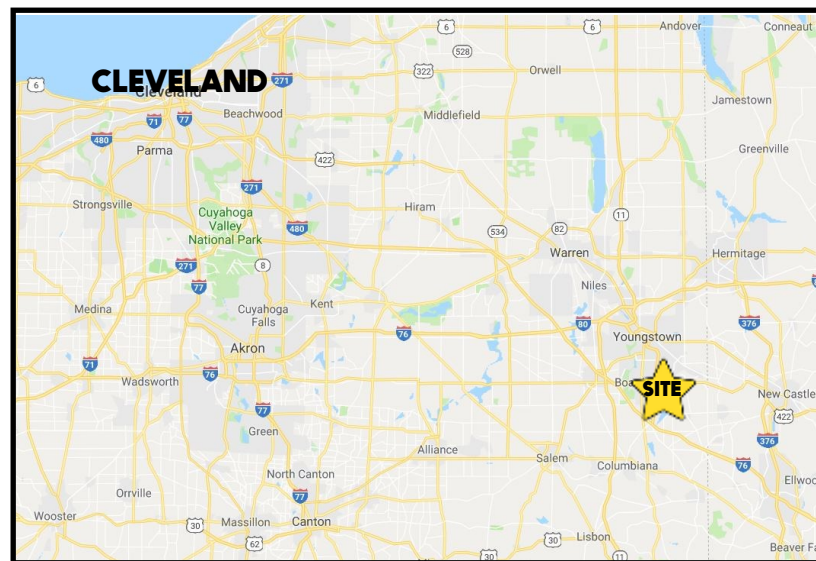


LOCATION

8544 Hickory Hill Dr, Boardman Twp OH (Building 1)



HIGHLIGHTS

- Quality construction and meticulously maintained office building with long term tenants
- Located at the Western Reserve Rd / I-680 ramp
- Professional setting with great regional access
- Additional building and land available

