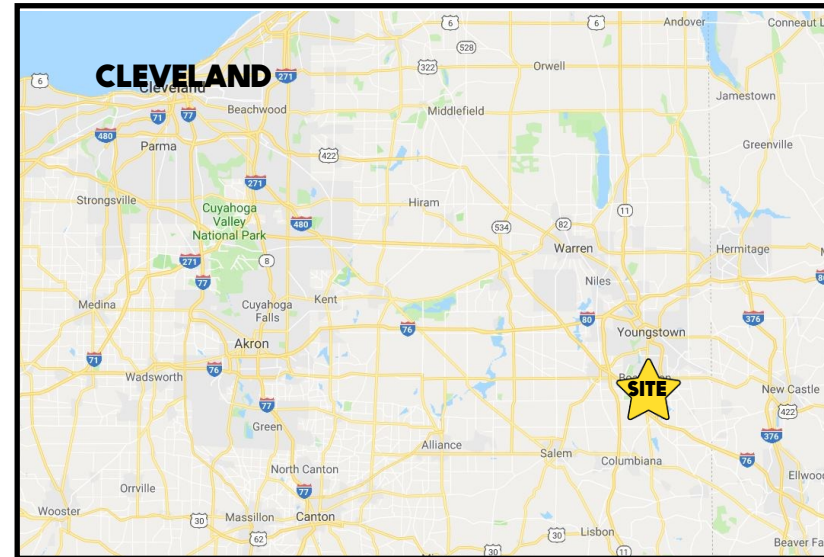


## LOCATION

7357 Southern Blvd, Boardman, OH 44512



## HIGHLIGHTS

- Land on Southern Blvd, just south of US 224
- Adjacent to Pep Boys, Harbor Freight, and Boardman Park, by Southern Park Mall and Get Go
- High traffic counts
- 850' frontage on Southern Blvd

