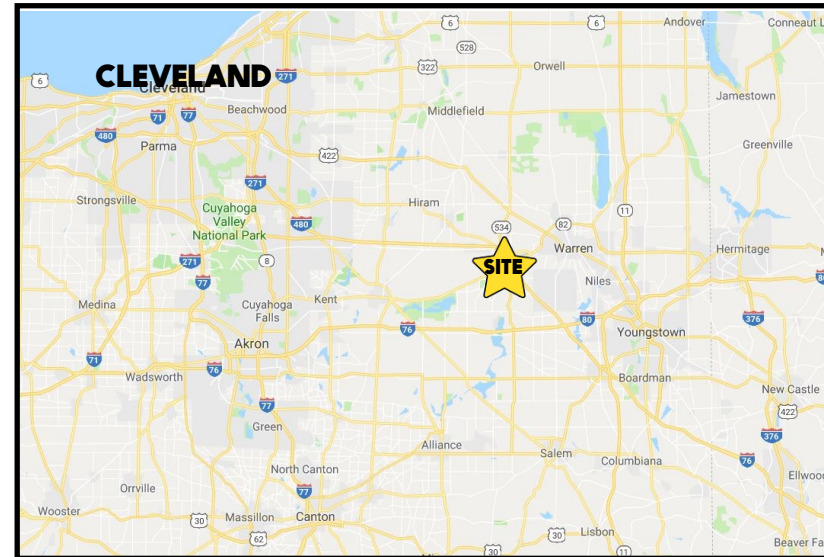


## LOCATION

8525 South Ave, Boardman, OH 44512



## HIGHLIGHTS

- 15,000 SF warehouse on South Avenue
- Right side is leased to Costa Oil and Courtesy Car Care
- Left side is currently a car wash
- Zoned Industrial
- Located just north of Western Reserve Rd / I-680