CONTACT

BILL KUTLICK

330.565.5701

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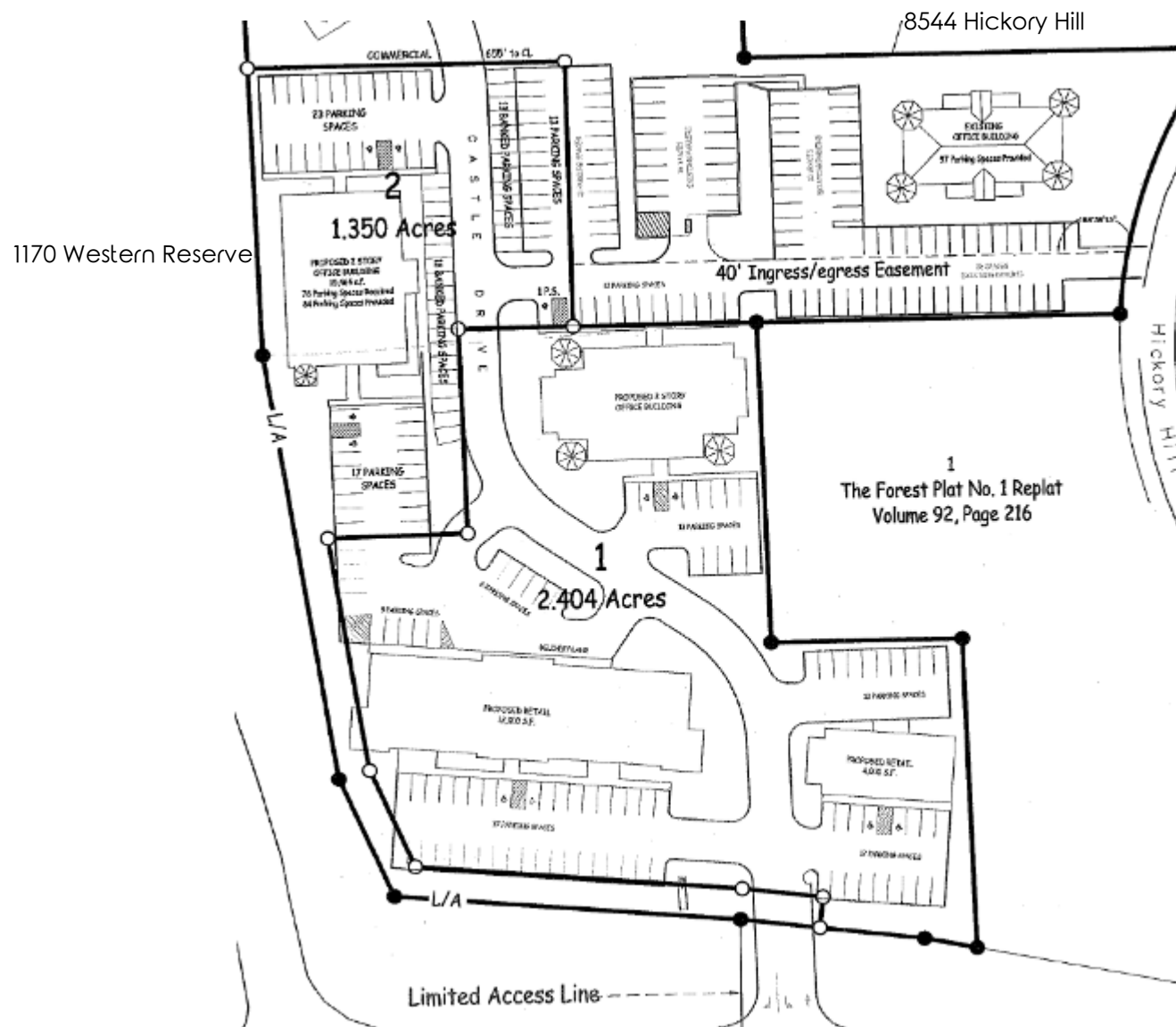
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