

FOR SALE

LOCATION

201 McClurg Rd, Boardman, OH 44512



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage New Castle Cuyahoga Falls Akron Wadsworth Wadsworth Wadsworth Wann North Canton Orrville Wooster Alliance Salem Columbiana Ellivocc 33 Lisbon Beaver Fall

TRAFFIC

McClurg Rd = 6,997 VPD

HIGHLIGHTS

- 7,200 SF warehouse on McClurg Rd w/in-floor lift
- Office and 2 restrooms + mezzanine area
- 5 drive-in doors
- Located on 2.5 acres with fenced yard
- 2) 10,000 gallon in-ground diesel fuel tanks w/pumps
- Next to YMCA and Mercy Health Hospital

CONTACT DON THOMAS

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EXTERIOR









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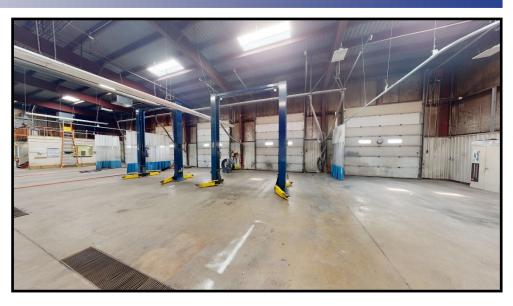
www.PLATZREALTYGROUP.com

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INTERIOR

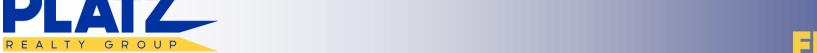


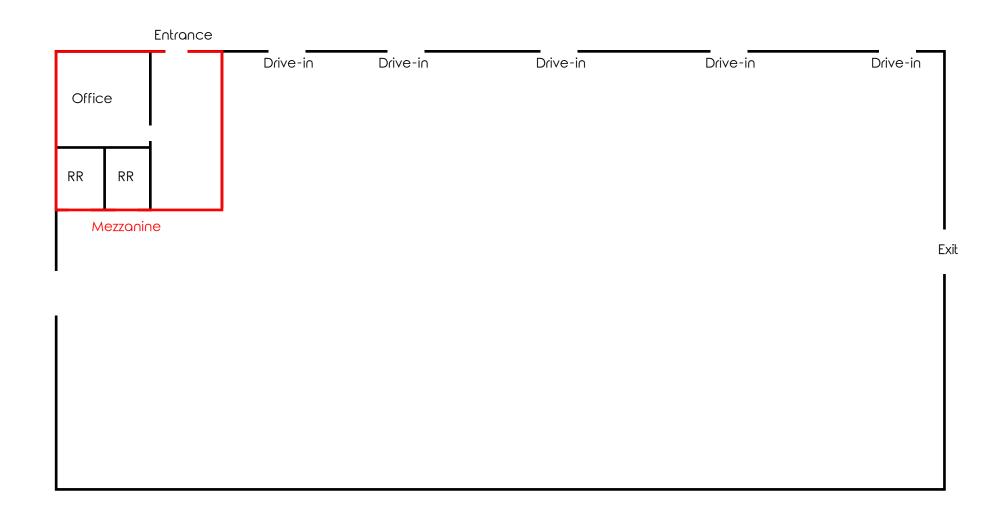






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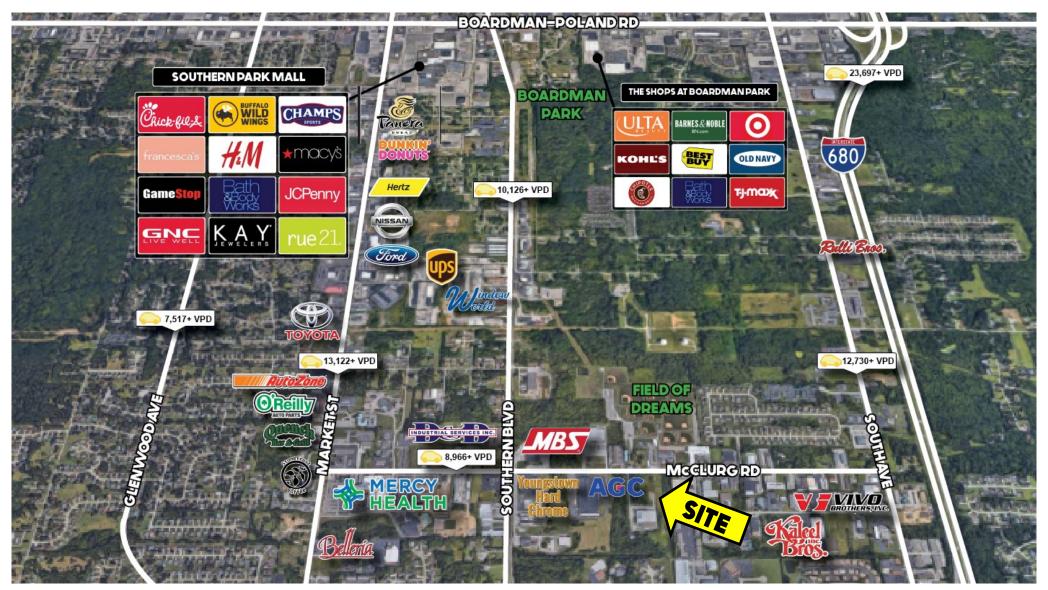




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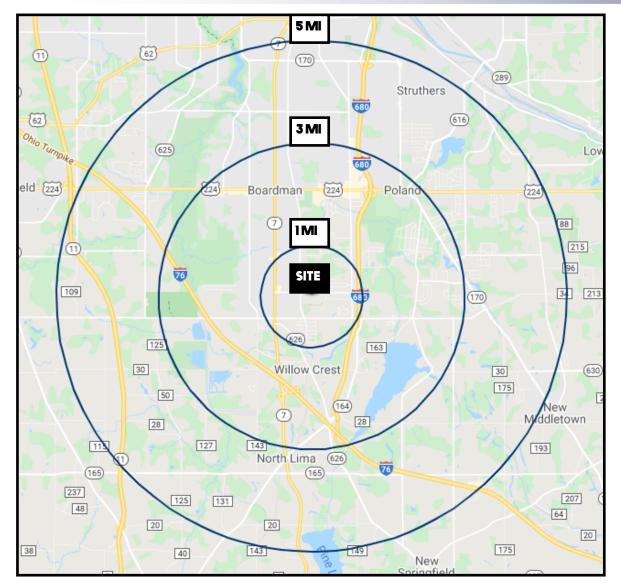
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	IMI	3 MI	5MI
POPULATION	2,699	26,641	80,437
HOUSEHOLDS	1,253	11,553	33,978
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$69,190	\$82,976	\$77,357

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County 29-035-0-006	
CEILING HEIGHT	22'	
DOORS/DOCKS	5) drive-in doors	
SIZE	7,200 SF on 2.5 acres	
YEAR BUILT	1971	
REAL ESTATE TAXES	\$8,836/year	
PRICE	\$1, 100,00 0 REDUCED! \$899,000	

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