

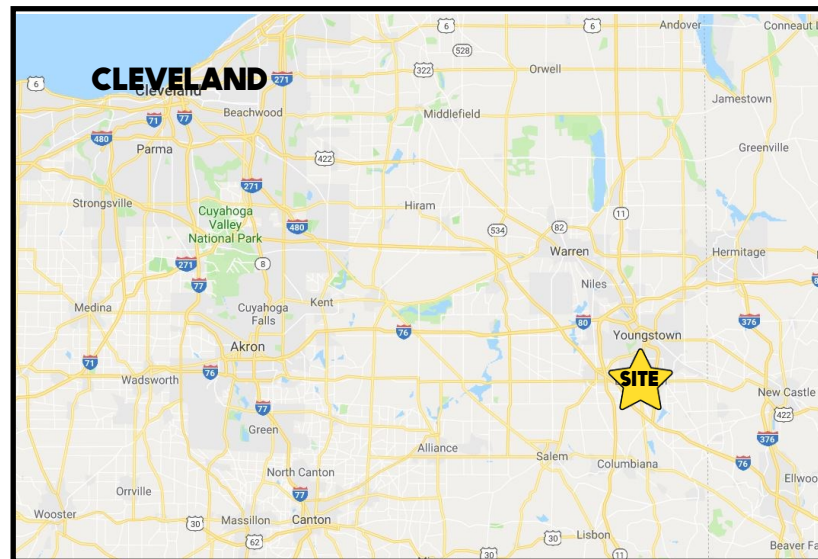
LOCATION

7178 West Blvd, Boardman, OH 44512



HIGHLIGHTS

- Multi-tenant retail / office / service building
- 6 units with individual furnaces
- Just north of US 224 (Boardman Canfield Rd)
- Adjacent to Speedway by Dunkin Donuts
- Signage on West Blvd, visible from US 224



TRAFFIC

West Blvd = 7,577 VPD

Boardman Canfield Rd = 34,599 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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

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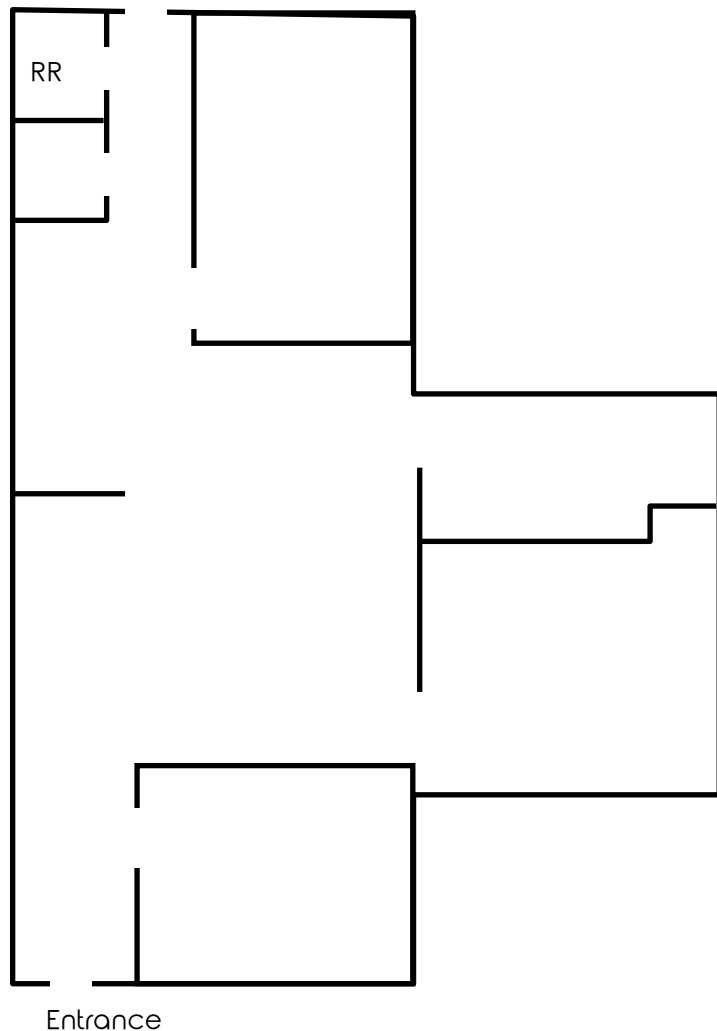