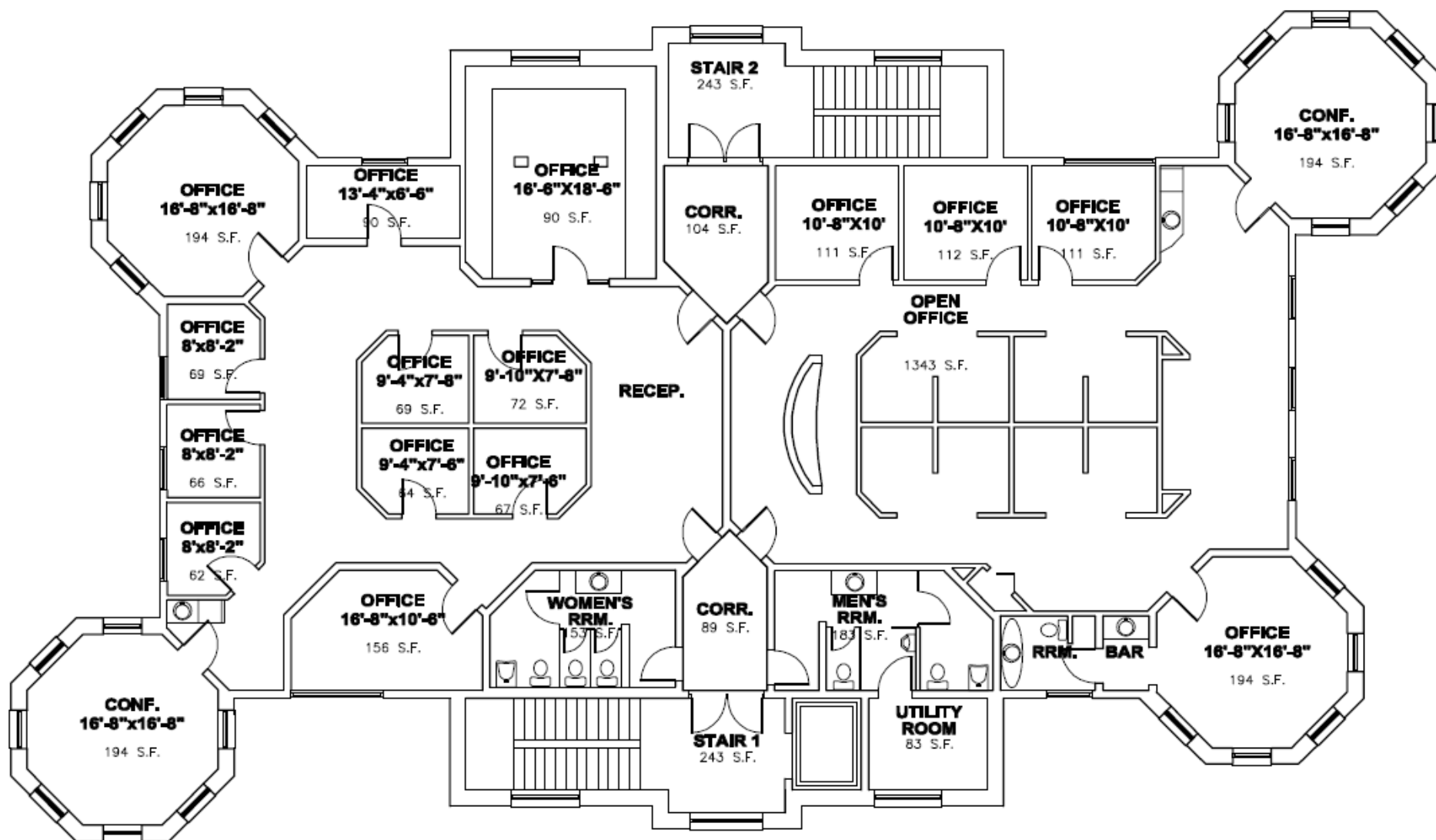
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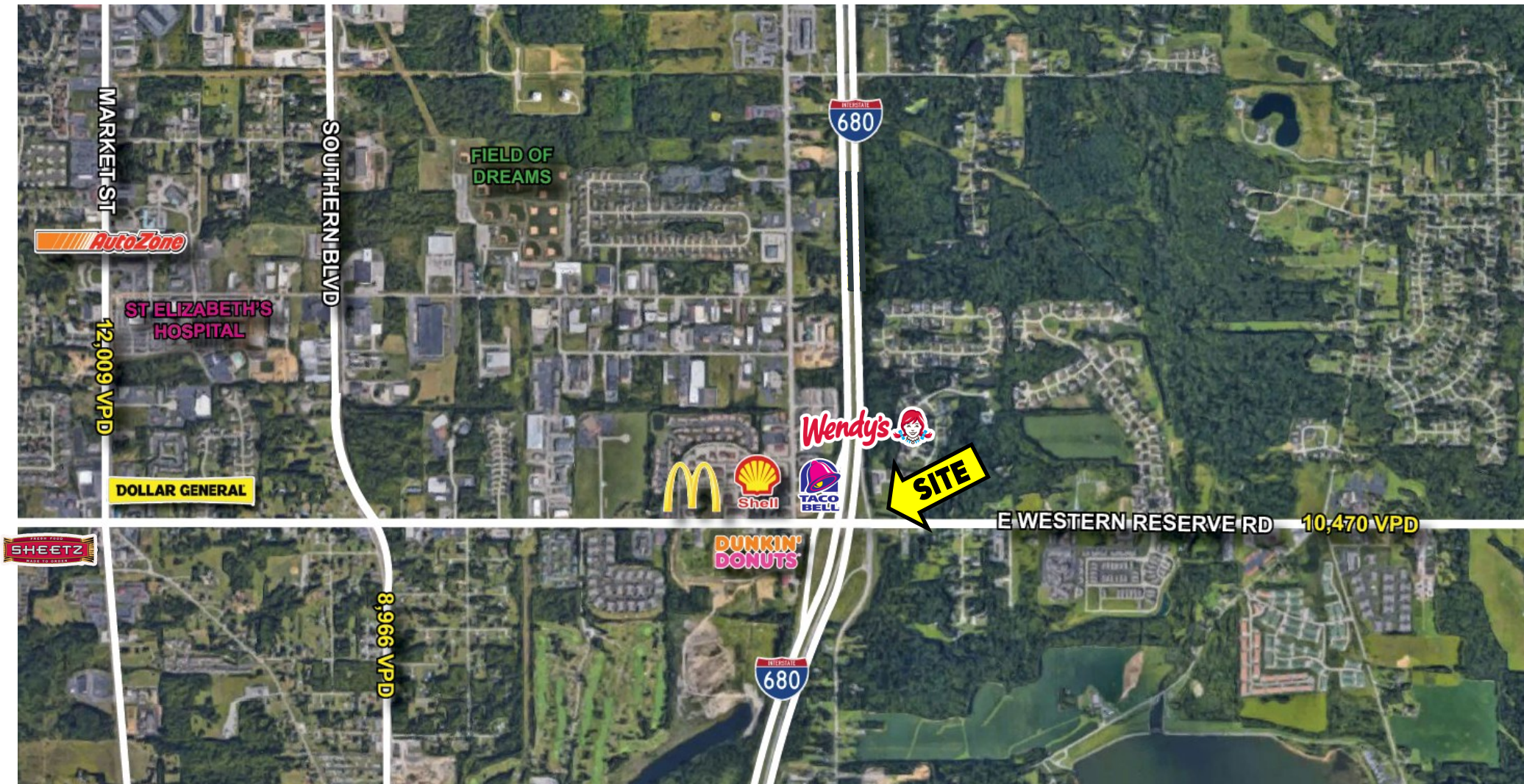


