

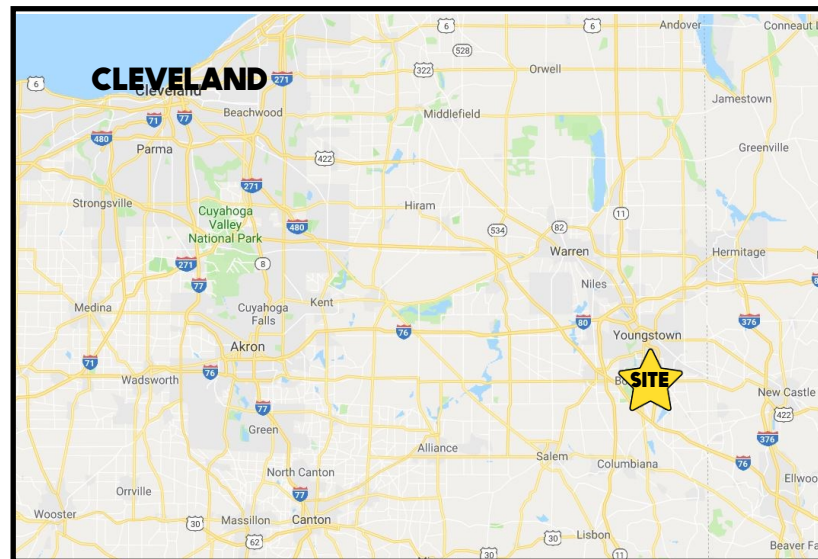
## LOCATION

7067 Tiffany Blvd, Boardman, OH 44512



## HIGHLIGHTS

- Multi-tenant medical office building
- Move in ready medical space
- Less than a minute away from I-680 / US 224 interchange
- Close proximity to retail shopping, restaurants, and hotels
- Plenty of available parking
- Highly visible monument sign



## TRAFFIC

Boardman Poland Rd = 32,730 VPD  
South Ave = 19,553 VPD

## CONTACT

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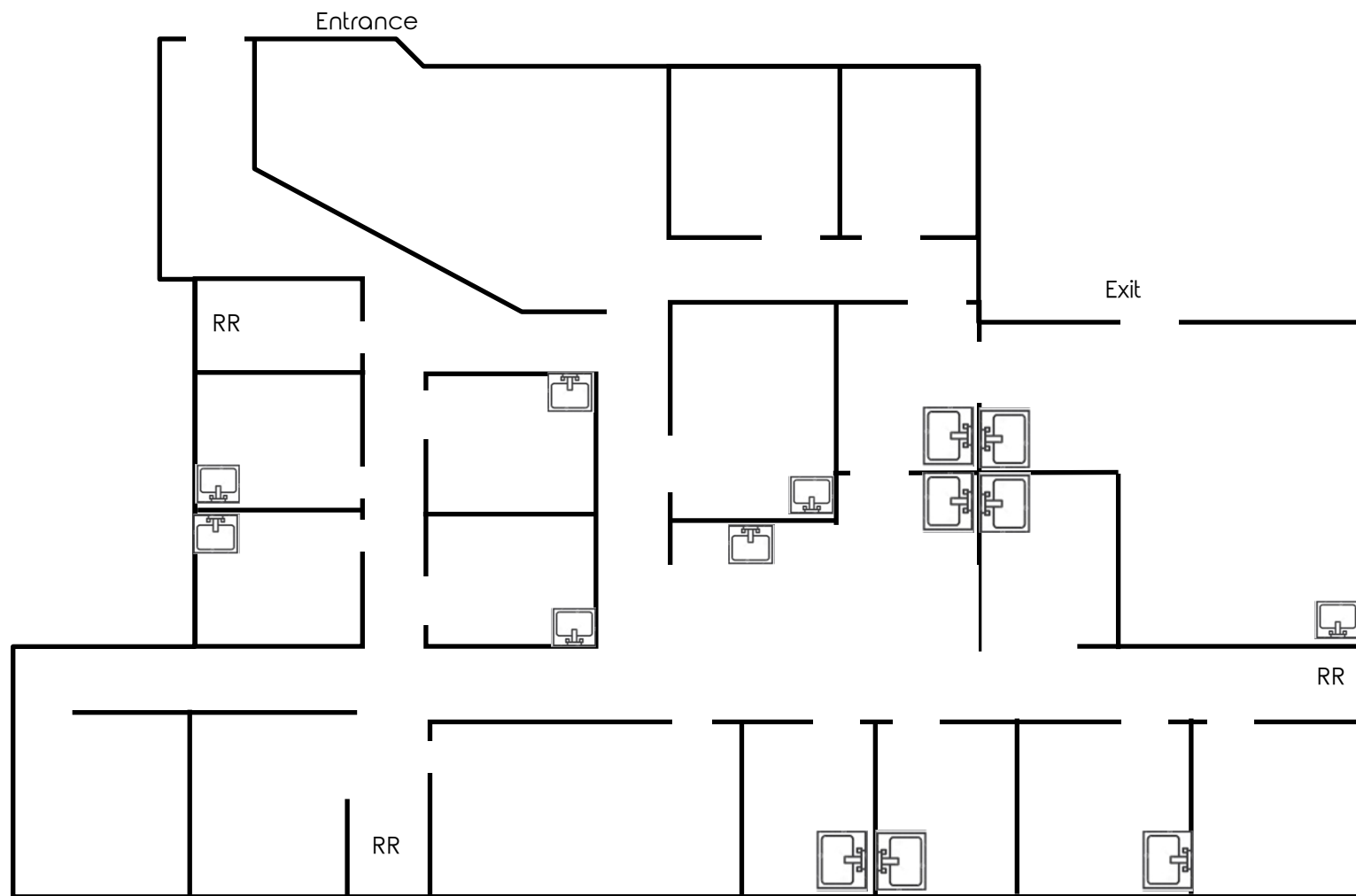


