

FOR LEASE

LOCATION

3960 South Ave, Boardman, OH 44512



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage Medina Cuyahoga Falls Akron Warsen Alliance North Canton Orrville Wooster Tall Massillon Canton Tall Massillon T

TRAFFIC

South Ave = 8,539 VPD

HIGHLIGHTS

- 4,000 SF on 1.5 acres
- Former bank with 4 drive-thru lanes
- Just south of Midlothian Blvd
- Built in 2004
- Very bright with lots of natural light

CONTACT

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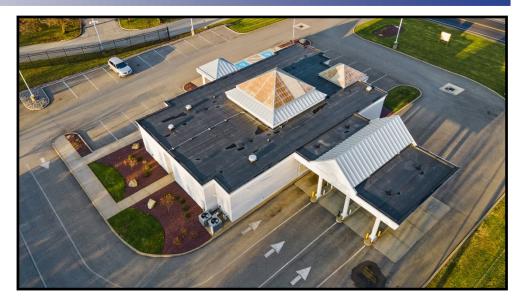
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EXTERIOR









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INTERIOR









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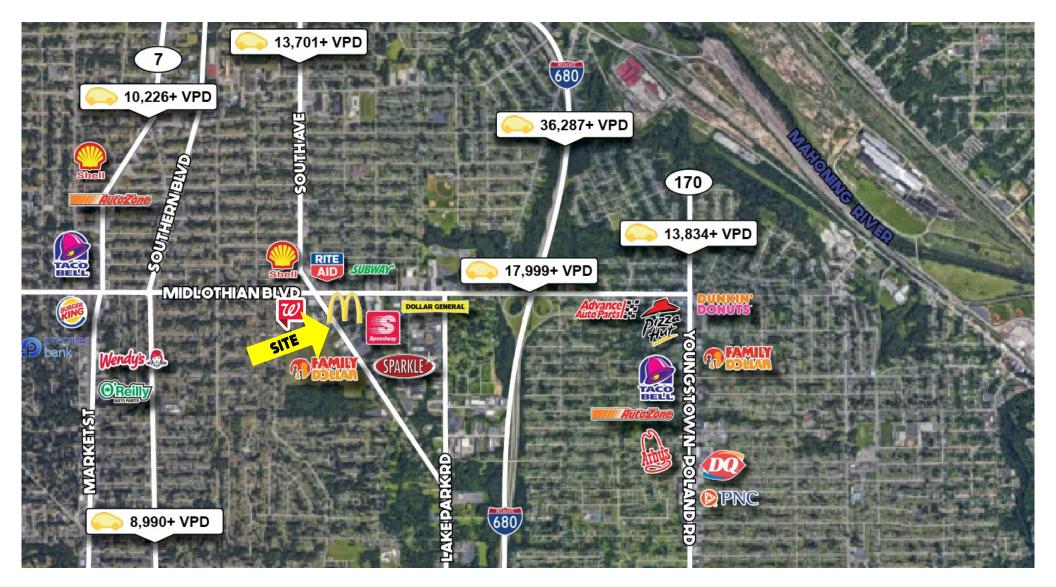




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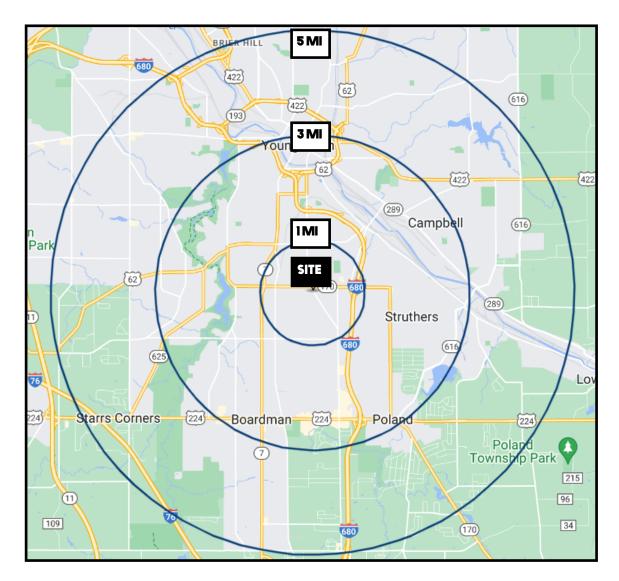
AERIAL MAP



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SITE INFORMATION



| DEMOGRAPHICS | IMI | 3 MI | 5 MI |
|-------------------|----------|----------|----------|
| POPULATION | 10,508 | 67,463 | 143,668 |
| HOUSEHOLDS | 4,222 | 28,286 | 59,080 |
| MEDIAN AGE | 38 | 42 | 42 |
| AVERAGE HH INCOME | \$46,428 | \$53,157 | \$59,067 |

| SITE INFORMATION | | |
|-------------------|---|--|
| LOCATION PARCEL | Boardman Township Mahoning County 29-011-0-002.02 | |
| ZONING | Commercial | |
| YEAR BUILT | 2004 | |
| SIZE | 4,000 SF on 1.5 acres | |
| REAL ESTATE TAXES | \$9,401/year | |
| RENT | \$12.00/SF NNN | |

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