

FOR SALE

LOCATION

8387 Tod Ave, Boardman, OH 44512



TRAFFIC McClurg Rd = 6,997 VPD

HIGHLIGHTS

- 2 story funeral home / banquet hall
- Finished lower level w/ full kitchen (all equipment stays)
- Each floor: 6,996 SF = 13,992 total SF
- Handicap accessible with elevator
- Located by Mercy Hospital / YMCA
- Can be repurposed for office, medical, etc.

CONTACT

DON THOMAS

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EXTERIOR



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INTERIOR



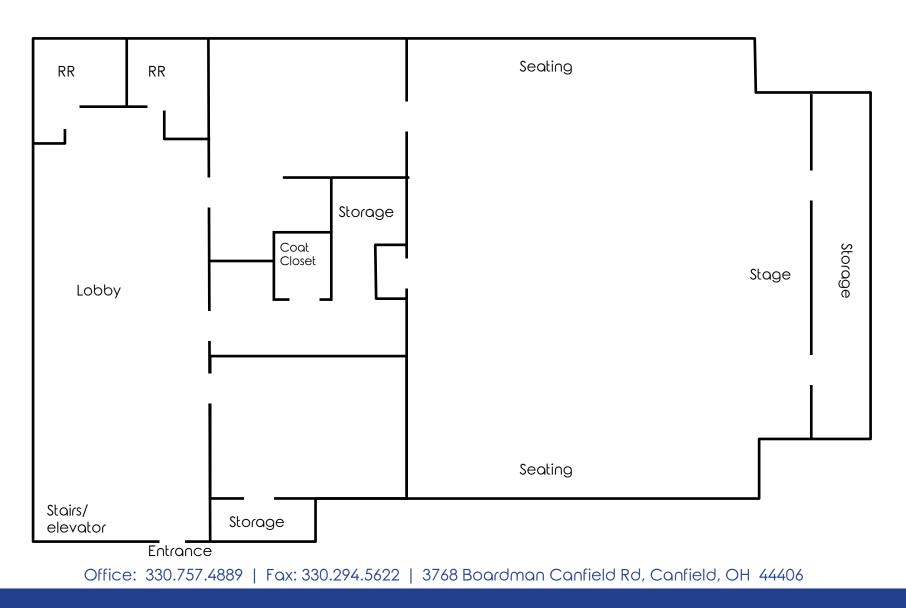
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FLOOR PLAN

First Floor

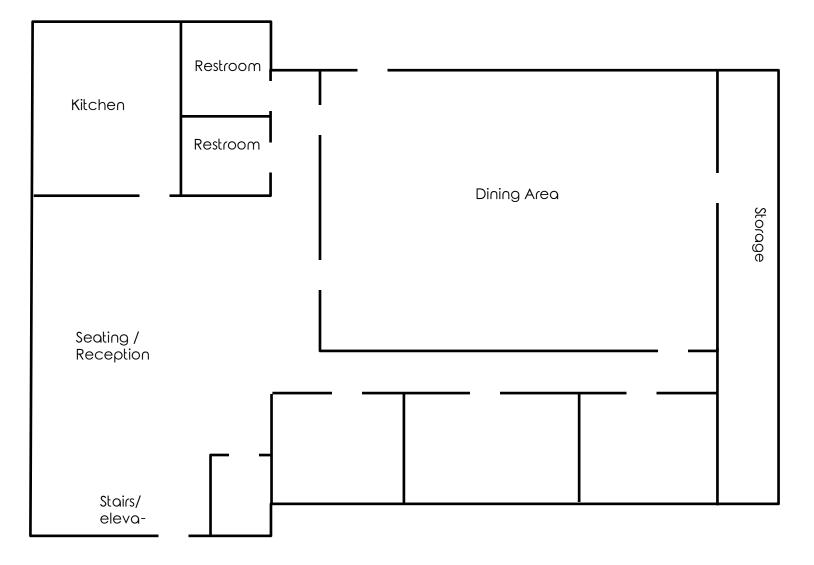


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FLOOR PLAN

Lower Level

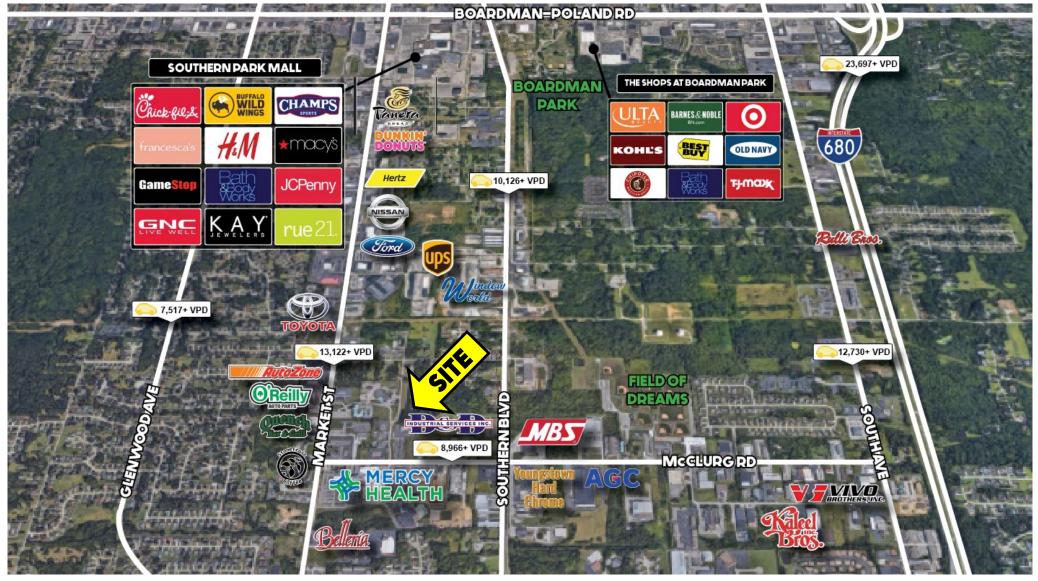


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AERIAL MAP



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SITE INFORMATION

		5 MI		
	62	170		ALC 1
SATE		SAL - N	Struthers	
62		3 MI	616	
Ohio Turnpike	625			Low
eld 224	(24)	Boardman 224	Polano	224
		7 IMI		88
				215
109		SITE	, , , , , , , , , , , , , , , , , , , ,	3. 213
2	212			13/2/
5° 4007	125	626	163	
$\rightarrow \rightarrow $	30	Willow Crest	30	
	50	164		New Mddletown
	28	7		
	127	143 North Lima 626	10	193
(165) [237]		165		207
48	125 13	20		64
38	40			20
- Y			New	

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,072	27,448	81,056
HOUSEHOLDS	958	11,805	34,902
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$71,805	\$81,804	\$74,910

SITE INFORMATION					
LOCATION	Boardman Township Mahoning County				
USE	Funeral Home / Banquet Hall				
ZONING	Industrial				
SIZE	Each Floor: 6,996 SF = 13,992 SF				
YEAR BUILT	2000				
ACRES	2.652 acres				
REAL ESTATE TAXES	\$27,871/year				
PRICE	\$1,450,000				

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