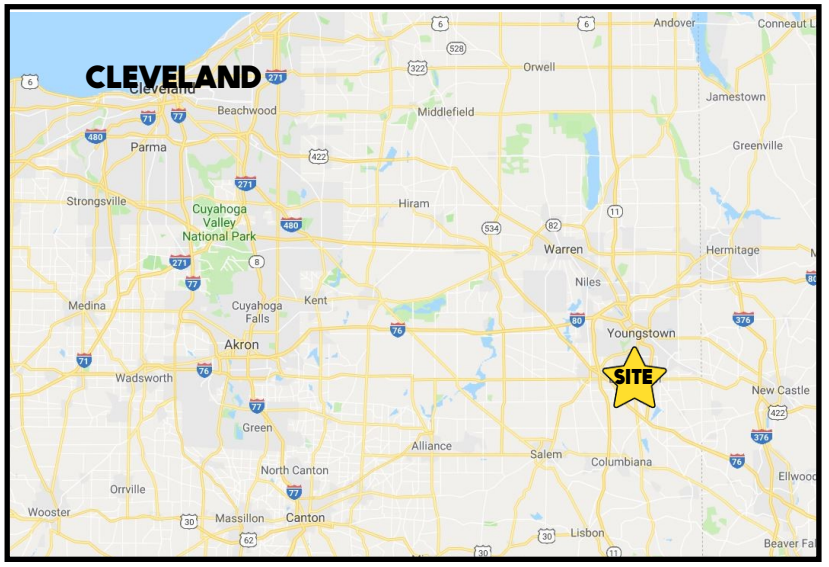
PLATZ REALTY GROUP

FOR SALE/LEASE

LOCATION

760 Boardman Canfield Rd, Boardman, OH 44512



TRAFFIC

Boardman Canfield Rd = 34,327 VPD

HIGHLIGHTS

- Beautiful Class A Office Building - 3 stories with elevator
- 19 offices, 3 conference rooms, 2 kitchens, 2 server rooms, 8 bathrooms, large pit areas
- Plenty of parking
- 2 Climate Controlled Server Rooms ideal for software developers/users

CONTACT

GARY LASKO

330.509.4546 glasko@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.

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INTERIOR

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

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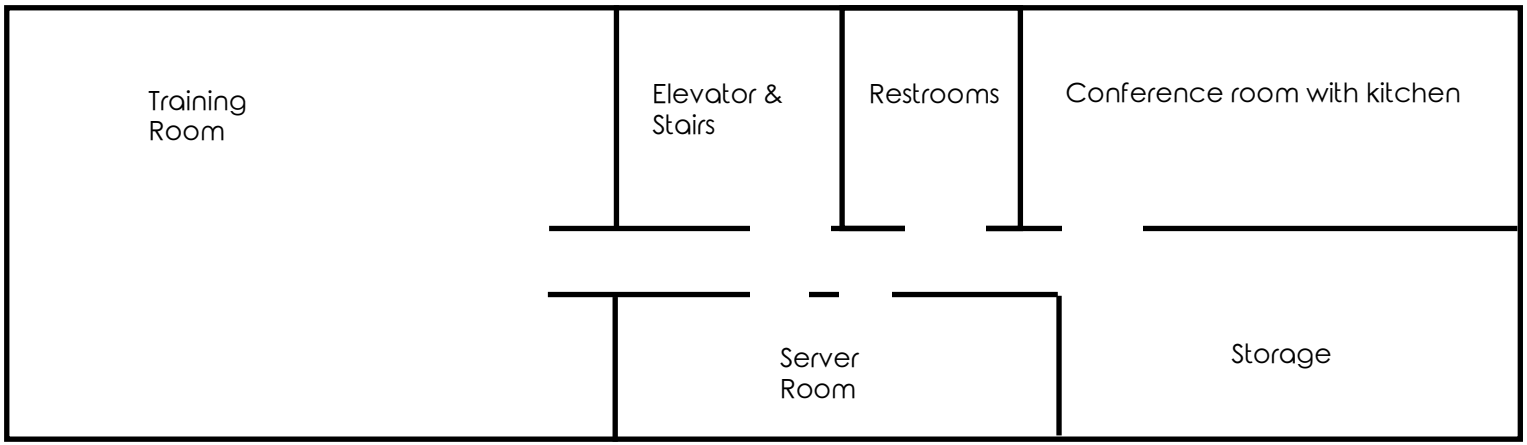
FLOOR PLAN