## TRAFFIC

South Ave = 12,476 VPD  
Western Reserve Rd = 17,739 VPD

## CONTACT

**BILL KUTLICK**

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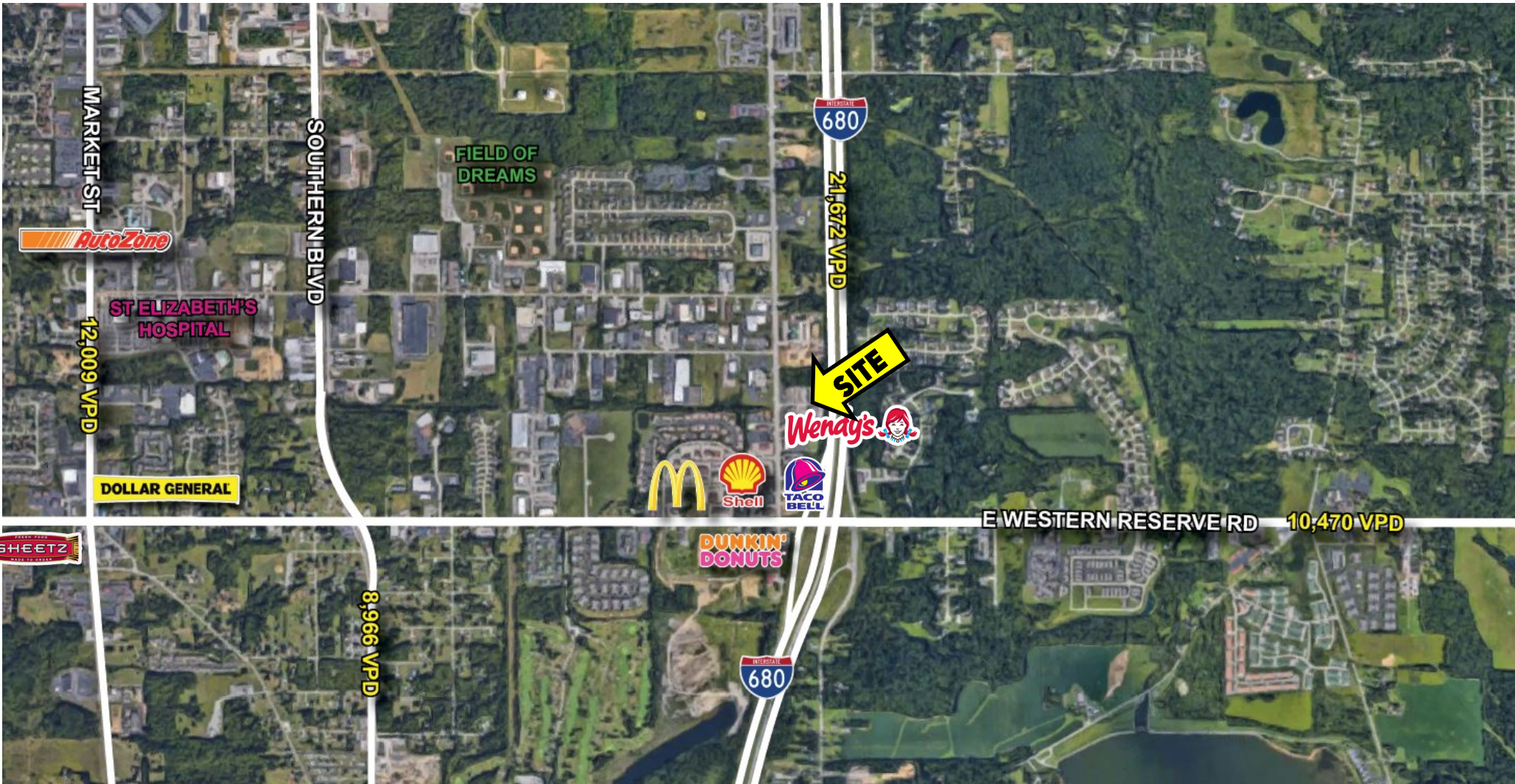
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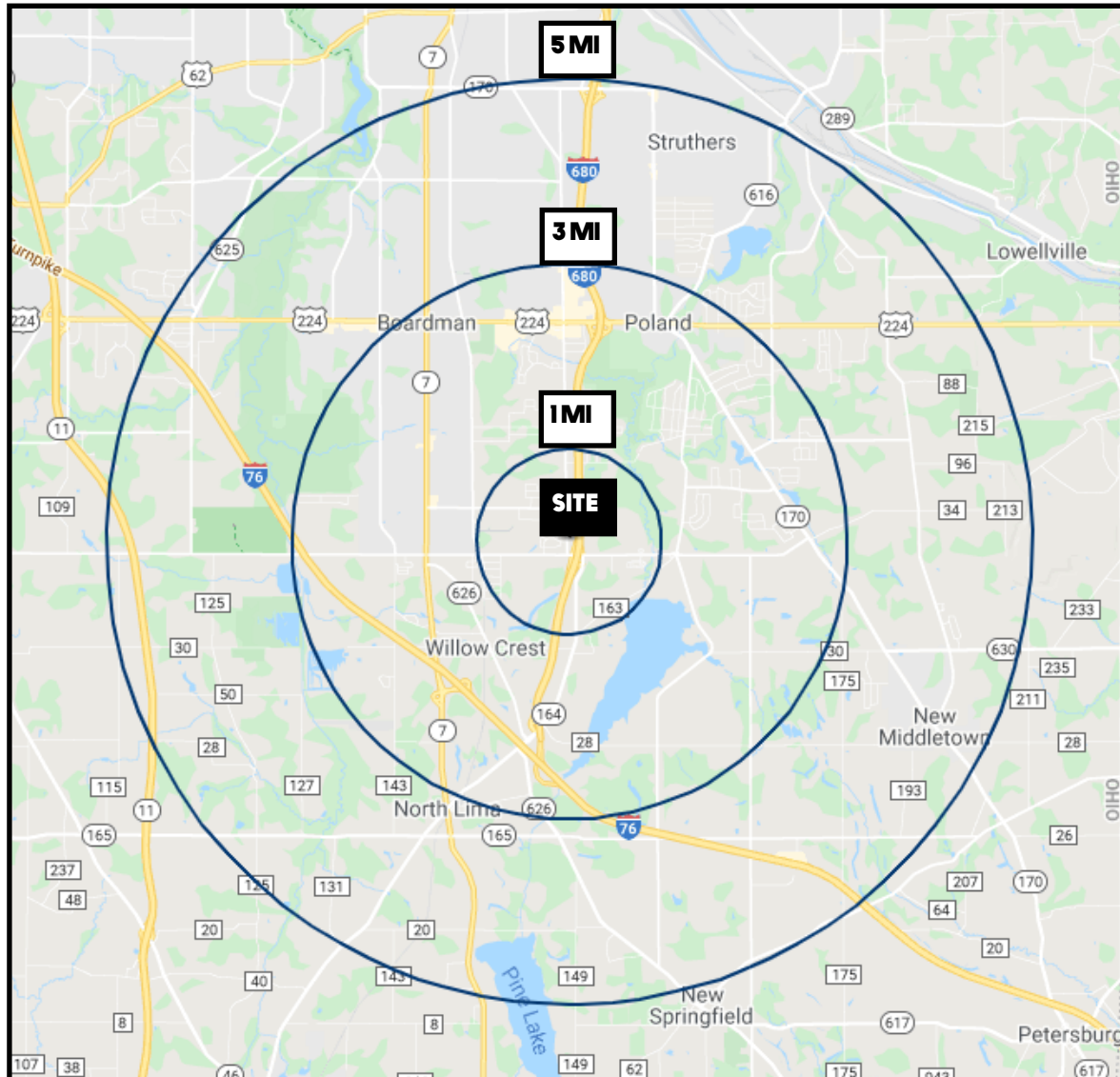
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	1,881	23,279	73,095
<b>HOUSEHOLDS</b>	815	9,793	30,951
<b>MEDIAN AGE</b>	54	49	46
<b>AVERAGE HH INCOME</b>	\$81,131	\$90,044	\$77,208

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL NUMBER</b>	29-049-0-002.02
<b>YEAR BUILT</b>	1987
<b>SIZE</b>	15,000 SF total 2,400 SF: Costa Oil 2,400 SF: Courtesy Car Care 8,200 SF car wash
<b>ZONING</b>	Industrial
<b>ACREAGE</b>	1.6 acres
<b>REAL ESTATE TAXES</b>	\$14,905/year
<b>PRICE</b>	\$1,200,000

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