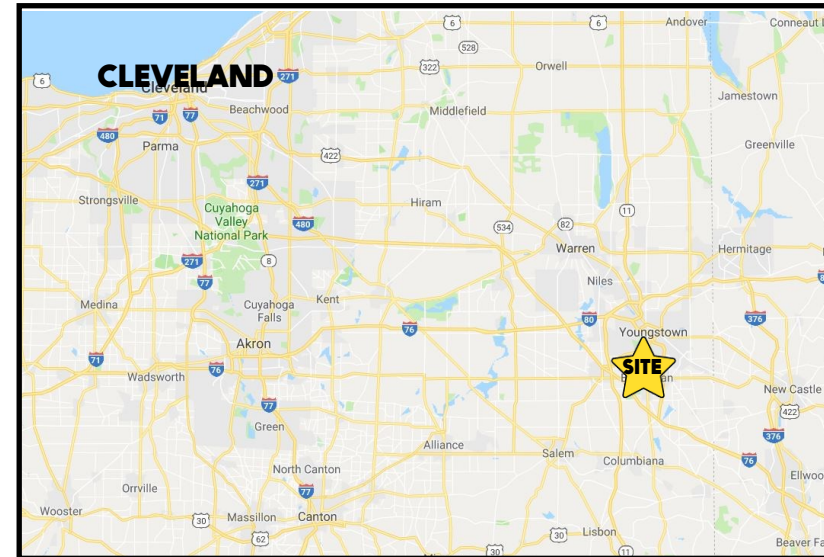


LOCATION

7000 South Ave, Boardman, OH 44512



HIGHLIGHTS

- 2 story medical office building on South Ave at Trailwood
- Ample parking
- Monument sign on South Ave
- Across from Walmart, Giant Eagle, Lowes; by Panda Express
- Easy access

TRAFFIC

South Ave = 20,904 VPD

CONTACT

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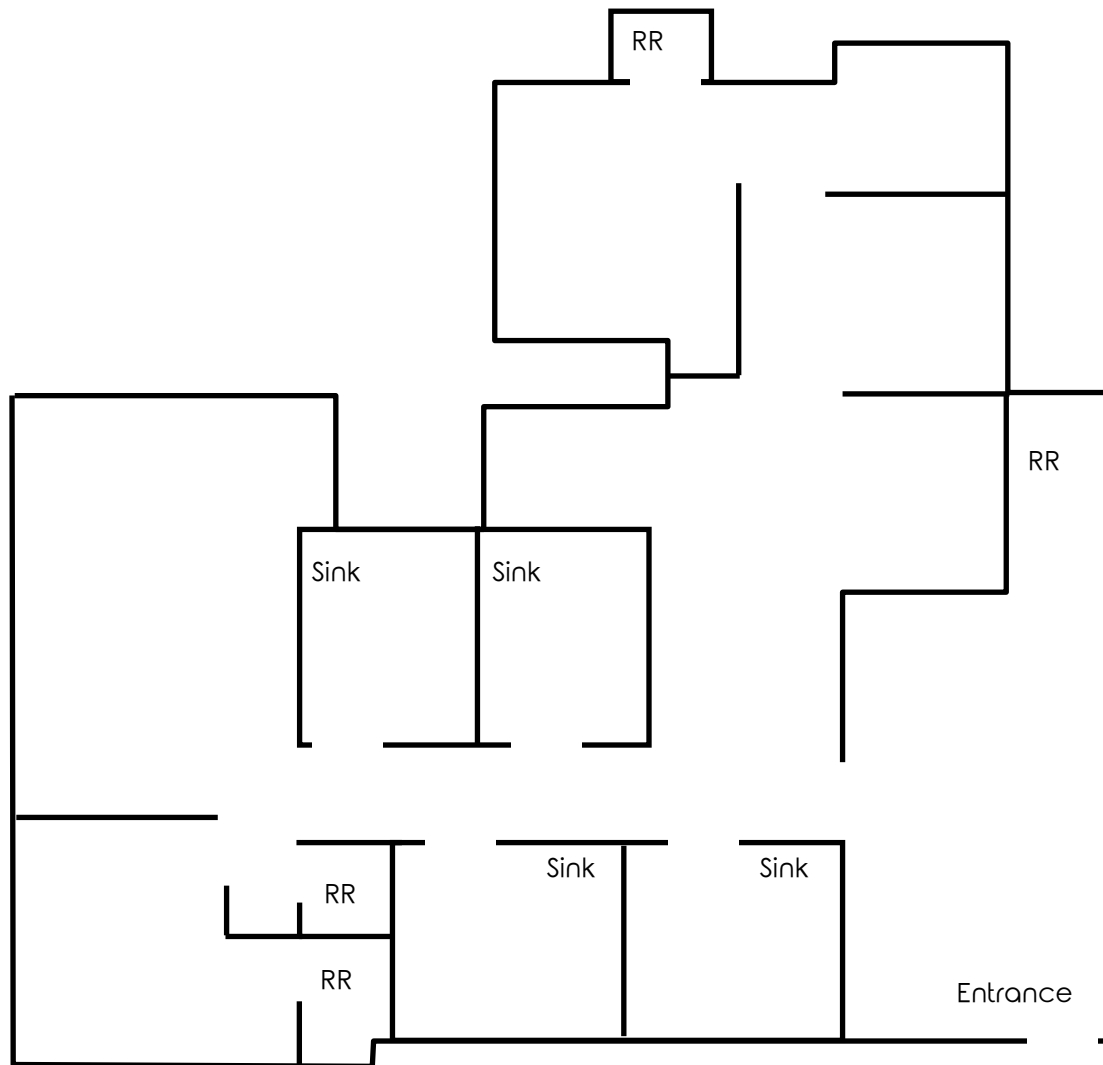