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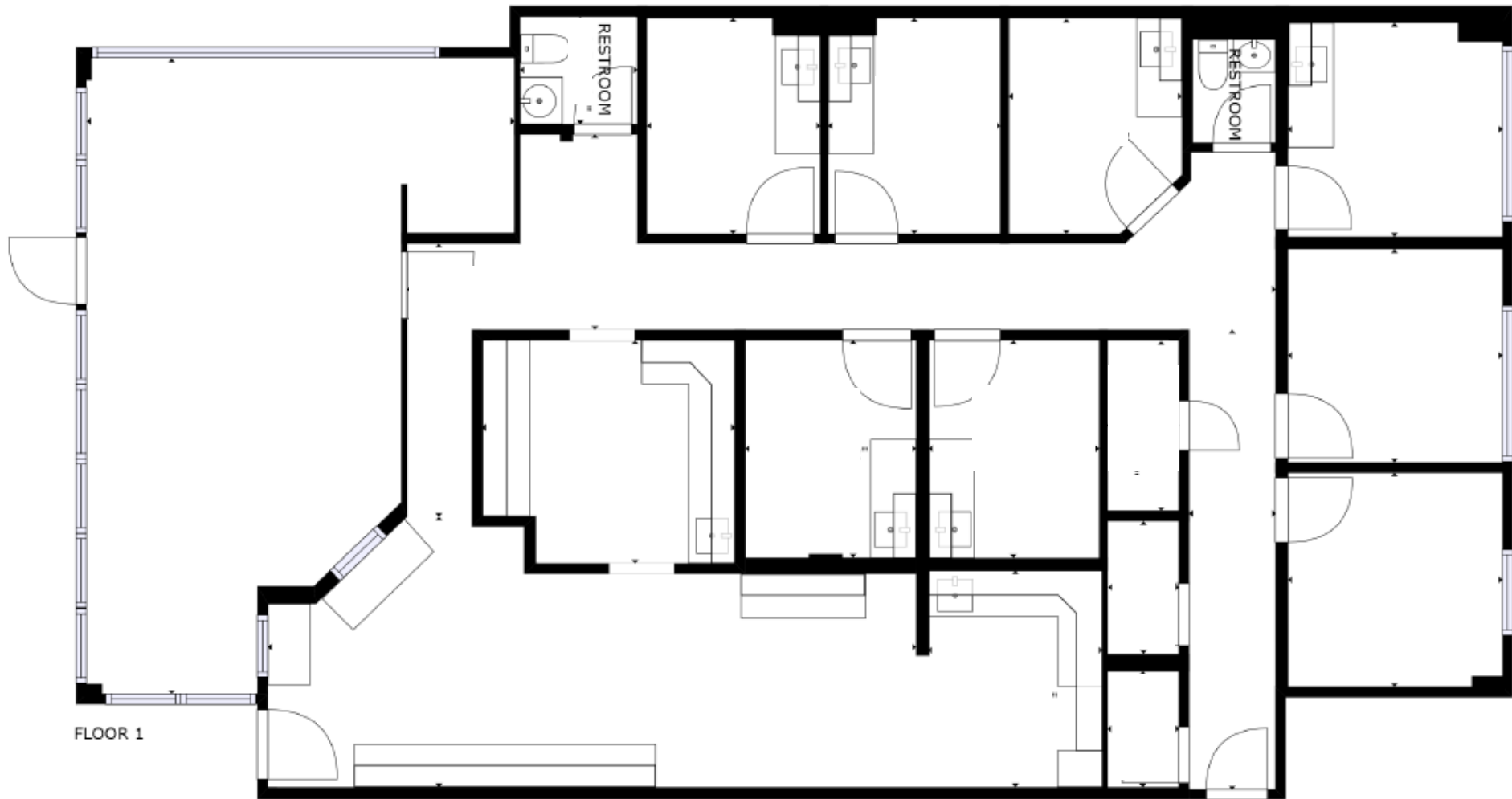
Suite 250