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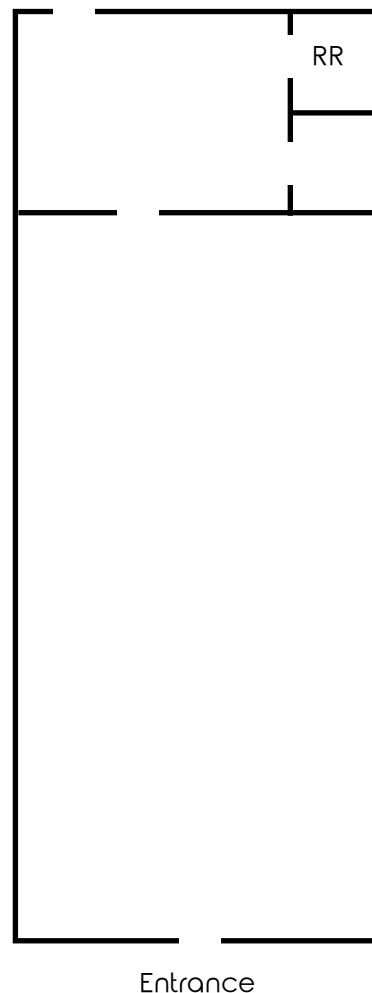
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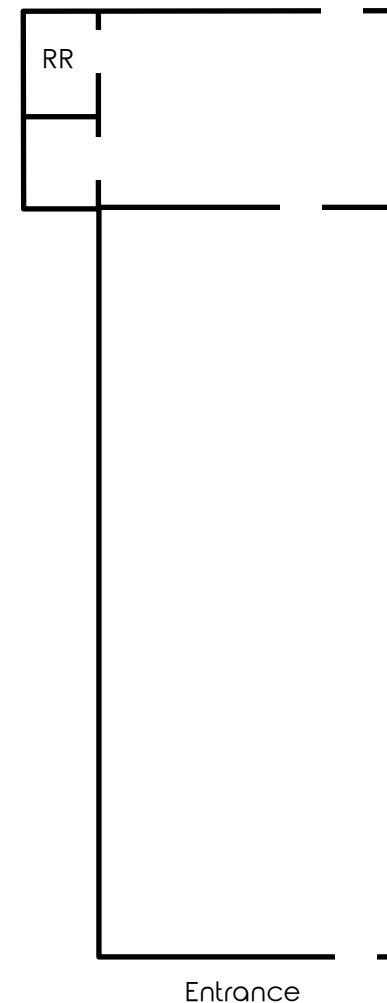
Suite A: 1,402 SF



