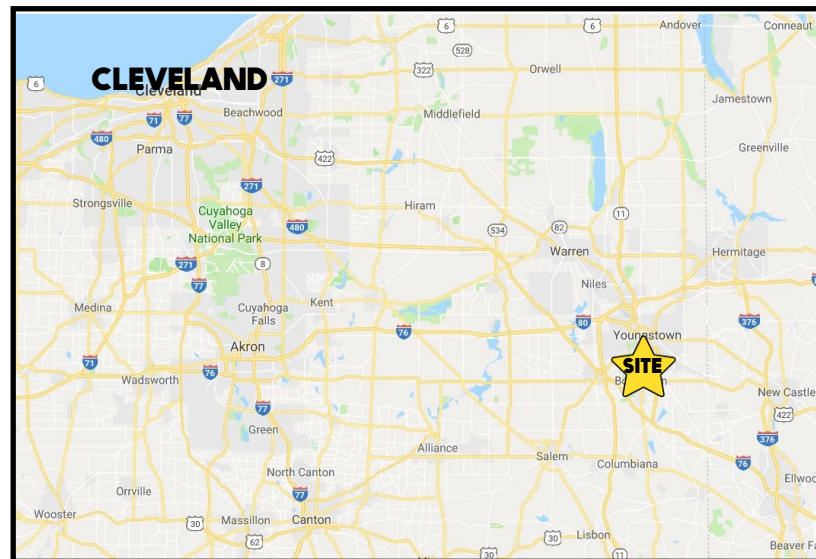


LOCATION

5780 South Ave, Boardman, OH 44512



HIGHLIGHTS

- Former Rulli Bros Market Flex Space building
- Seller will split out parcel from building parcel
- High Trafficked area with easy access to Youngtown, Boardman, Poland, and Struthers
- Brand New Roof
- Signage on South Avenue

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

TRAFFIC

South Ave = 16,085 VPD
Mathews Rd = 8,431 VPD

CONTACT

DON THOMAS

501,269.3827

dthomas@platzrealtygroup.com

ADAM DIVELEBISS

501.551.3817

adivelbiss@platzrealtygroup.com

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

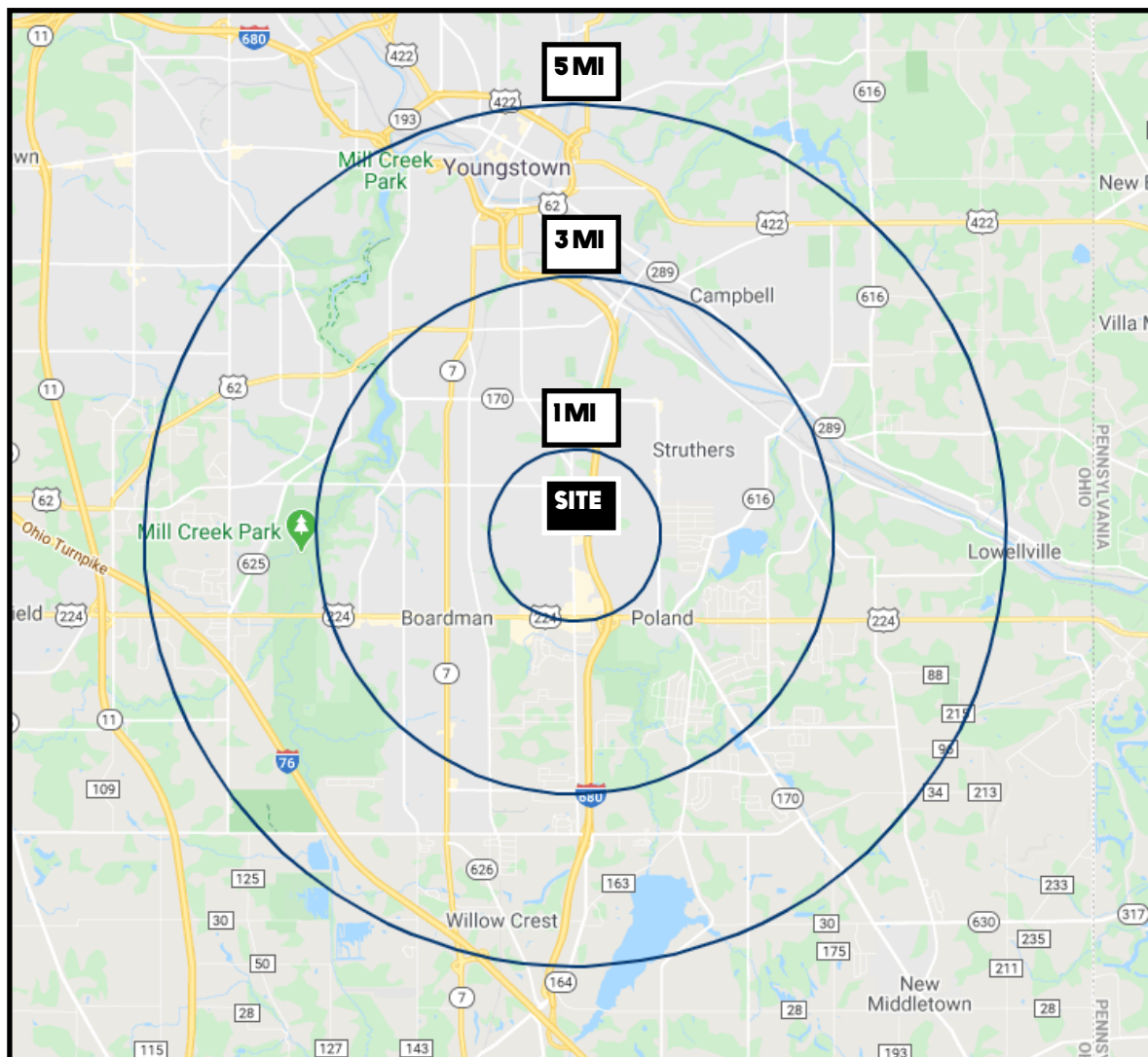
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,036	65,412	120,099
HOUSEHOLDS	3,512	27,584	50,575
AVERAGE AGE	43	42	42
MEDIAN HH INCOME	\$59,444	\$50,658	\$47,156

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Retail / Flex Corner Lot
SIZE	15,920 SF building Built in 1972
ACREAGE	1.128 acres + .54 acre outparcel
UTILITIES	All utilities
PRICE	Building: \$1,200,000 Outparcel: \$400,000

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com