



For SALE

High-Visibility Commercial Property

8524 Market Street, Youngstown, OH 44512



PROPERTY SUMMARY

3.67 Acres that is approximately 370' x 437' off of Market St (SR 7). Directly across from Marwood Circle with nearby Mercy Health St. Elizabeth Hospital.

Prime land for retail or mixed used development located on the south side of Boardman.

It's prominent frontage on Market Street ensures a commanding presence in a well-established retail and medical district, making it an ideal location for a wide range of commercial developments.

PROPERTY HIGHLIGHTS

- Utilities available/accessible.
- Excellent visibility on highly traveled Market Street (US Route 7).
- 16 minutes to Youngstown, 57 minutes to Akron, 80 minutes to Cleveland.
- Located directly across from Mercy Health St. Elizabeth Boardman Hospital.

Asking Price

Site Size

Zoning

APN

Subject to Offer

3.67 Acres

General Business

29-096-0-006.00-0



Brian Foster
Advisor
C: 216.327.1787
brian.foster@svn.com



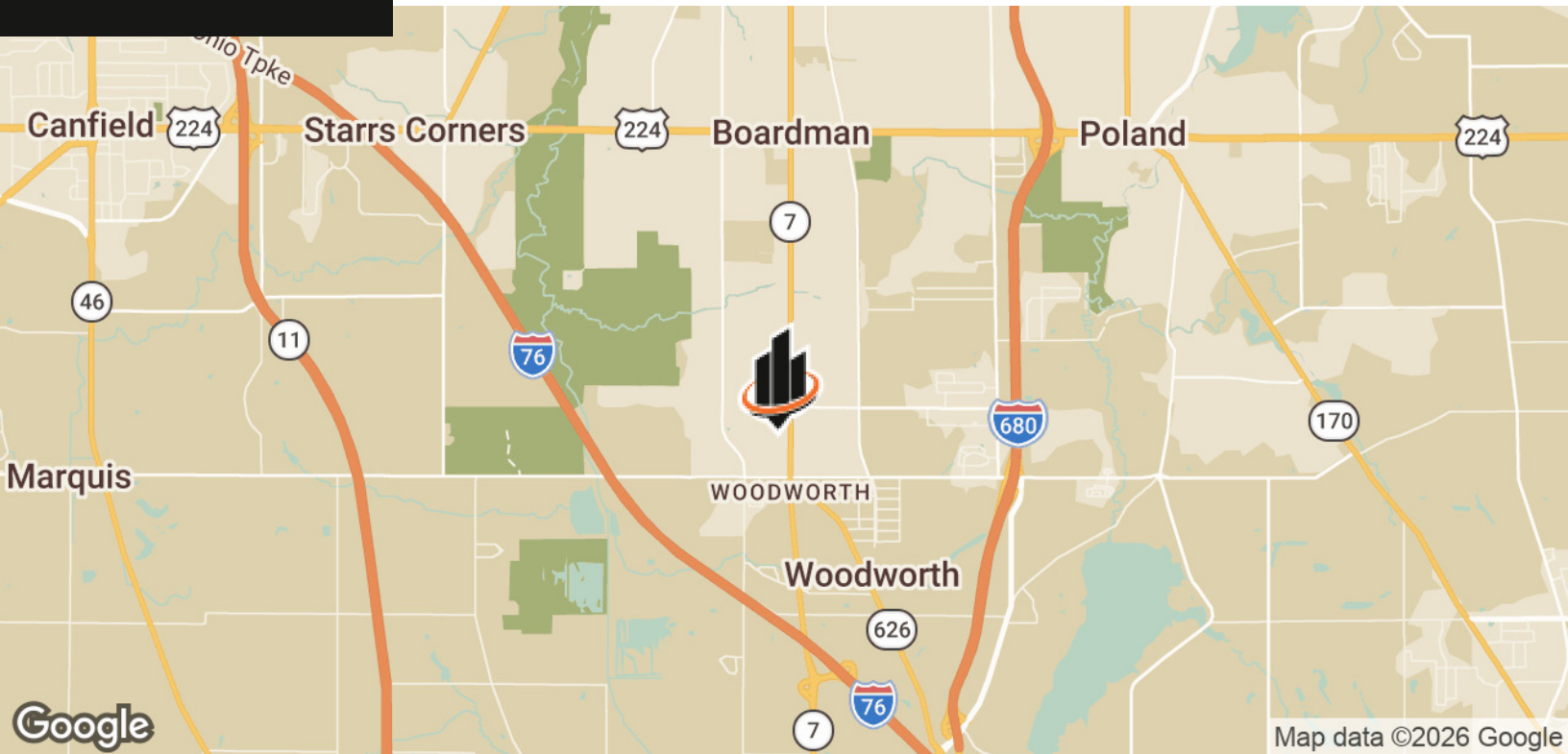
Graydon Fox
Advisor
C: 330.703.5283
graydon.fox@svn.com