## TRAFFIC

Boardman Poland Rd = 32,730 VPD

## CONTACT

### ADAM DIVEBISS

501.551.3817

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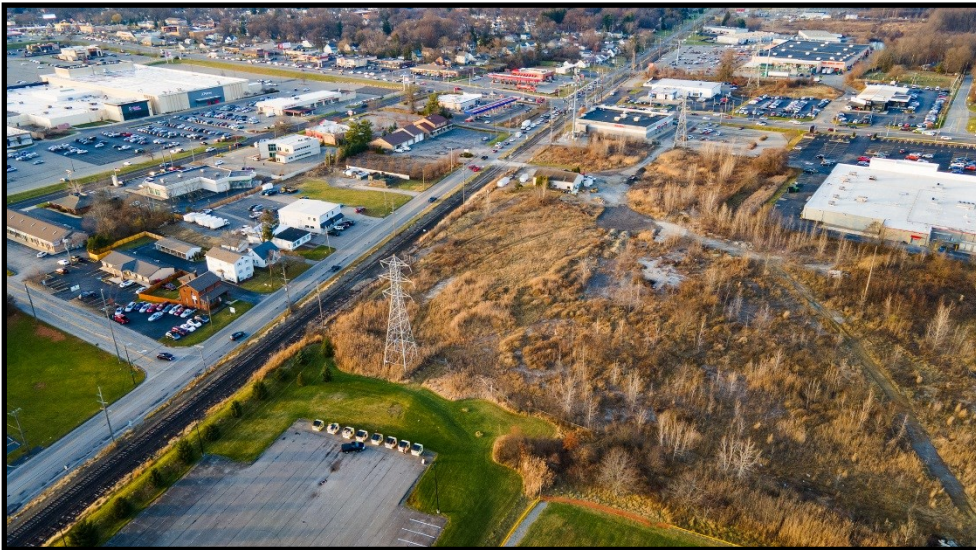
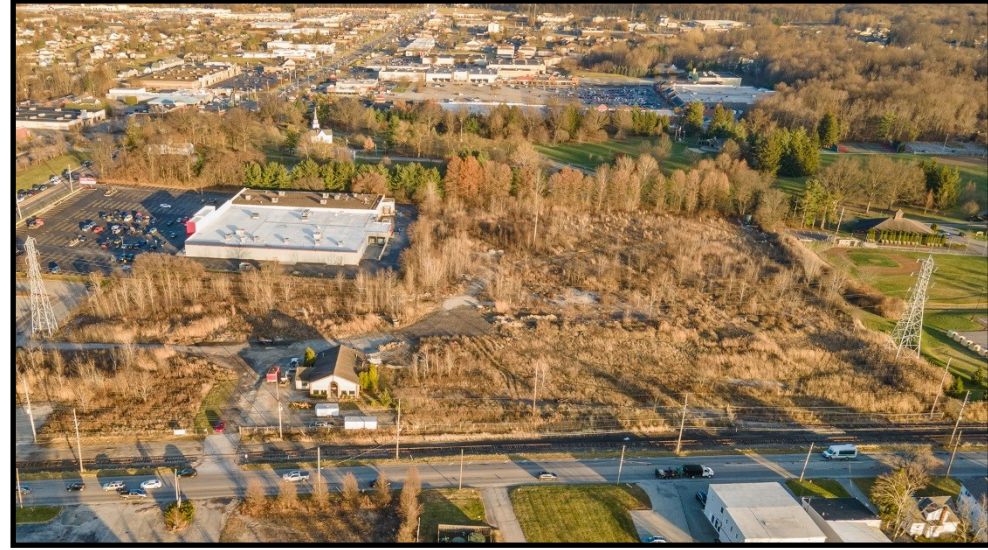
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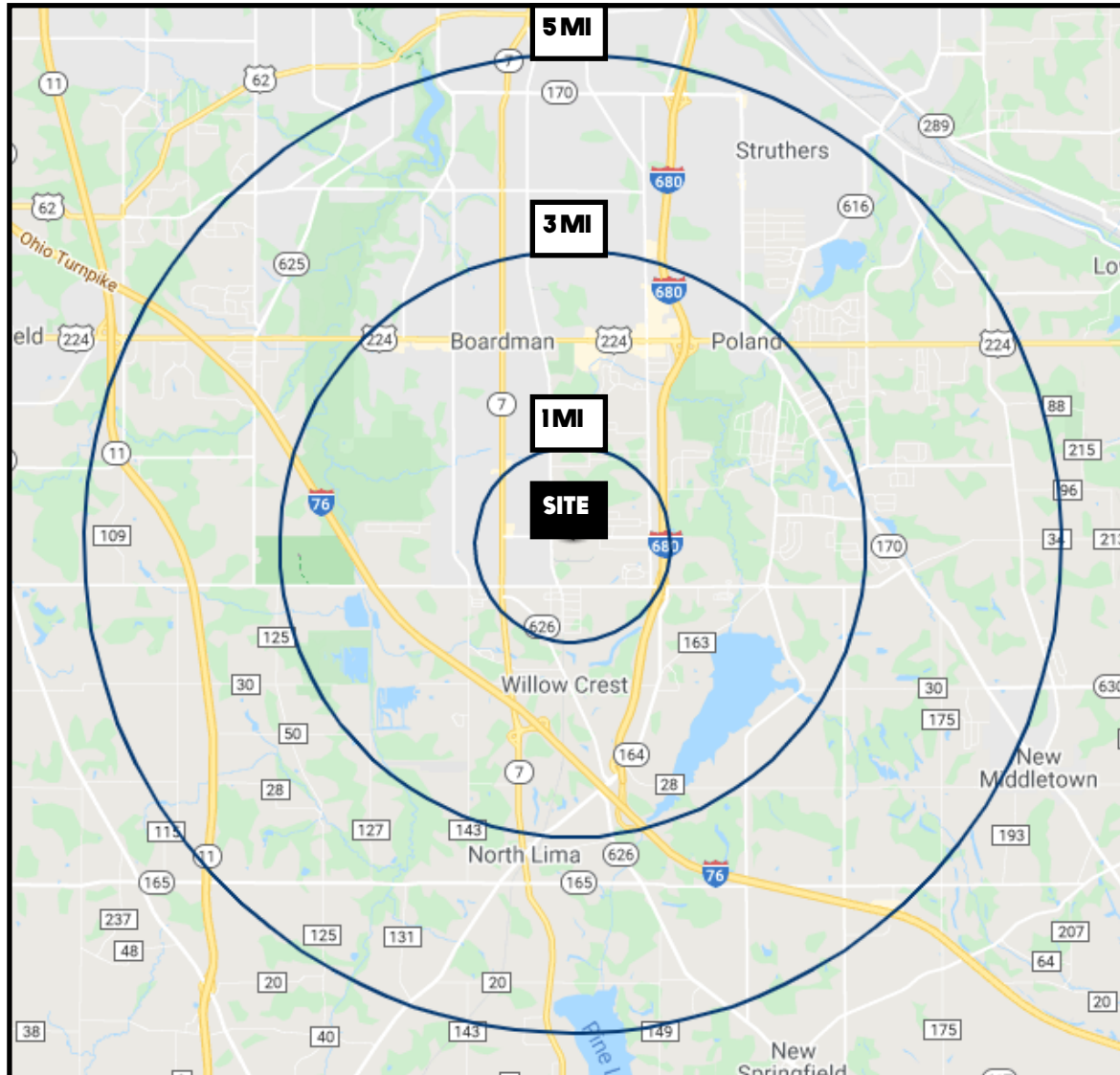
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,738	53,017	108,274
<b>HOUSEHOLDS</b>	2,544	23,038	45,613
<b>MEDIAN AGE</b>	46	45	44
<b>AVERAGE HH INCOME</b>	\$72,415	\$70,929	\$67,955

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL</b>	29-031-0-002
<b>ZONING</b>	Industrial
<b>SIZE</b>	11.27 acres
<b>CURRENT BUILDING</b>	3,105 SF
<b>FRONTAGE</b>	850' on Southern Blvd
<b>REAL ESTATE TAXES</b>	\$10,773/year
<b>PRICE</b>	\$1,000,000

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