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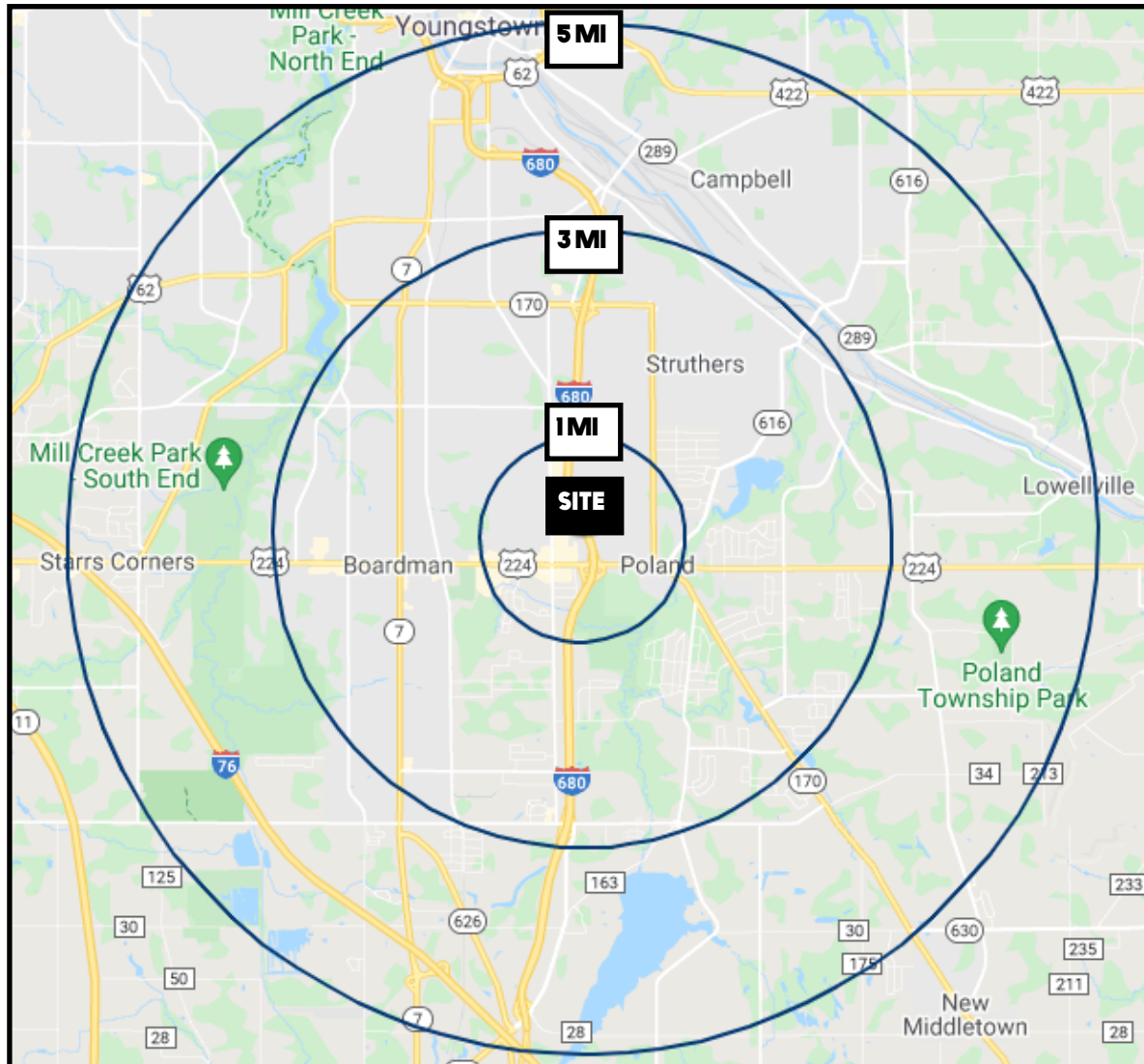




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,243	61,731	111,180
<b>HOUSEHOLDS</b>	2,239	26,142	46,878
<b>AVERAGE AGE</b>	44	42	42
<b>MEDIAN HH INCOME</b>	\$72,832	\$55,752	\$49,144

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township; Mahoning County
<b>AVAILABLE</b>	Suite 150: 2,500 SF Suite 250: 3,650 SF
<b>YEAR RENOVATED</b>	2020
<b>UTILITIES</b>	Included in rent
<b>PARKING</b>	Ample on site parking
<b>SIGNAGE</b>	Highly visible monument sign on Tiffany Blvd
<b>BASE RENT</b>	\$12.00/SF
<b>NNN CHARGES</b>	\$4.00/SF (includes utilities)

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