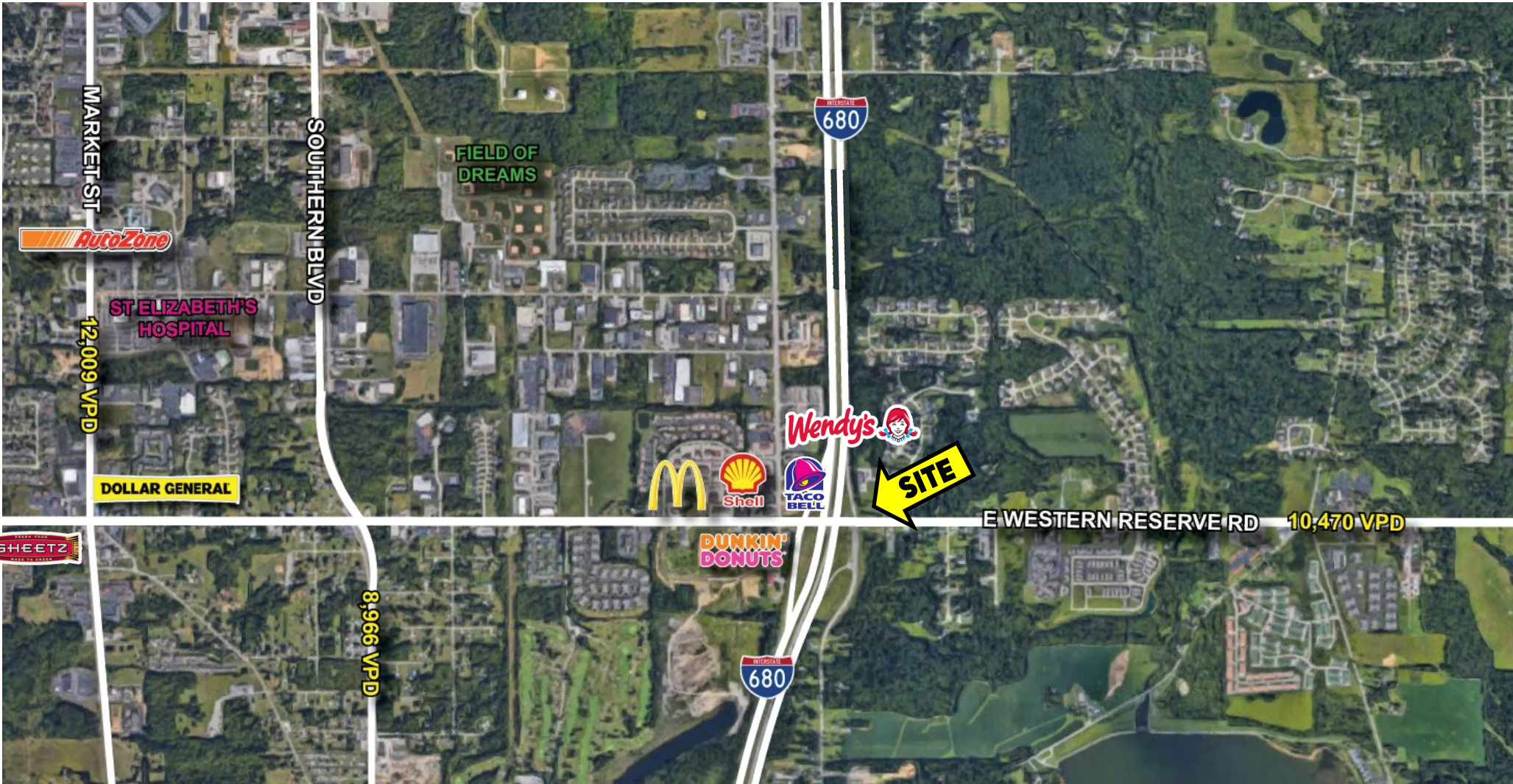
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Lower Level
[Suite 5](#)
[Suite 6](#)



