



## COMMERCIAL PORTFOLIO

**BOARDMAN, OH / 7 CLASS A UNITS / 94% OCCUPIED  
CURRENT CAP 8.2% / PROFORMA CAP 8.6%**

**904 SAHARA TRL - UNIT 3 | 2ND FLOOR**

BOARDMAN, OH 44514

**SOUTHWESTERN PLACE**

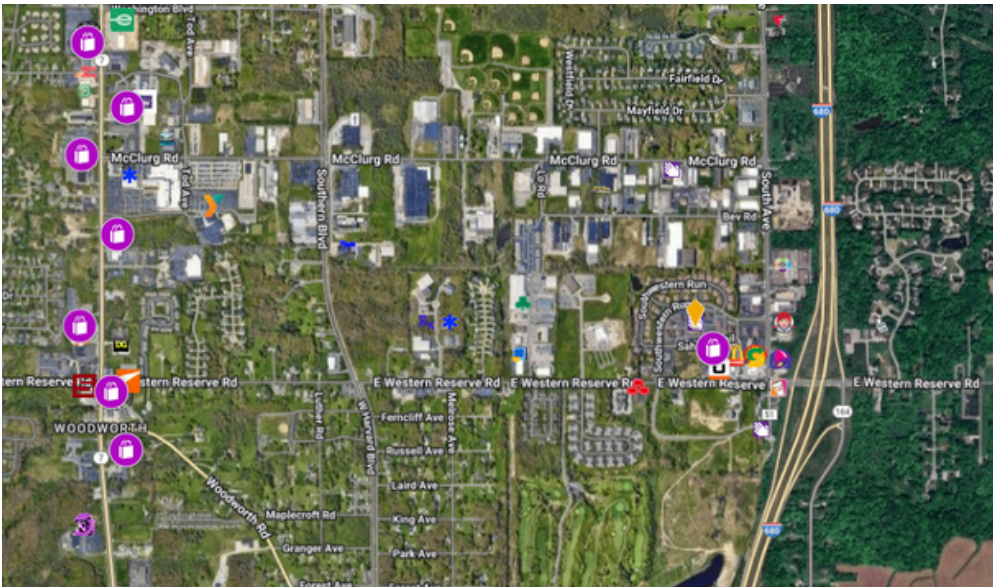


## OFFERING SUMMARY

Stories	2
RBA	19,868 SF
Typical Floor	9,000 SF
Rental Rate	\$16,778.34
Elevators	1
Space Use	Office Condo
Zoning	Commercial
Year Built	1997
Land Acres	1.82 AC



**NOI: \$154,877**



## Traffic Counts

Collection Street	Traffic Volume (Count)	Count Year	Distance from Property
East Western Reserve Road	17,739	2020	0.19 mi
W WESTERN RESERVE RD	16,871	2025	0.19 mi
E Western Reserve Rd	16,889	2024	0.19 mi
South Ave	14,081	2025	0.22 mi
I- 680	8,299	2020	0.25 mi
RAMP FROM IR680 SB TO SR164	9,321	2025	0.25 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	9,311	2025	0.33 mi

