

## LOCATION

7000 South Ave, Boardman, OH 44512



## HIGHLIGHTS

- 2 story medical office building on South Ave at Trailwood
- Ample parking
- Monument sign on South Ave
- Across from Walmart, Giant Eagle, Lowes; by Panda Express
- Easy access

## TRAFFIC

South Ave = 20,904 VPD

## CONTACT

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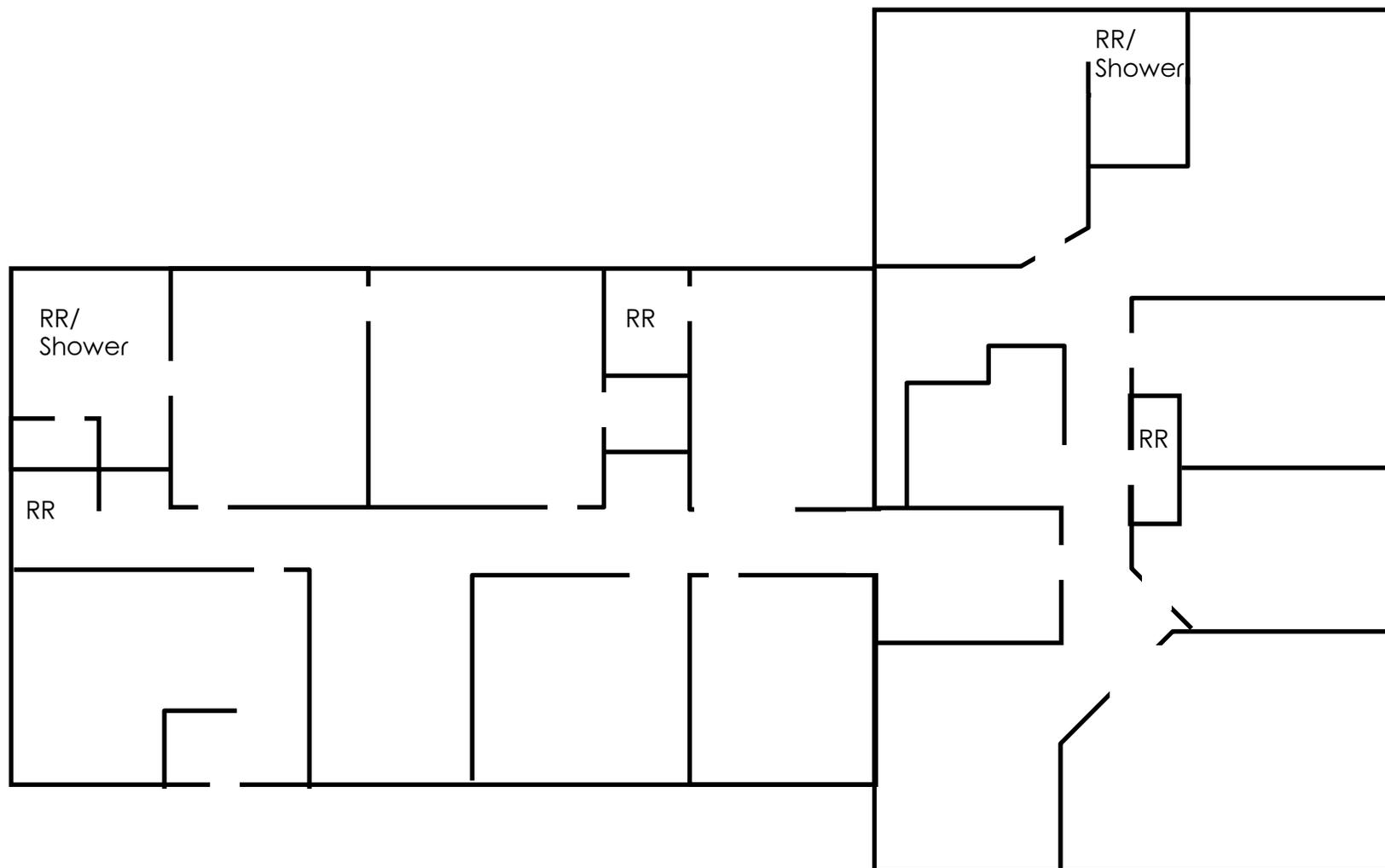


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7000-3+4; 2,970 SF  
[3D Tour](#)



