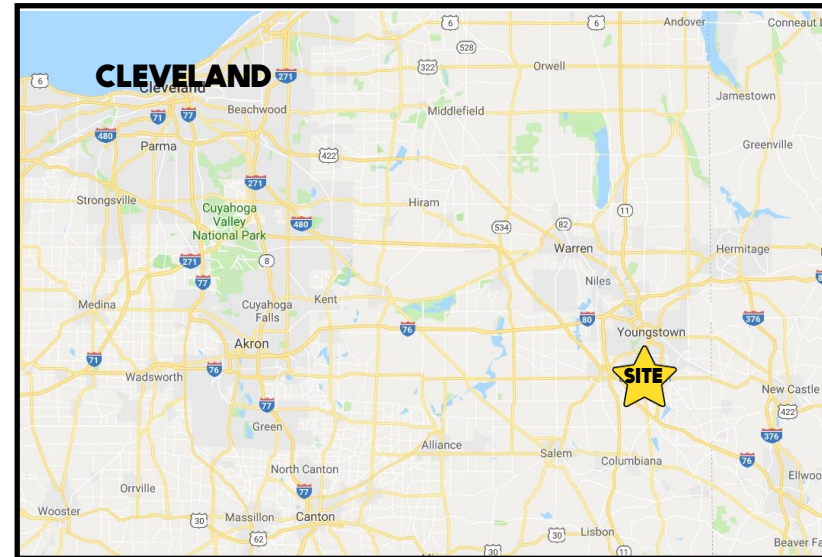


LOCATION

7250 West Blvd, Boardman, OH 44512



HIGHLIGHTS

- Property designed as a spa, can be used as an office
- First floor can be subdivided; individual rooms available
- High end finishes
- Can be converted to traditional office
- Located just south of US 224
- Lots of parking

TRAFFIC

West Blvd = 7,577 VPD

Boardman Canfield Rd = 34,599 VPD

CONTACT

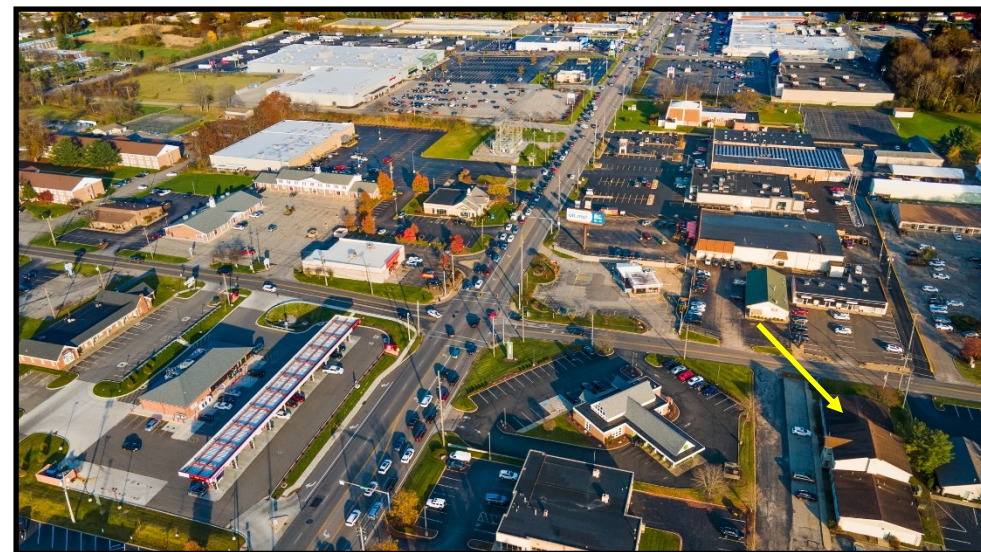
BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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

