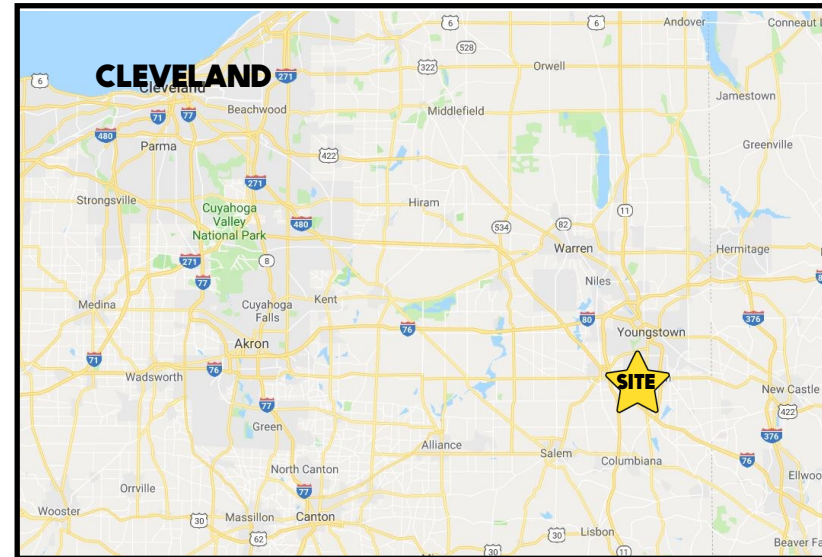


LOCATION

8598 Market St + 102 Western Reserve, Boardman, OH 44512



HIGHLIGHTS

- Ground lease or Landlord will build to suit
- Approximately 2.3 acres
- Located at the northwest corner of Market St & Western Reserve Rd
- Across from Sheetz by Mercy Hospital
- Frontage: 175' on Market St, 390' on Western Reserve Rd

TRAFFIC

Market St = 12,636 VPD
Western Reserve Rd = 16,310 VPD

CONTACT

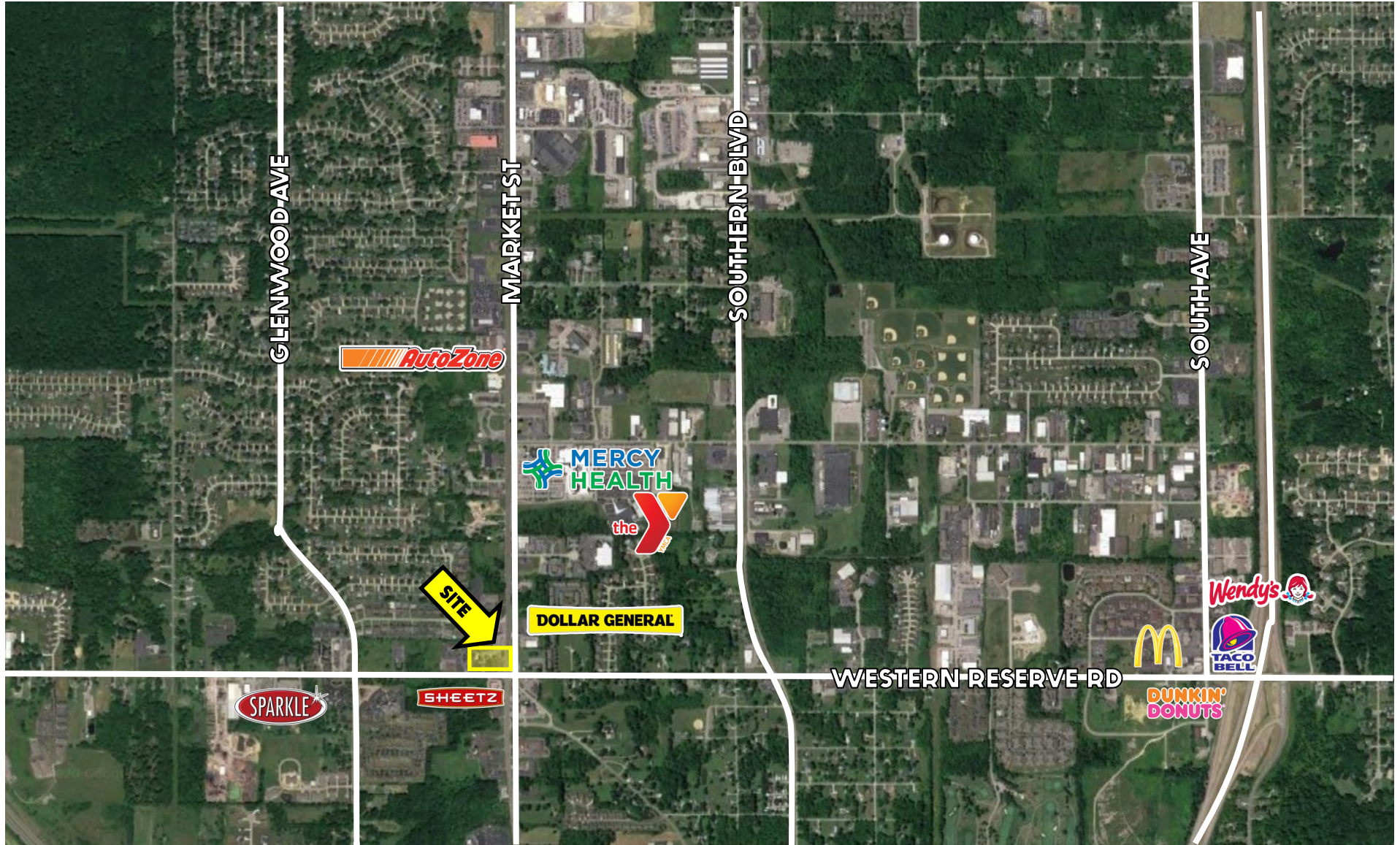
BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