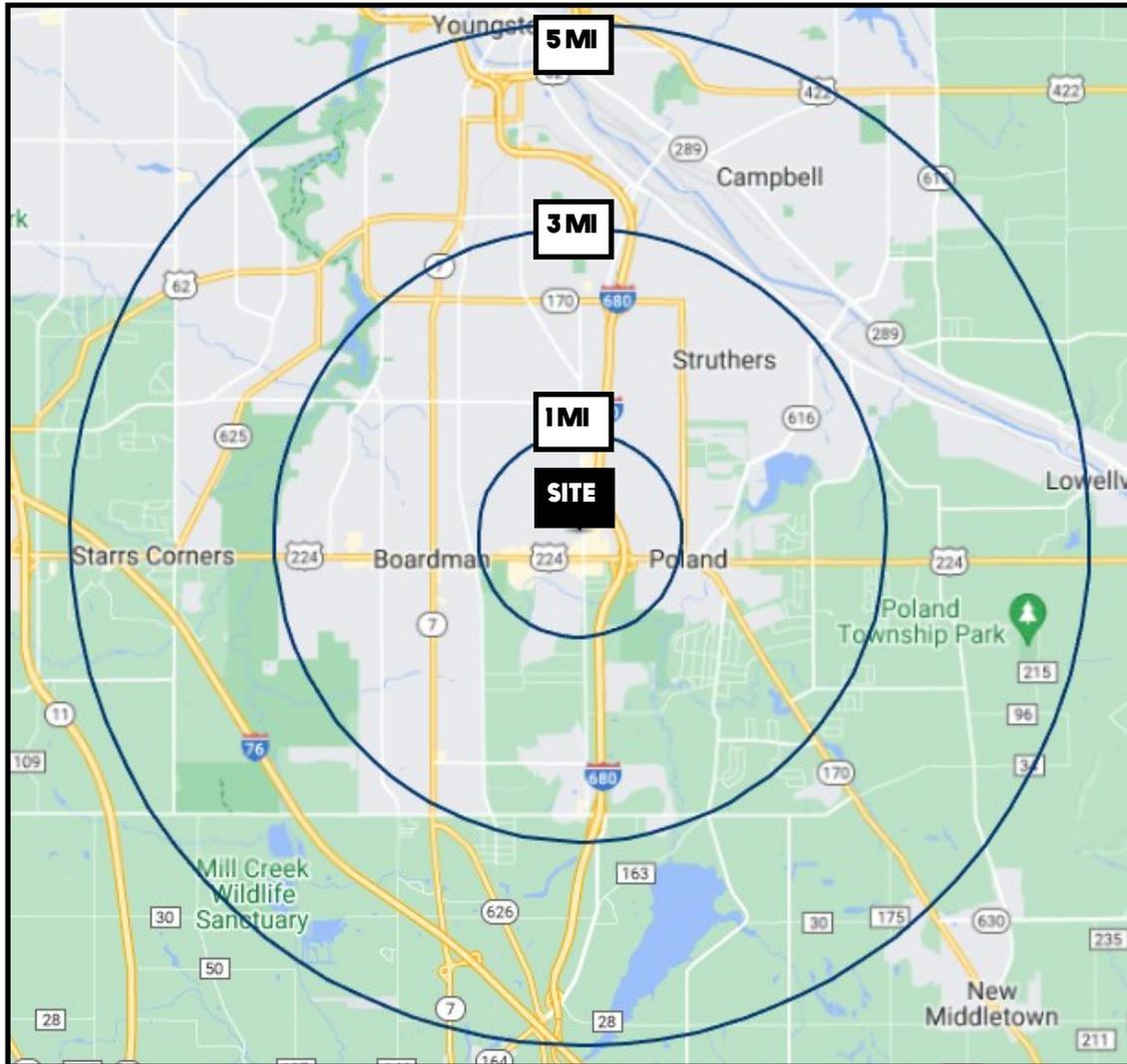
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,498	61,499	110,542
<b>HOUSEHOLDS</b>	2,349	26,051	46,535
<b>MEDIAN AGE</b>	47	44	44
<b>AVERAGE HH INCOME</b>	\$76,319	\$67,239	\$64,892

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Office + Medical Office
<b>ZONING</b>	Commercial
<b>YEAR BUILT</b>	1985
<b>AVAILABLE</b>	Unit 3+4: 2,970 SF; \$14.00/SF
<b>CAM CHARGES</b>	\$75/month
<b>UTILITIES</b>	Gas & electric: separately metered

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