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7000-2; 1,990 SF



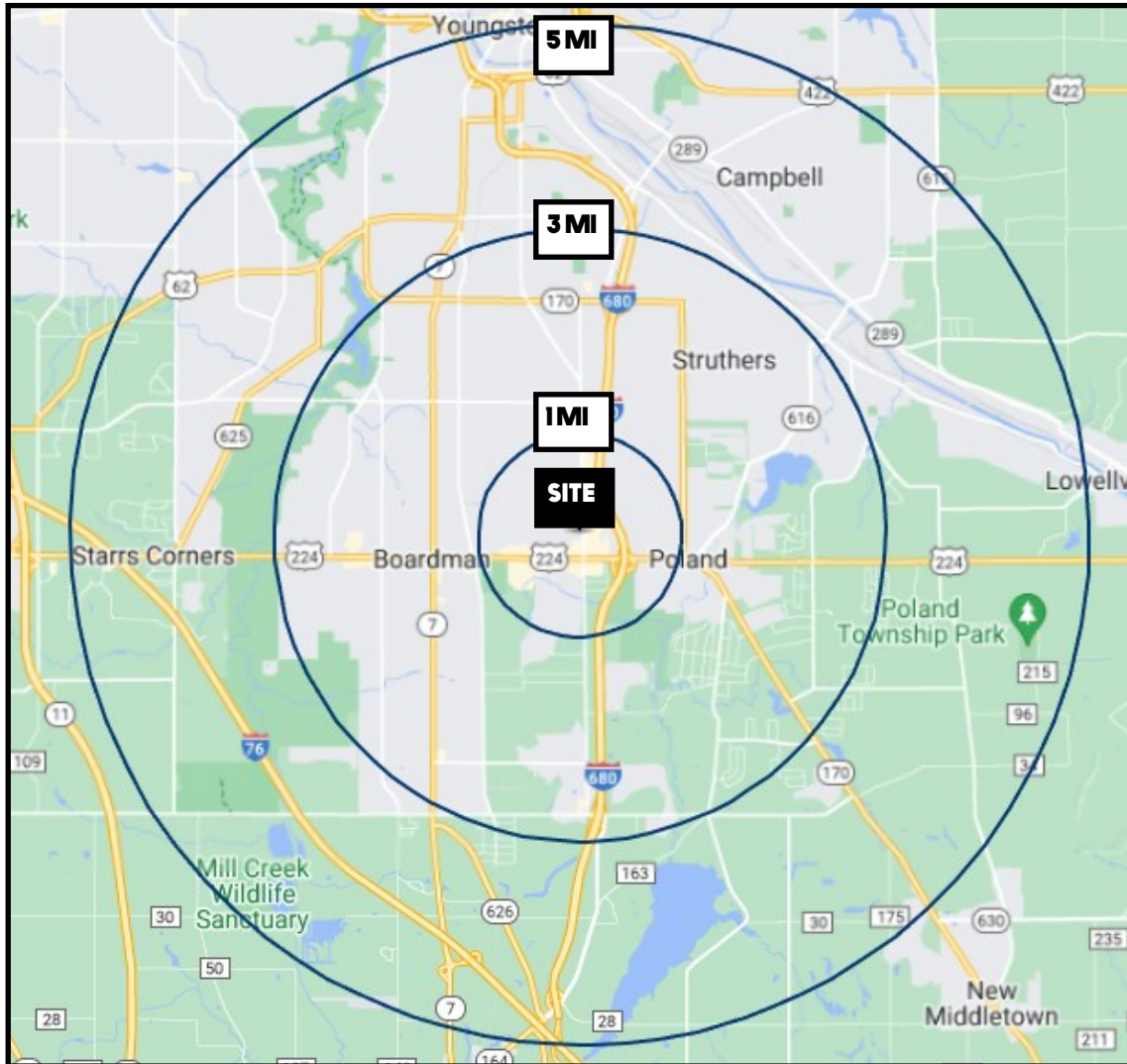
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,498	61,499	110,542
HOUSEHOLDS	2,349	26,051	46,535
MEDIAN AGE	47	44	44
AVERAGE HH INCOME	\$76,319	\$67,239	\$64,892

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Office + Medical Office
ZONING	Commercial
YEAR BUILT	1985
AVAILABLE	Unit 2: 1,990 SF; \$14.00/SF
CAM CHARGES	\$75/month
UTILITIES	Gas & electric: separately metered

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