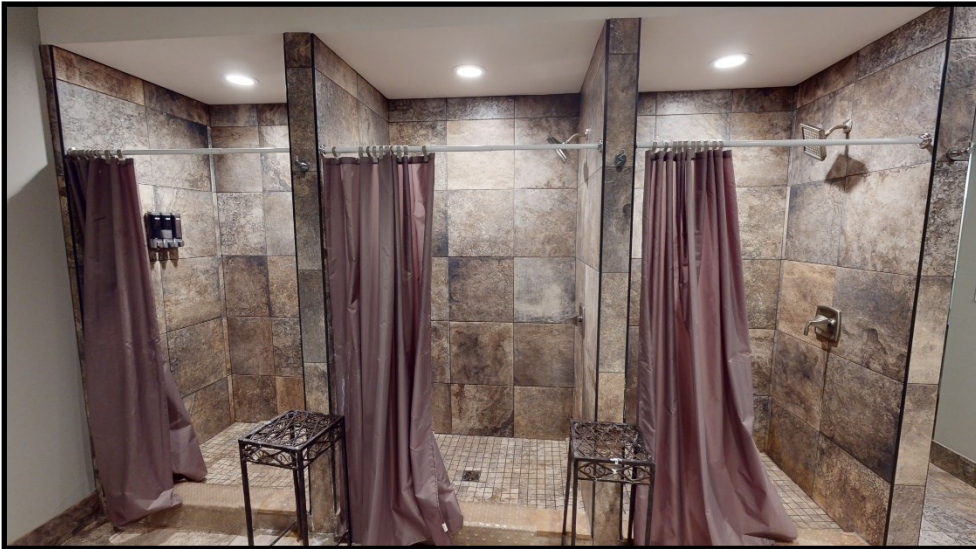
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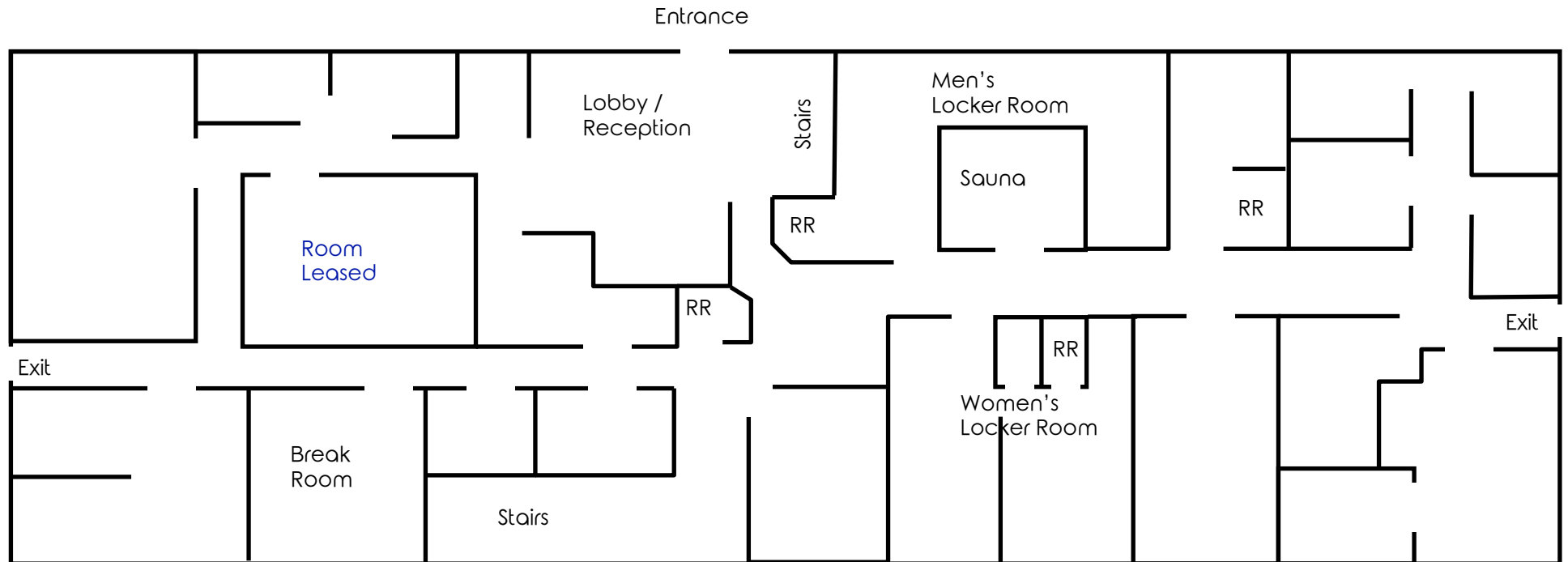