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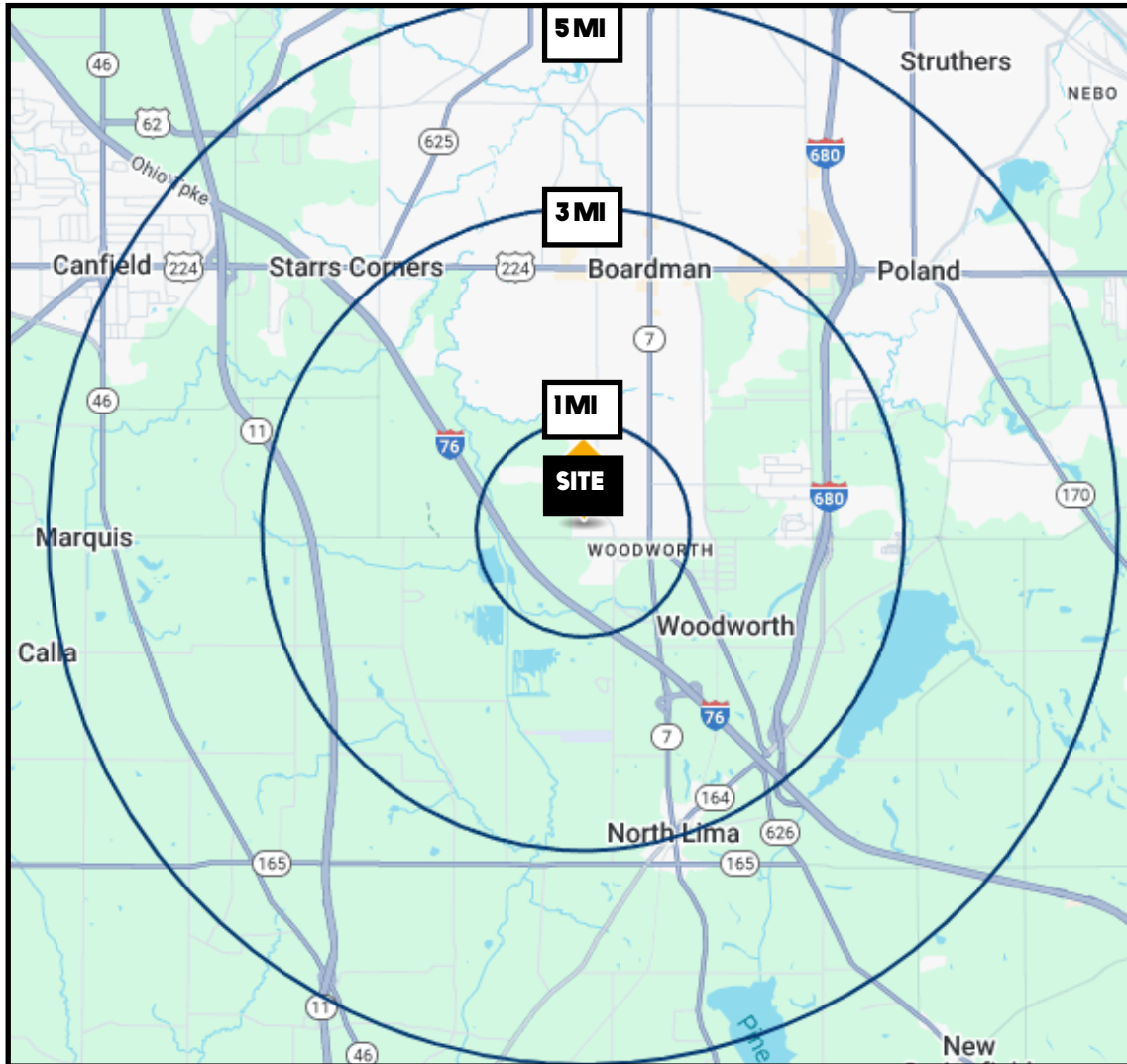
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,138	22,260	69,115
HOUSEHOLDS	1,000	9,668	30,326
MEDIAN AGE	55	50	46
AVERAGE HH INCOME	\$91,062	\$92,153	\$79,367

SITE INFORMATION

LOCATION	Boardman Township Mahoning County Boardman School District
AVAILABLE	Upper Level: 6,500 SF: Can be subdivided: 3,226-3,274 SF Rent: \$15.00/SF NNN Lower Level: 2,598: \$16.00/SF NNN 2,610 SF: \$14.00/SF NNN 5,221 SF: \$14.00/SF NNN
NNN CHARGES	Estimated at \$3.45/SF

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