**904 SAHARA TRL - UNIT 2 | BASEMENT & 1<sup>ST</sup> FLOOR**  
 BOARDMAN, OH 44514

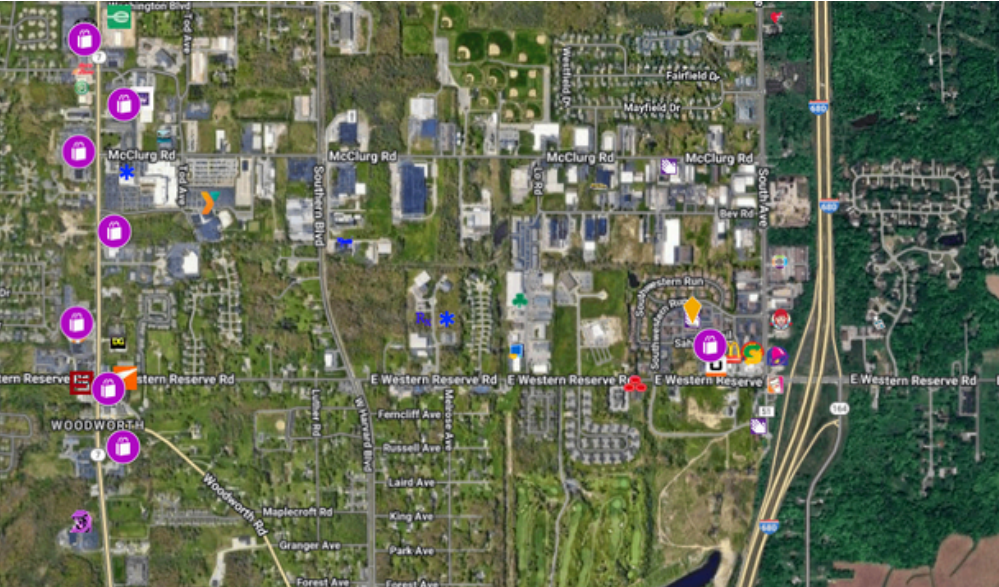
**SOUTHWESTERN PLACE**



OFFERING SUMMARY	
Stories	2
RBA	19,868 SF
Typical Floor	6,250 SF
Combined Rent	\$5,207
Elevators	1
Space Use	Office Condo
Zoning	Commercial
Year Built	1997
Land Acres	1.82 AC



**NOI: \$46,597**



Traffic Counts			
Collection Street	Traffic Volume (Count)	Count Year	Distance from Property
East Western Reserve Road	17,739	2020	0.19 mi
W WESTERN RESERVE RD	16,871	2025	0.19 mi
E Western Reserve Rd	16,889	2024	0.19 mi
South Ave	14,081	2025	0.22 mi
I- 680	8,299	2020	0.25 mi
RAMP FROM IR680 SB TO SR164	9,321	2025	0.25 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	9,311	2025	0.33 mi

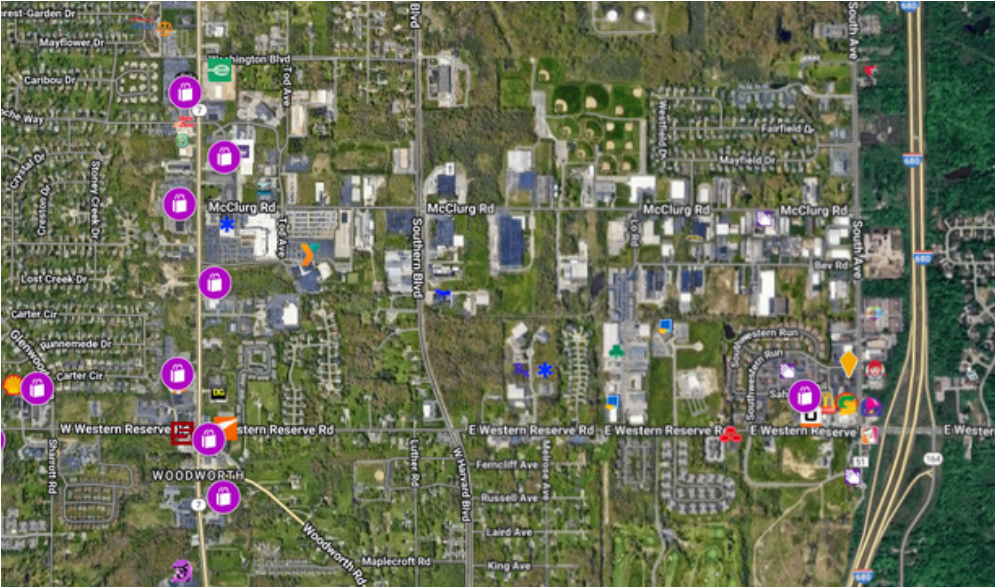
**8580 SOUTH AVE. - UNIT 1**  
**BOARDMAN, OH 44514**  
**SOUTHWESTERN PLACE**



OFFERING SUMMARY	
RBA	2,760 SF
Typical Floor	2,286 SF
Rent	\$2,962.05
Space Use	Office Condo
Zoning	Commercial
Year Built	1997
Land Acres	0.08 AC



**NOI: \$20,317**



Traffic Counts			
Collection Street	Traffic Volume (Count)	Count Year	Distance from Property
East Western Reserve Road	17,739	2020	0.19 mi
W WESTERN RESERVE RD	16,871	2025	0.19 mi
E Western Reserve Rd	16,889	2024	0.19 mi
South Ave	14,081	2025	0.22 mi
I- 680	8,299	2020	0.25 mi
RAMP FROM IR680 SB TO SR164	9,321	2025	0.25 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	9,311	2025	0.33 mi