Location & Retailer Map

8524 Market Street

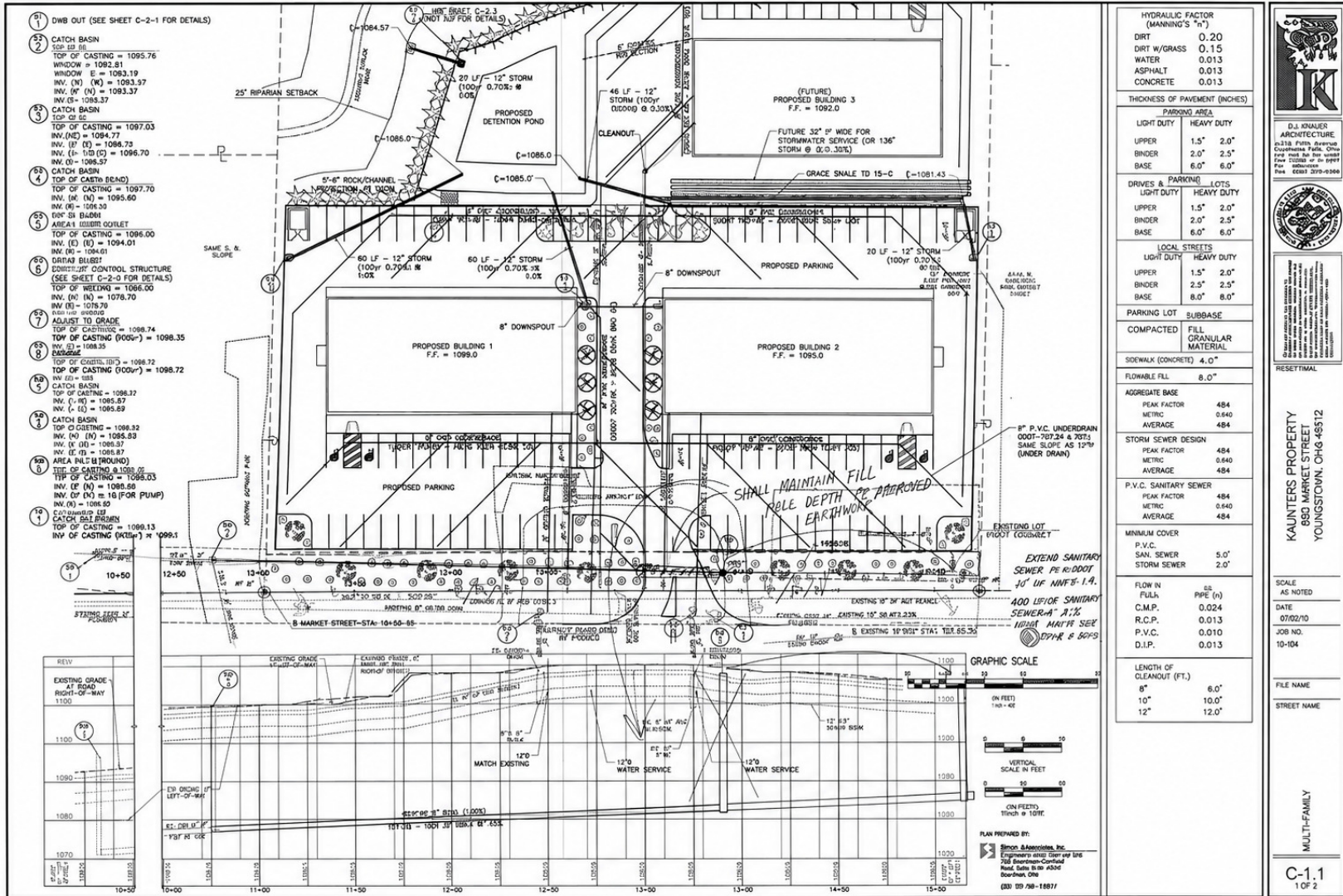
Youngstown, OH 44512



Brian Foster
Advisor
C: 216.327.1787
brian.foster@svn.com



Graydon Fox
Advisor
C: 330.703.5283
graydon.fox@svn.com



Brian Foster

Advisor

C: 216.327.1787