Lower Level



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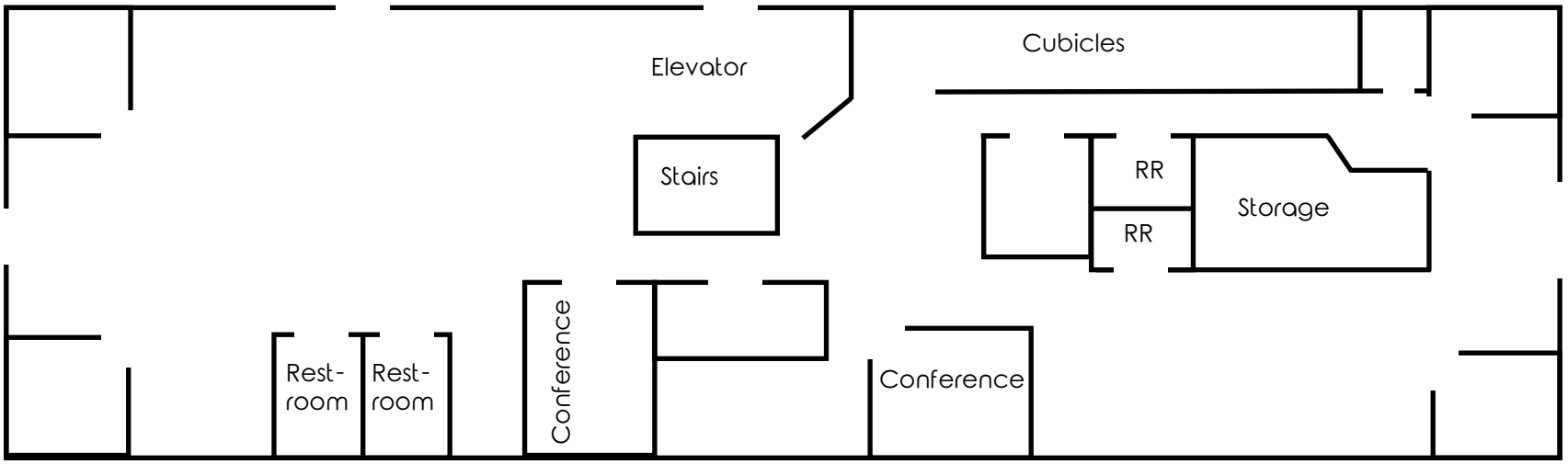
FLOOR PLAN

First Floor



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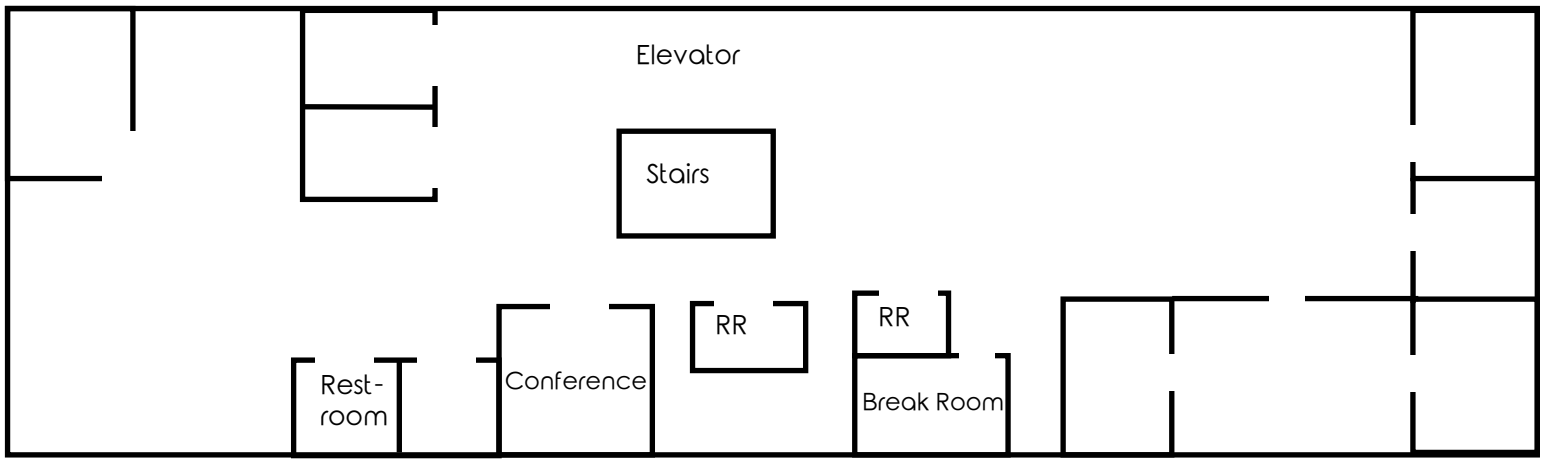
FLOOR PLAN