**908 SAHARA TRAIL –UNIT 2**

BOARDMAN, OH 44514

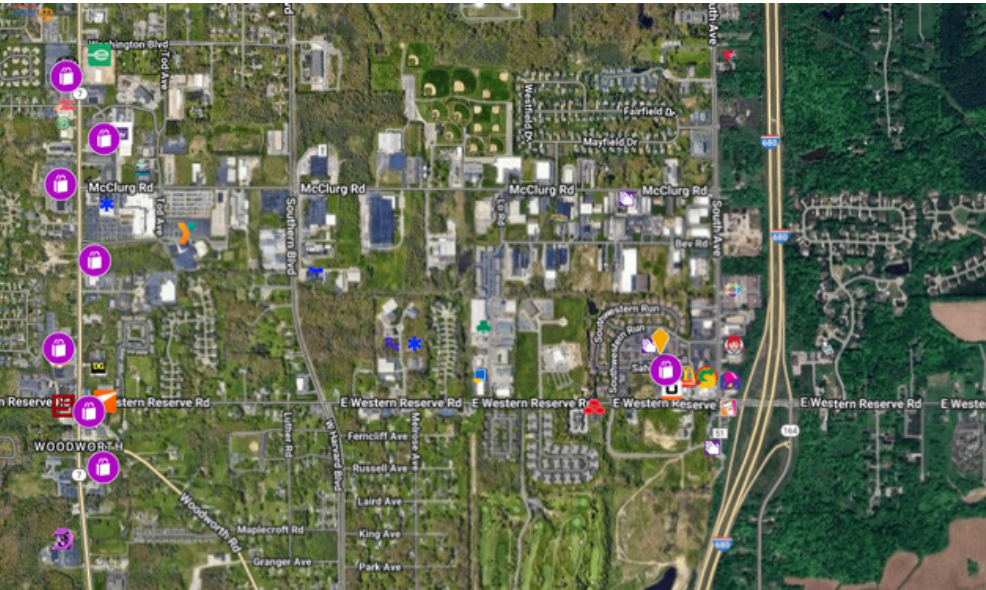
**SOUTHWESTERN PLACE**



OFFERING SUMMARY	
Parking Spaces	Surface - 35
RBA	4,974 SF
Typical Floor	1,760 SF
Rental Rate	\$16.00
Floors	1
Space Use	Office
Zoning	450 Condo Office
Year Built	1995
Land Acres	0.11 AC



**NOI: \$16,533**



Traffic Counts				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Western Reserve Road	Southwestern Run E	17,739	2020	0.21 mi
South Ave	Bev Rd N	14,081	2025	0.21 mi
RAMP FROM IR680 SB TO SR164	E Western Reserve Rd S	9,321	2025	0.22 mi
I- 680	E Western Reserve Rd S	8,299	2020	0.22 mi
South Ave	E Western Reserve Rd NW	337	2020	0.26 mi
RAMP J	E Western Reserve Rd	330	2025	0.27 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	E Western Reserve Rd SW	9,311	2025	0.30 mi

