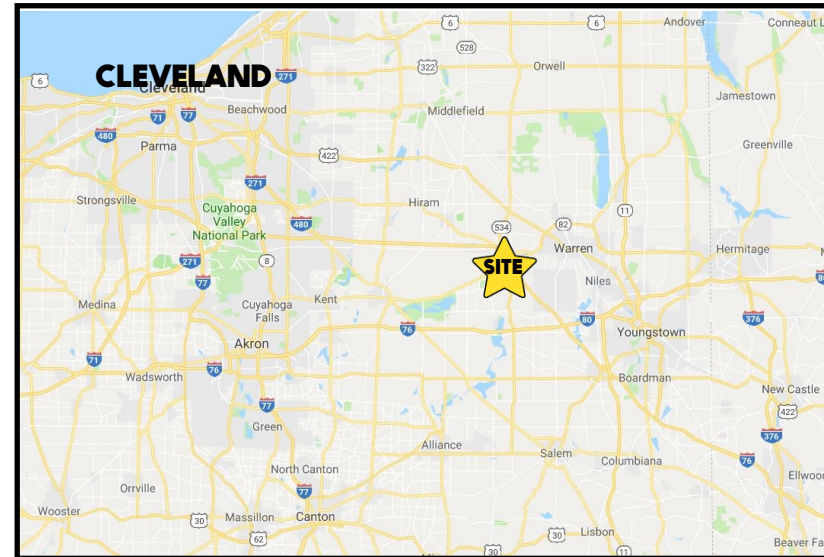


LOCATION

8525 South Ave, Boardman, OH 44512



HIGHLIGHTS

- Available: 10,300 SF warehouse on South Avenue
- 24' ceiling height
- Adjacent to Valvoline
- Zoned Industrial
- Located just north of Western Reserve Rd / I-680

TRAFFIC

South Ave = 12,476 VPD
Western Reserve Rd = 17,739 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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

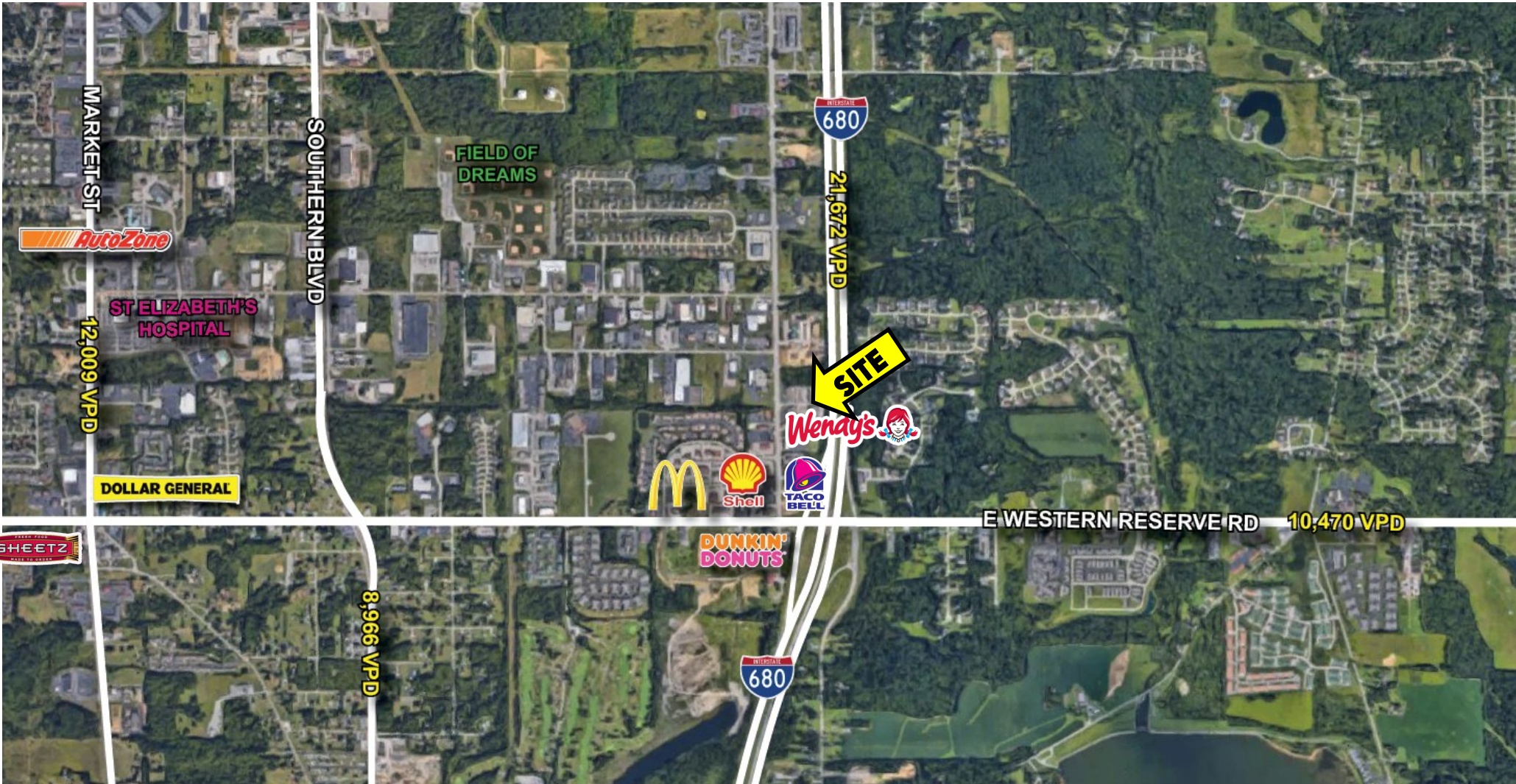
www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com