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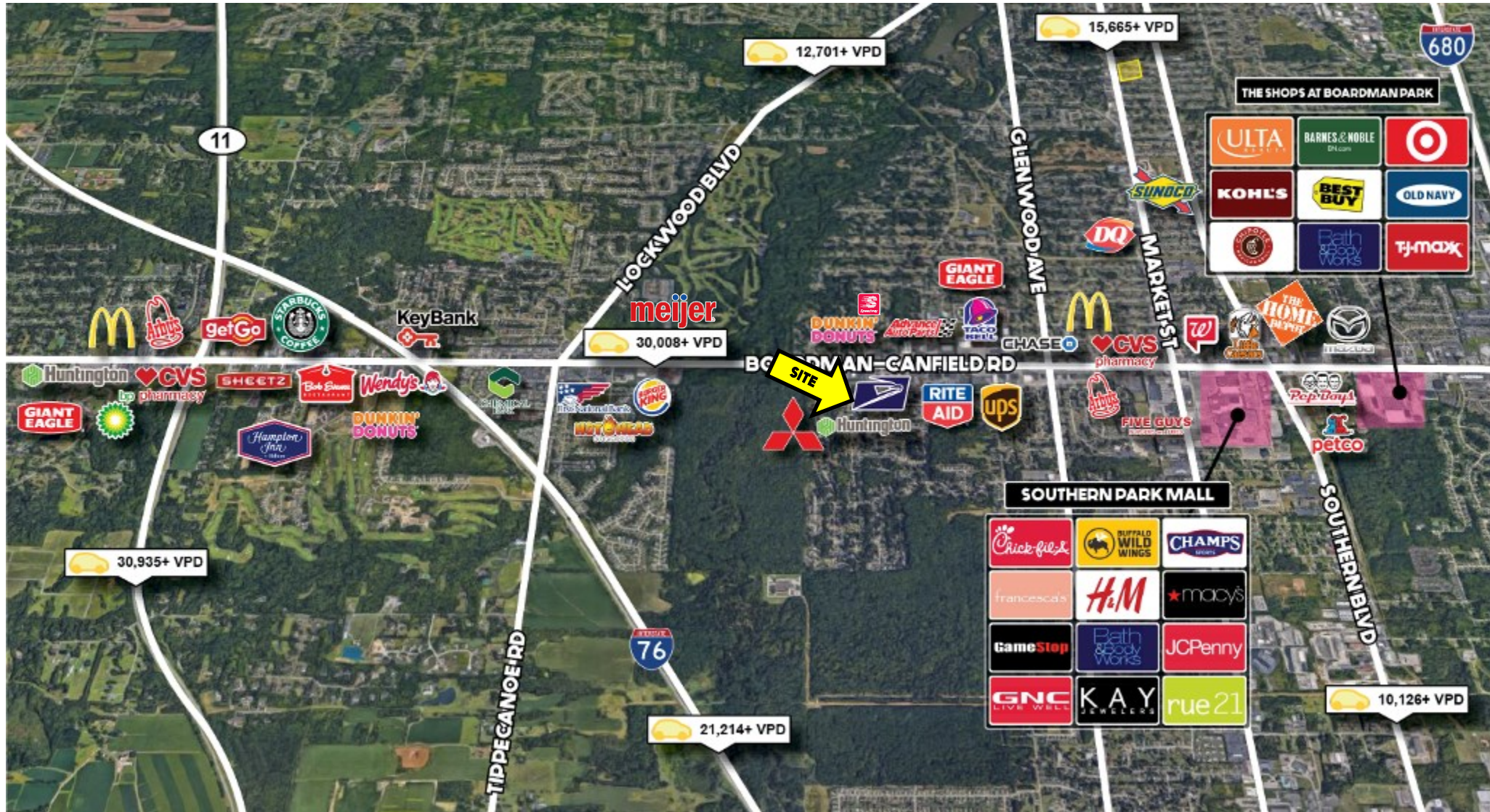
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First Floor