Second Floor



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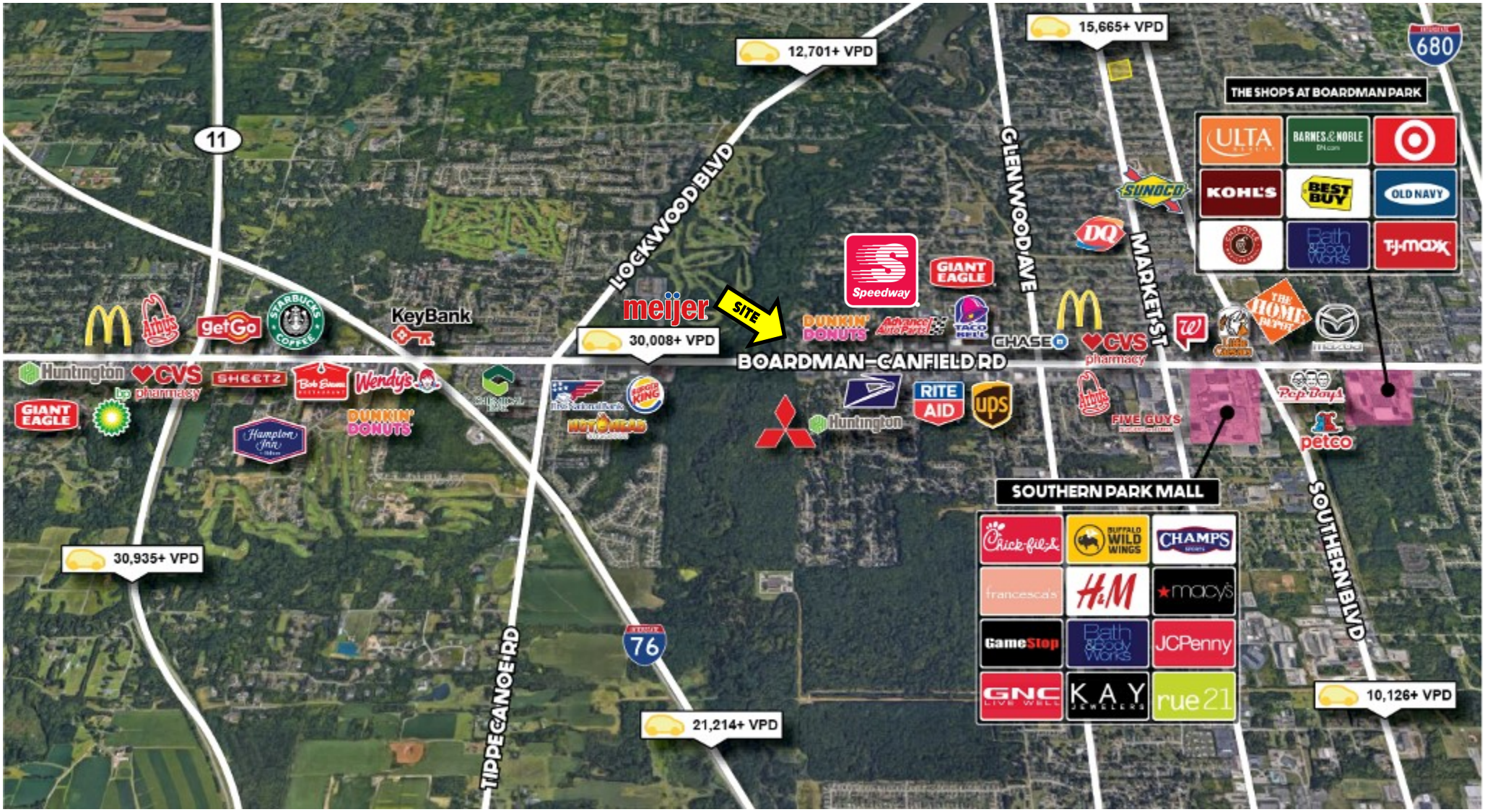
AERIAL MAP