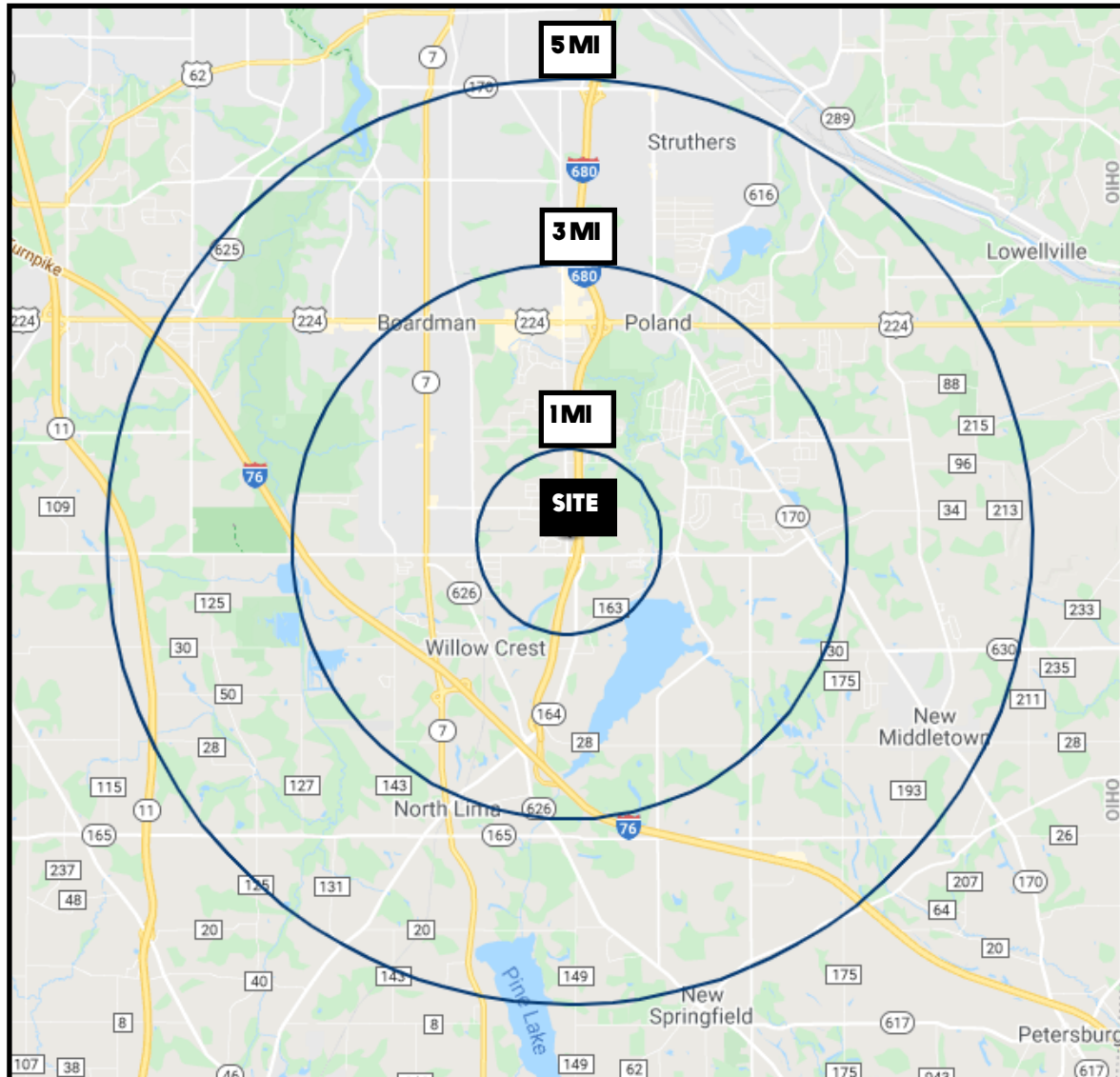
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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	1,881	23,279	73,095
HOUSEHOLDS	815	9,793	30,951
MEDIAN AGE	54	49	46
AVERAGE HH INCOME	\$81,131	\$90,044	\$77,208

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PARCEL NUMBER	29-049-0-002.02
YEAR BUILT	1987
SIZE	Available: 10,300 SF
ZONING	Industrial
CEILING HEIGHT	24'
RENT	\$6.50/SF NNN
NNN CHARGES	\$1.93/SF

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