Suite B: 1,000 SF **LEASED**



Suite C: 800 SF **LEASED**

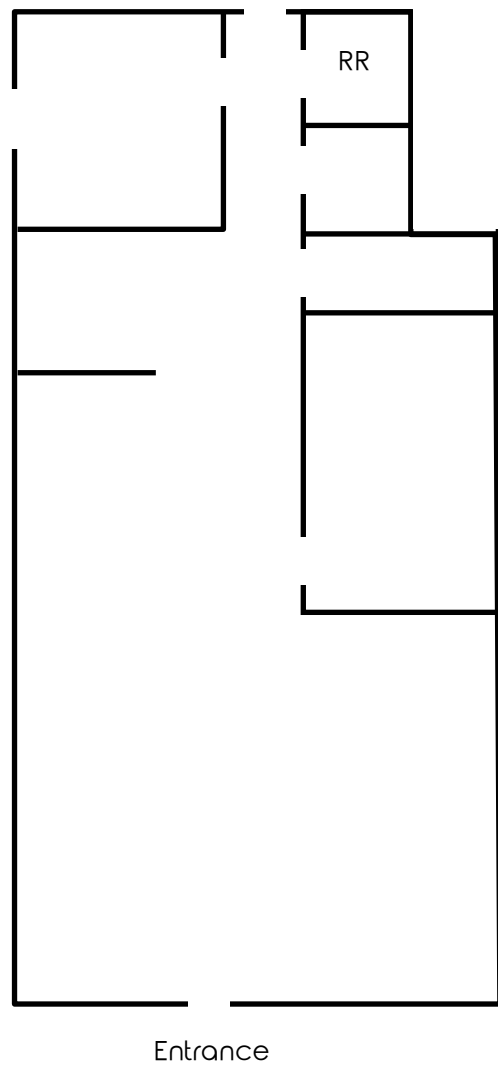


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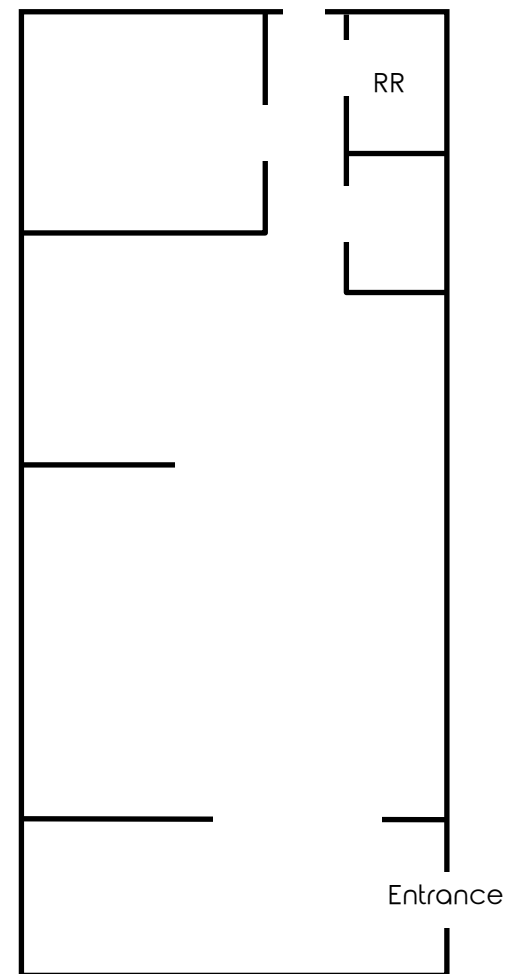
Suite D: 1,200 SF