brian.foster@svn.com

Graydon Fox

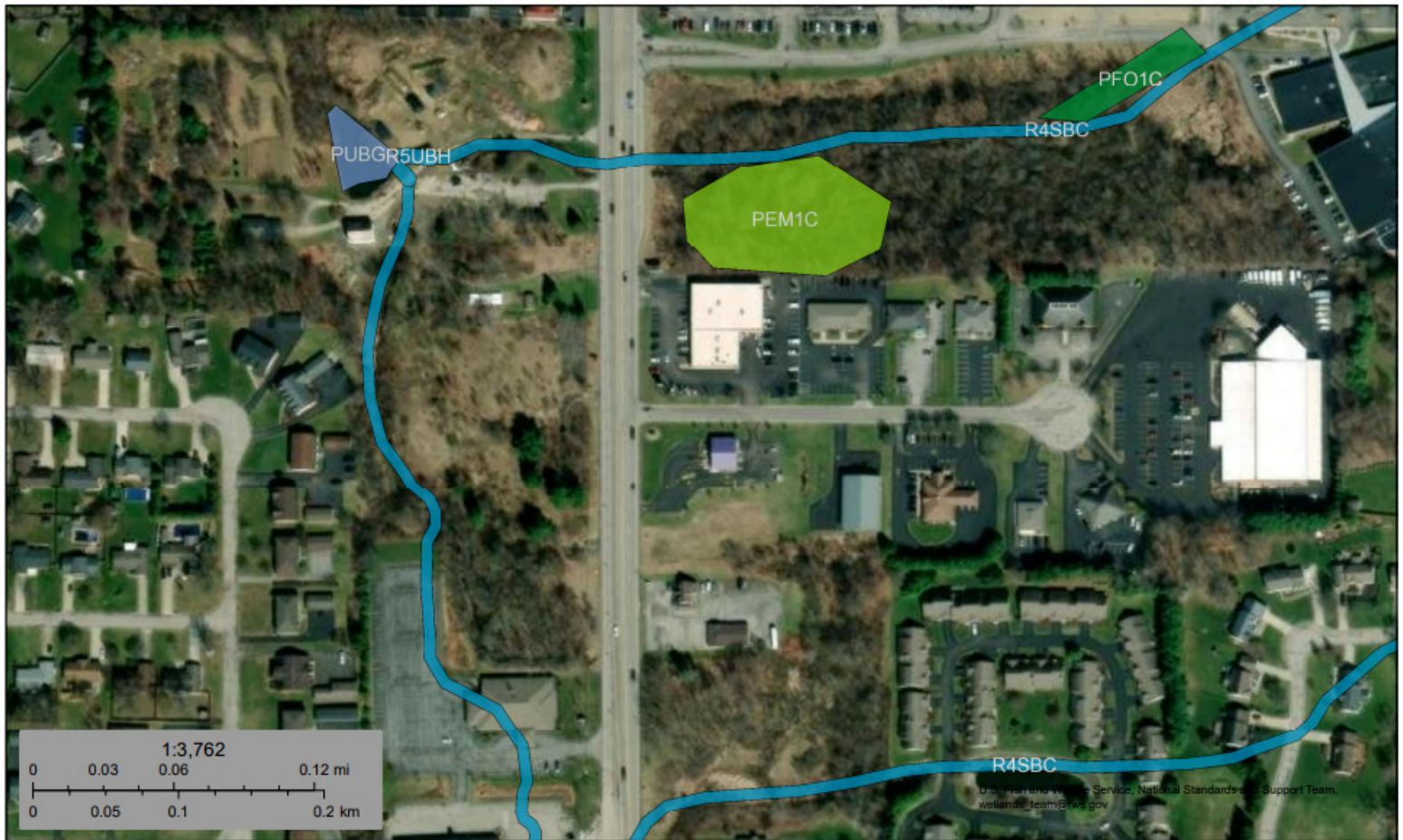
Advisor

C: 330.703.5283

graydon.fox@svn.com



Wetlands



December 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Brian Foster
Advisor
C: 216.327.1787
brian.foster@svn.com