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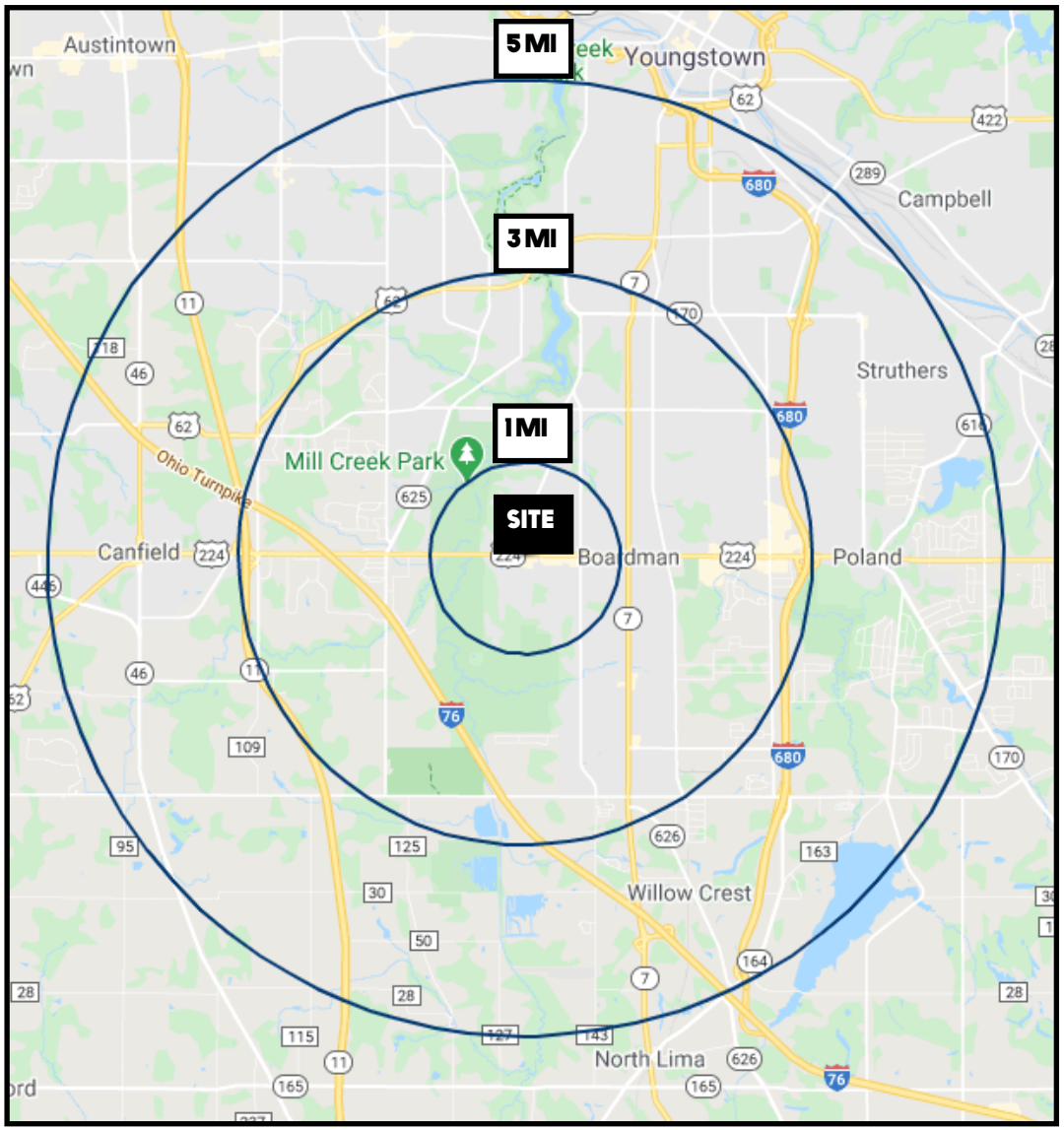
SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,648	46,146	116,056
HOUSEHOLDS	3,047	20,087	49,428
MEDIAN AGE	45	44	44
AVERAGE HH INCOME	$75,357	$77,128	$69,124

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Office
PARCEL	29-078-0-029 / 026.01
SIZE	19,548 SF on 3 floors 2.1 acres
YEAR BUILT	2003
REAL ESTATE TAXES	$36,520/year
PRICE	For Rent: 3,000-19,548 SF Rent: $11.50/SF NNN $1,995,000

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