Suite E: 1,000 SF

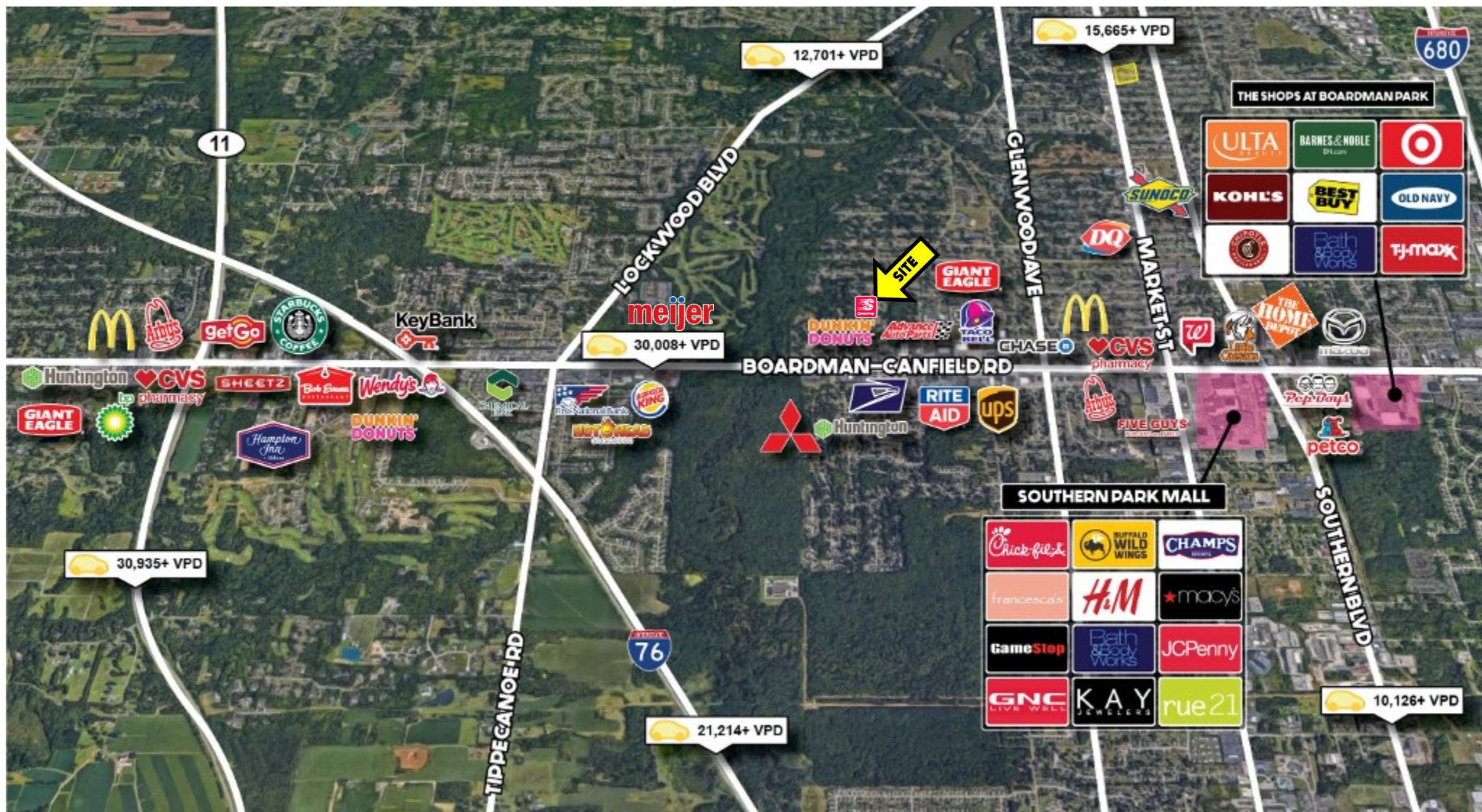


Suite F: 1,100 SF



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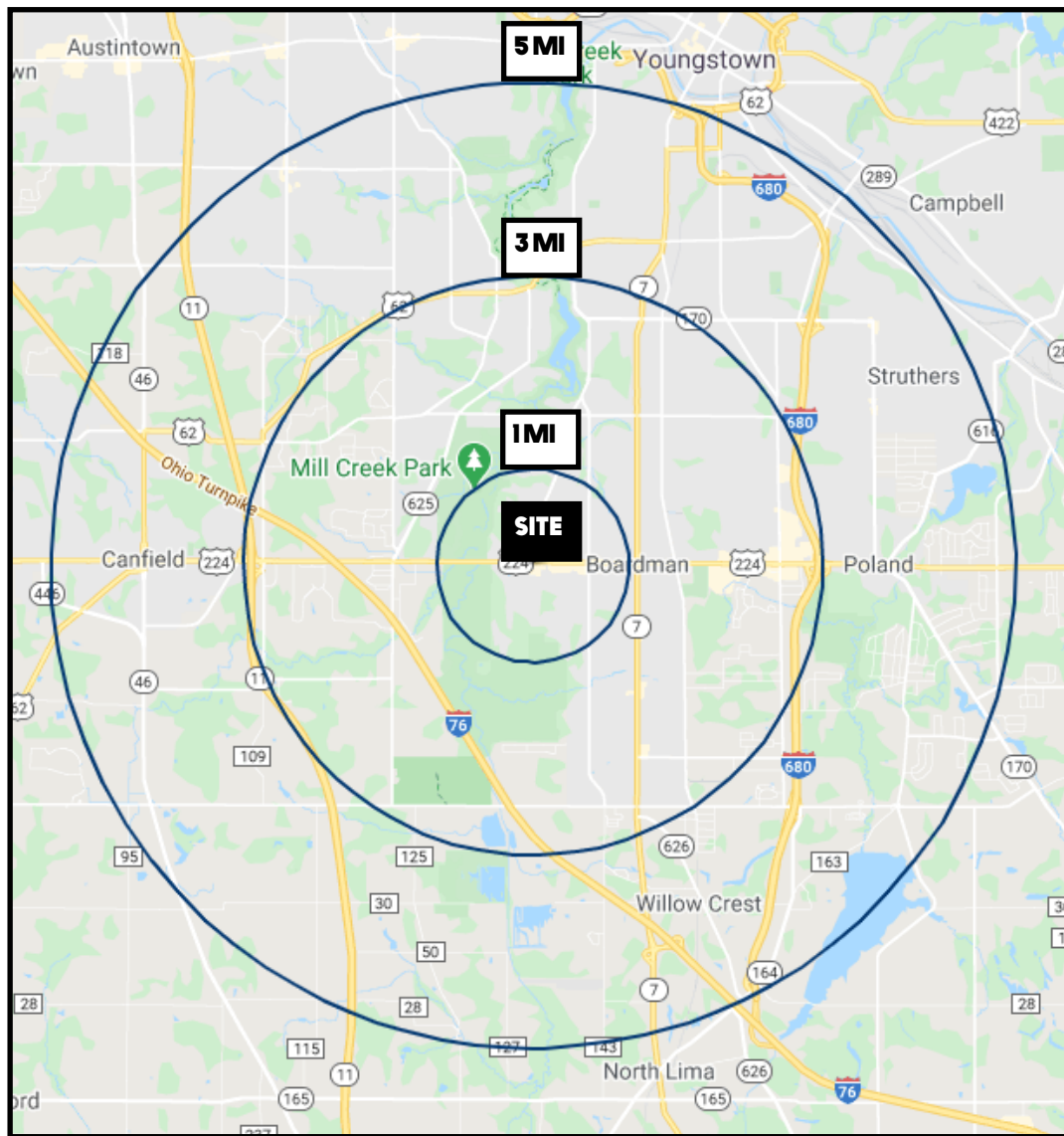


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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	6,861	46,682	115,555
HOUSEHOLDS	3,128	20,249	49,103
MEDIAN AGE	45	44	44
AVERAGE HH INCOME	\$72,272	\$74,174	\$67,667

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Retail / Office
ZONING	General Business
UTILITIES	Separately metered Trash/Water: \$40/month
AVAILABLE	Suite A: 1,402 SF LEASED Suite B: 1,000 SF LEASED Suite C: 800 SF Suite D: 1,200 SF Suite E: 1,000 SF Suite F: 1,100 SF (Former salon)
RENT	Year 1: \$12.50/SF Gross Years 2-3: \$13.00/SF Gross Years 4-5: \$13.50/SF Gross

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