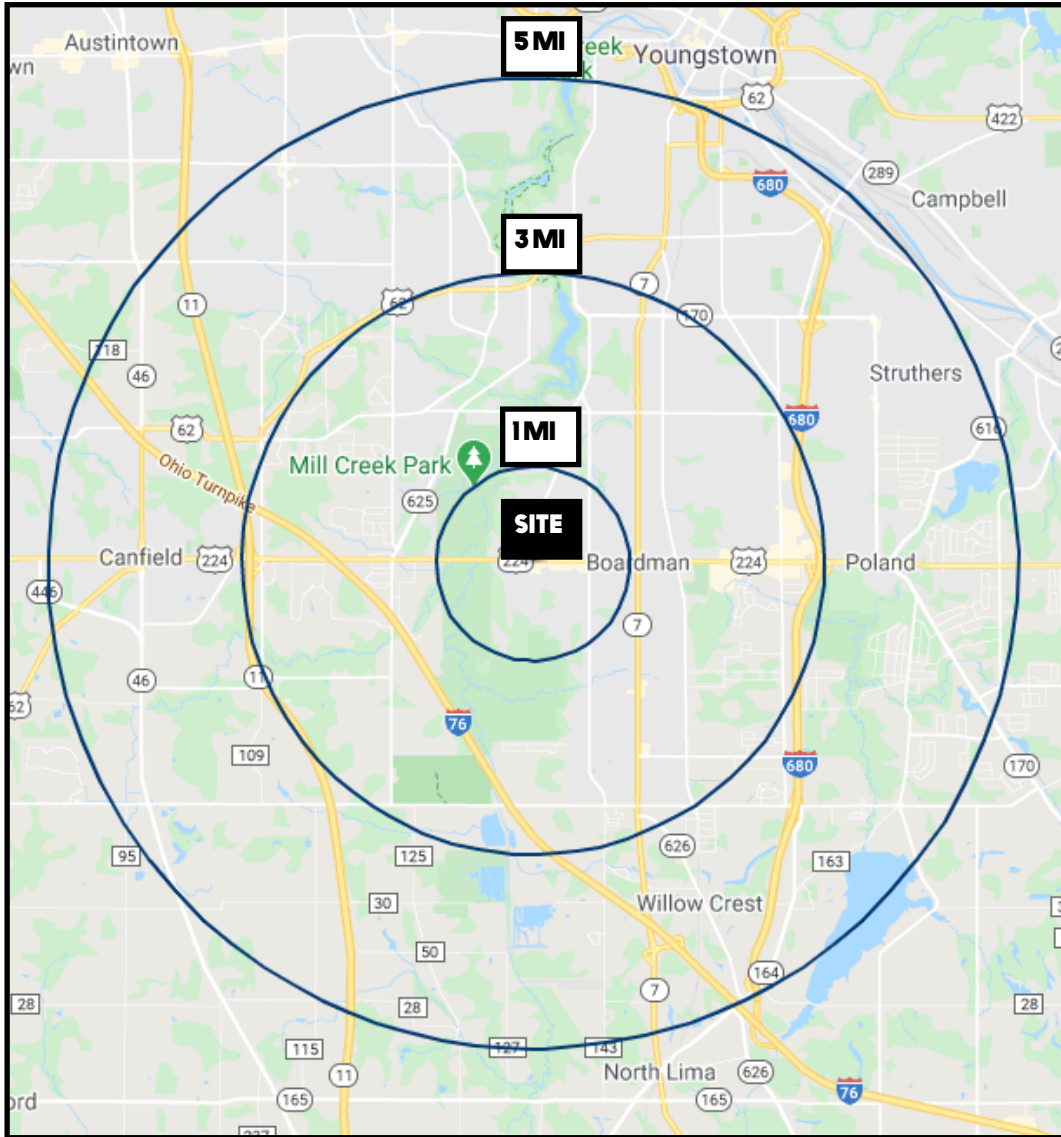
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,861	46,682	115,555
HOUSEHOLDS	3,128	20,249	49,103
MEDIAN AGE	45	44	44
AVERAGE HH INCOME	\$72,272	\$74,174	\$67,667

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	2 story office/service building
ZONING	General Business
PARCEL	29-103-0-001.07
SIZE	First Floor: 6,972 SF
YEAR RENOVATED	2017
RENT	First Floor: \$8.50/SF "Extra Charges: \$3.00/SF +/- Individual rooms starting at \$175/month including utilities

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