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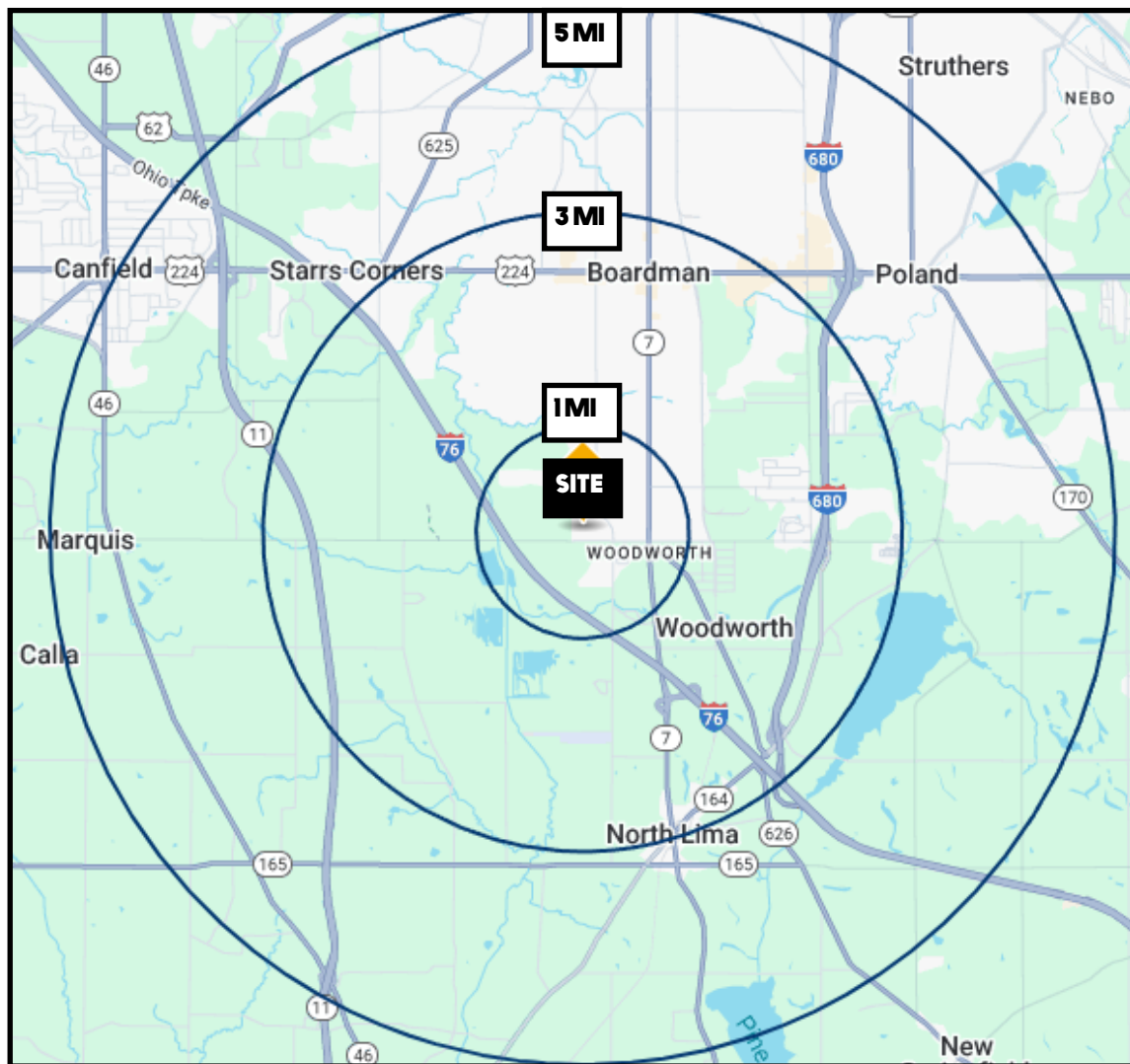
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,138	22,260	69,115
HOUSEHOLDS	1,000	9,668	30,326
MEDIAN AGE	55	50	46
AVERAGE HH INCOME	\$91,062	\$92,153	\$79,367

SITE INFORMATION

LOCATION	Boardman Township Mahoning County Boardman School District
PARCEL	29-049-0-023.00
SIZE	Total Size: 19,464 SF (3 floors) Leasable SF: 17,752 SF 1.4 acres
ZONING	GB
REAL ESTATE TAXES	\$33,761/year
PRICE	\$2,825,000

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