**909 SAHARA TRAIL – UNITS A&B**

BOARDMAN, OH 44514

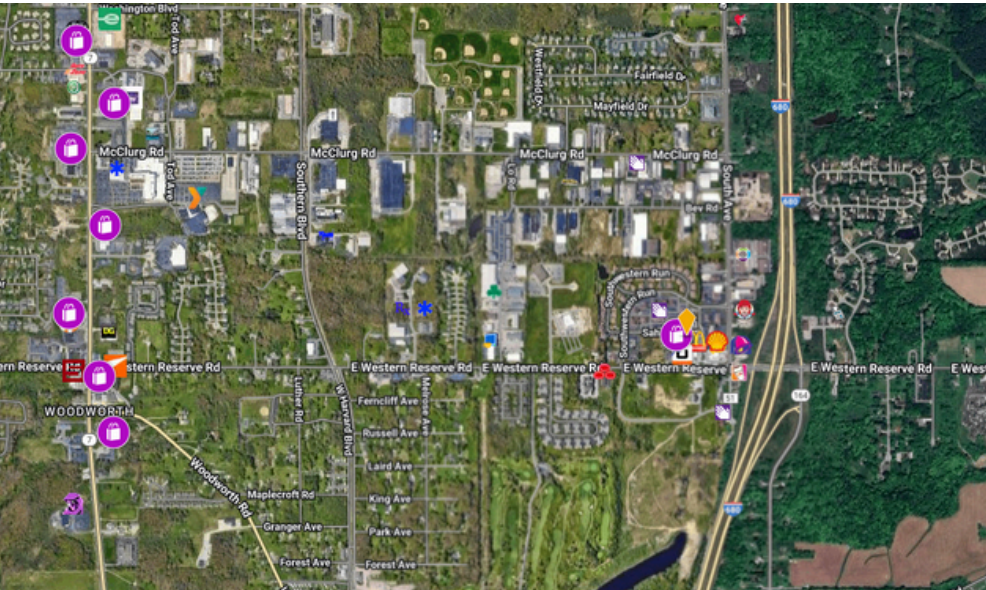
**SOUTHWESTERN PLACE**



OFFERING SUMMARY	
Parking Spaces	Surface - 35
RBA	11,088 SF
Typical Floor	5,192 SF
Rental Rate	\$5,541.62
Floors	2
Space Use	Office
Zoning	C
Year Built	2001
Land Acres	0.05 AC



**NOI: \$39,224**



Traffic Counts				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Western Reserve Road	Southwestern Run E	17,739	2020	0.21 mi
South Ave	Bev Rd N	14,081	2025	0.21 mi
RAMP FROM IR680 SB TO SR164	E Western Reserve Rd S	9,321	2025	0.22 mi
I- 680	E Western Reserve Rd S	8,299	2020	0.22 mi
South Ave	E Western Reserve Rd NW	337	2020	0.26 mi
RAMP J	E Western Reserve Rd	330	2025	0.27 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	E Western Reserve Rd SW	9,311	2025	0.30 mi

# 909 SAHARA TRAIL – UNIT C

BOARDMAN, OH 44514

## SOUTHWESTERN PLACE

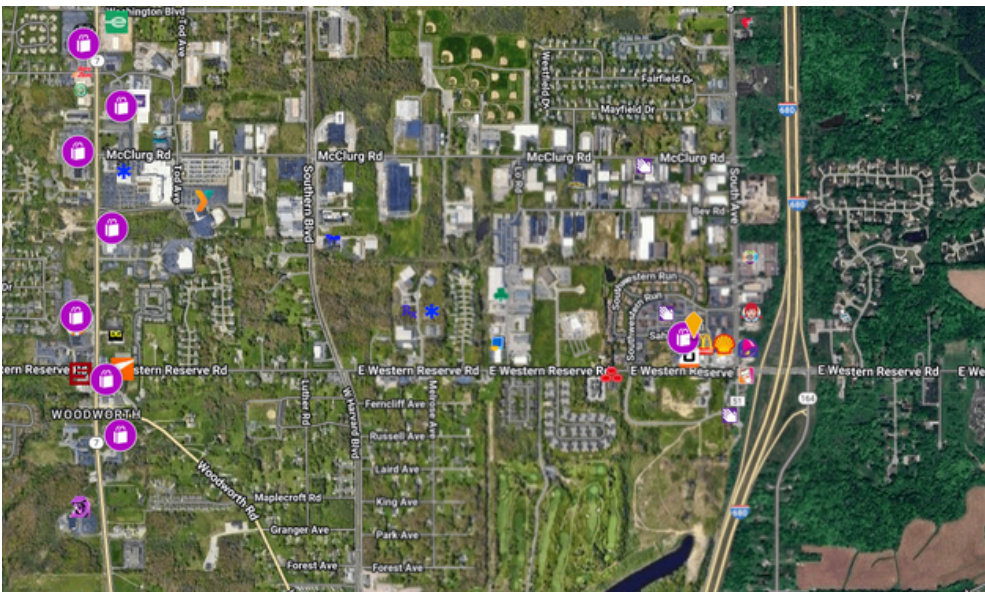


### OFFERING SUMMARY

Parking Spaces	Surface - 35
RBA	11,088 SF
Typical Floor	3,704 SF
Rental Rate	\$3,032.85
Floors	2
Space Use	Office
Zoning	C
Year Built	2001
Land Acres	0.05 AC