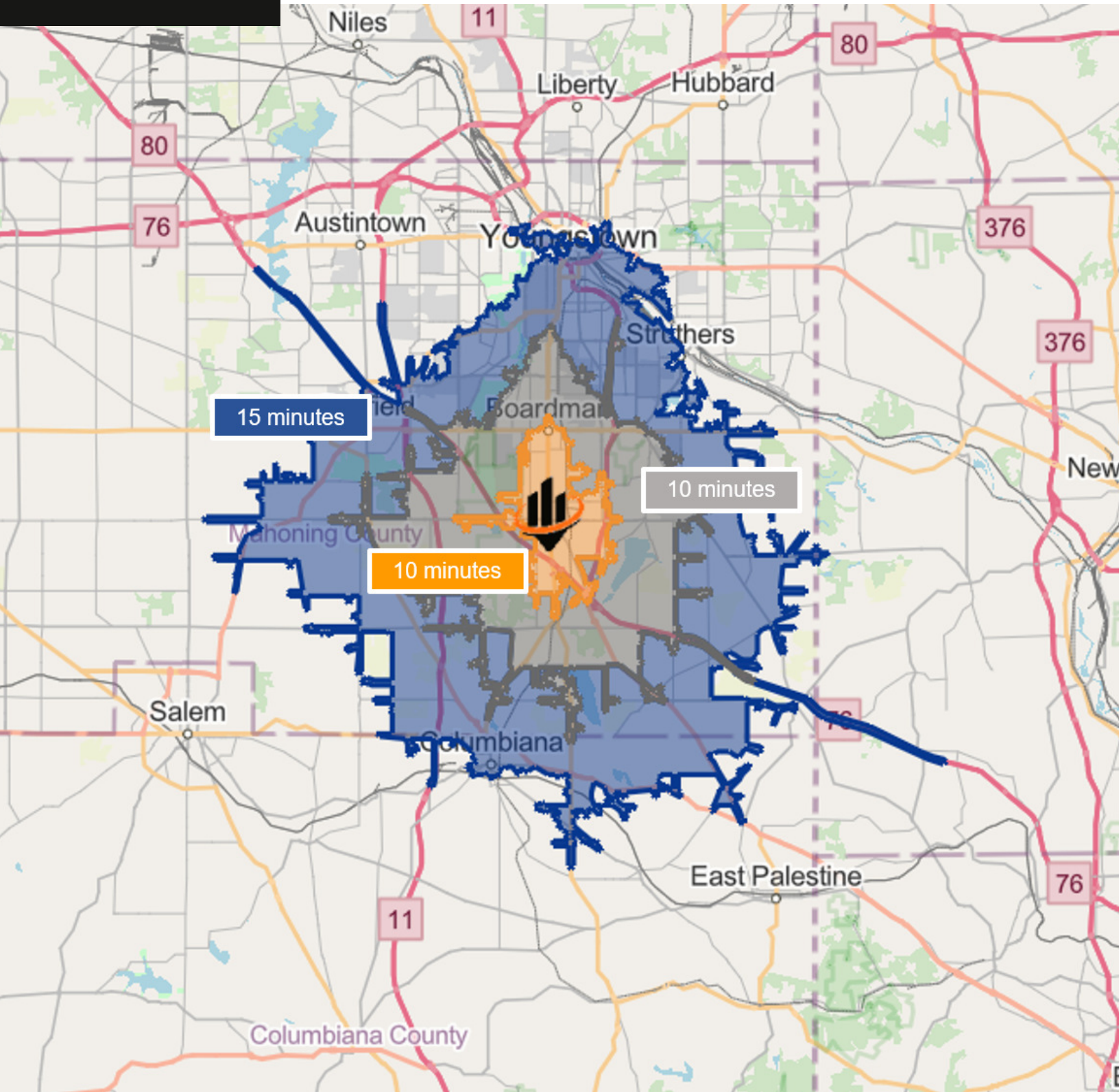


Graydon Fox
Advisor
C: 330.703.5283
graydon.fox@svn.com

Drive Time Map

8524 Market Street

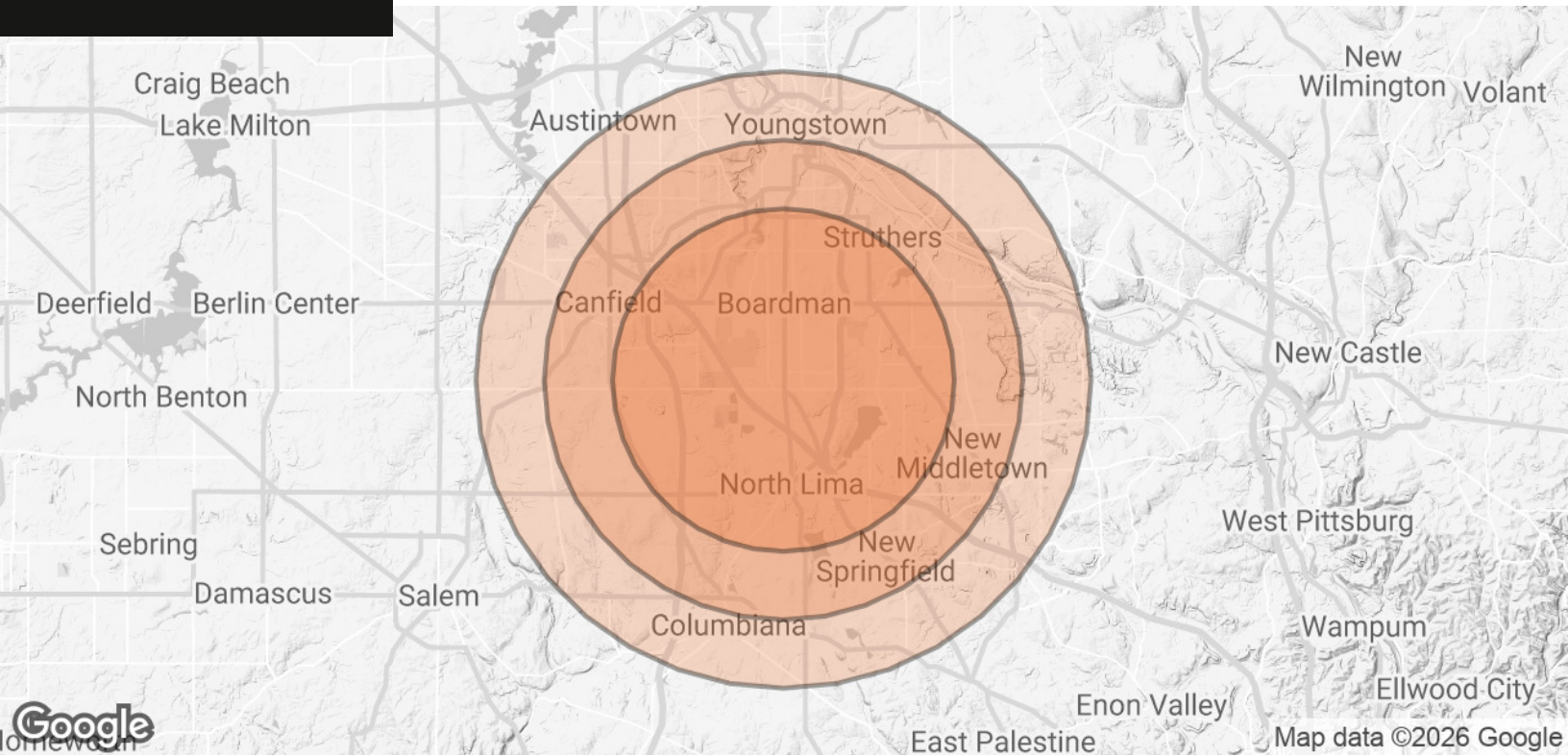
Youngstown, OH 44512



Brian Foster
Advisor
C: 216.327.1787
brian.foster@svn.com



Graydon Fox
Advisor
C: 330.703.5283
graydon.fox@svn.com



POPULATION	5 MILES	7 MILES	9 MILES
TOTAL POPULATION	74,735	129,561	180,930
AVERAGE AGE	45	44	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	46	46	46

HOUSEHOLDS & INCOME	5 MILES	7 MILES	9 MILES
TOTAL HOUSEHOLDS	33,095	56,591	79,294
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$86,710	\$82,501	\$78,295
AVERAGE HOUSE VALUE	\$225,169	\$207,846	\$198,367

2020 American Community Survey (ACS)



Brian Foster
Advisor
C: 216.327.1787
brian.foster@svn.com



Graydon Fox
Advisor
C: 330.703.5283
graydon.fox@svn.com