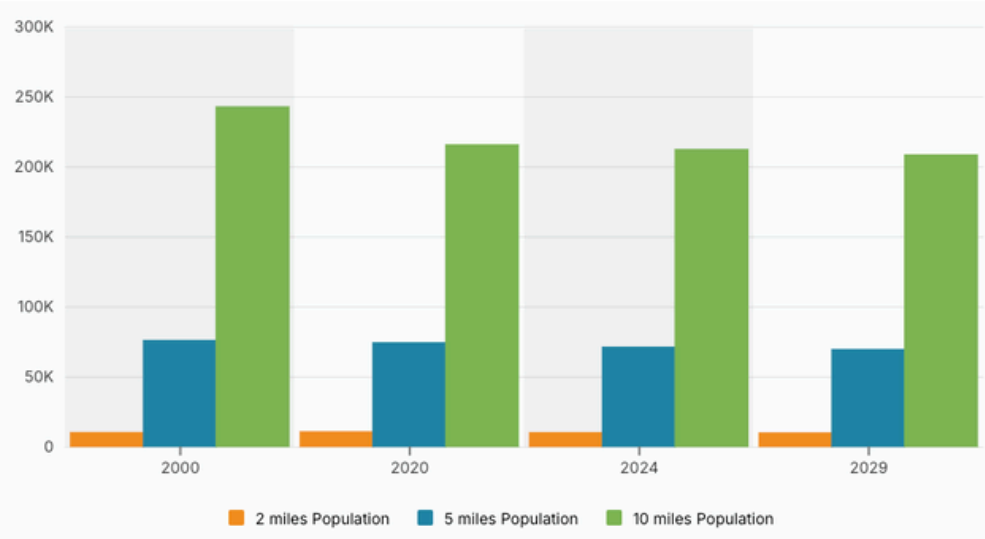
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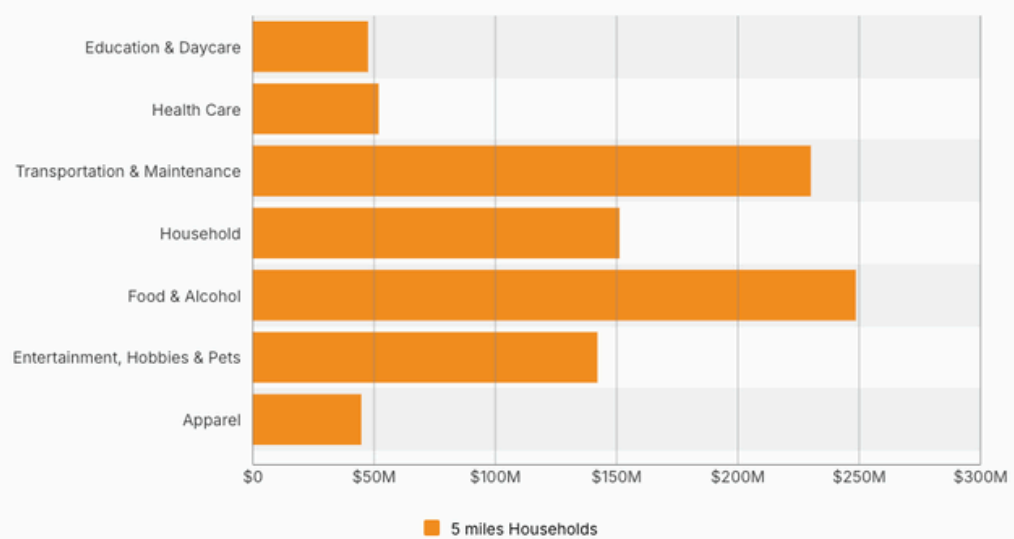
### Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Western Reserve Road	Southwestern Run E	17,739	2020	0.21 mi
South Ave	Bev Rd N	14,081	2025	0.21 mi
RAMP FROM IR680 SB TO SR164	E Western Reserve Rd S	9,321	2025	0.22 mi
I- 680	E Western Reserve Rd S	8,299	2020	0.22 mi
South Ave	E Western Reserve Rd NW	337	2020	0.26 mi
RAMP J	E Western Reserve Rd	330	2025	0.27 mi
RAMP FROM WESTERN RESERVE TO IR680 NB	E Western Reserve Rd SW	9,311	2025	0.30 mi

Population



Consumer Spending





**TOTAL CURRENT NOI: \$277,559.03**

**TOTAL ASKING PRICE: \$3,400,000**



**CONTACT  
AGENT:**

Joseph Luckino, WV & OH Broker  
(740) 632-9111 | [jluckino@cedar-one.com](mailto:jluckino@cedar-one.com)  
***cedaronerealty.com***