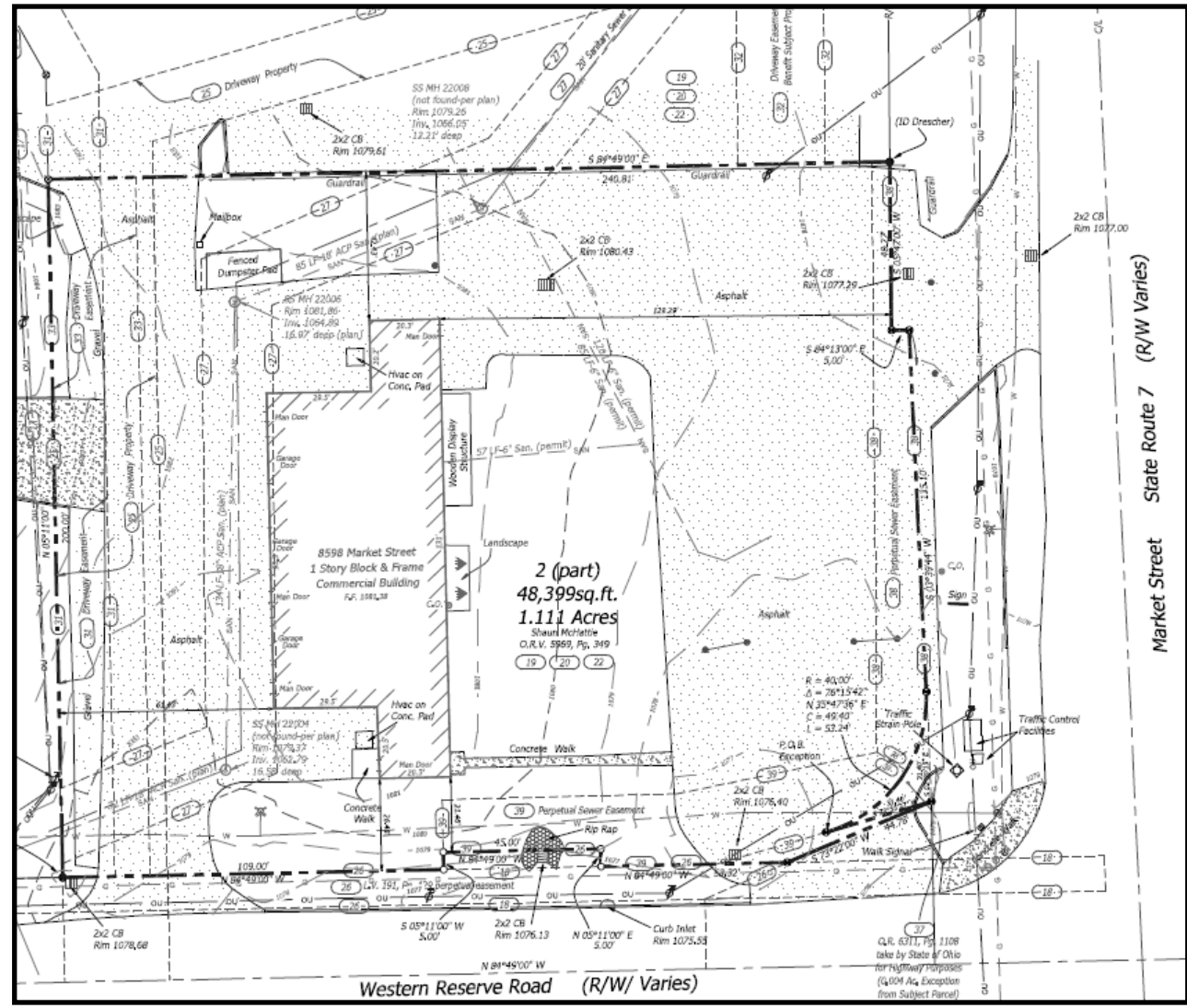
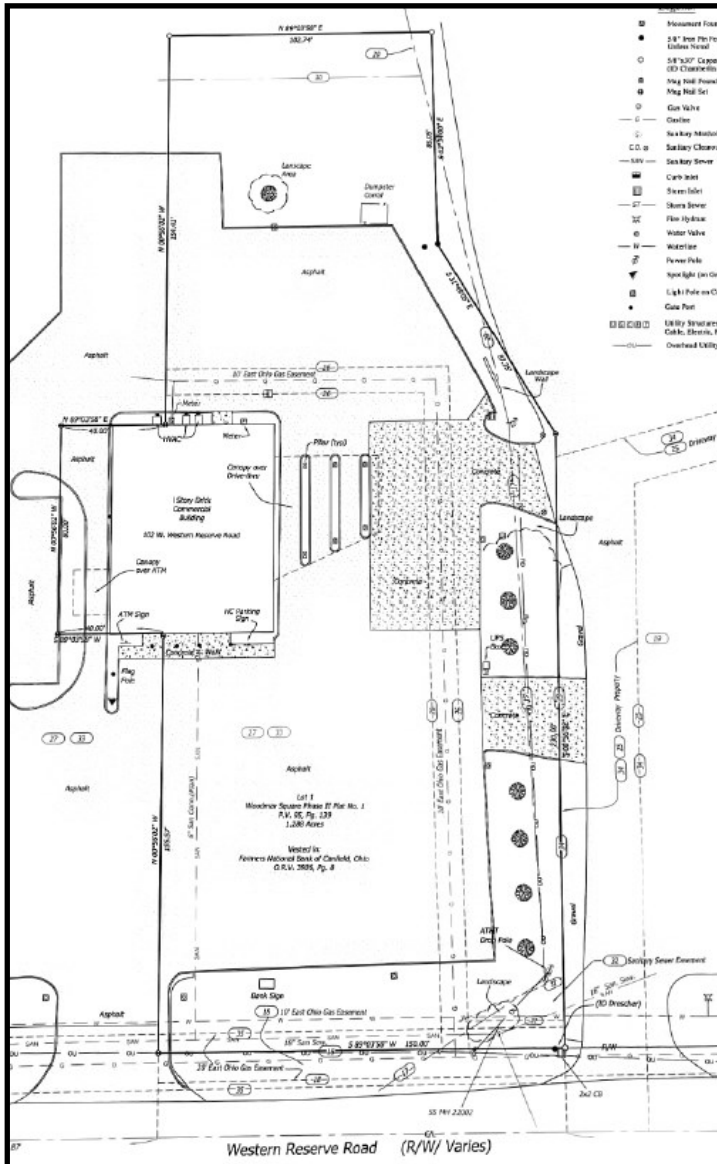
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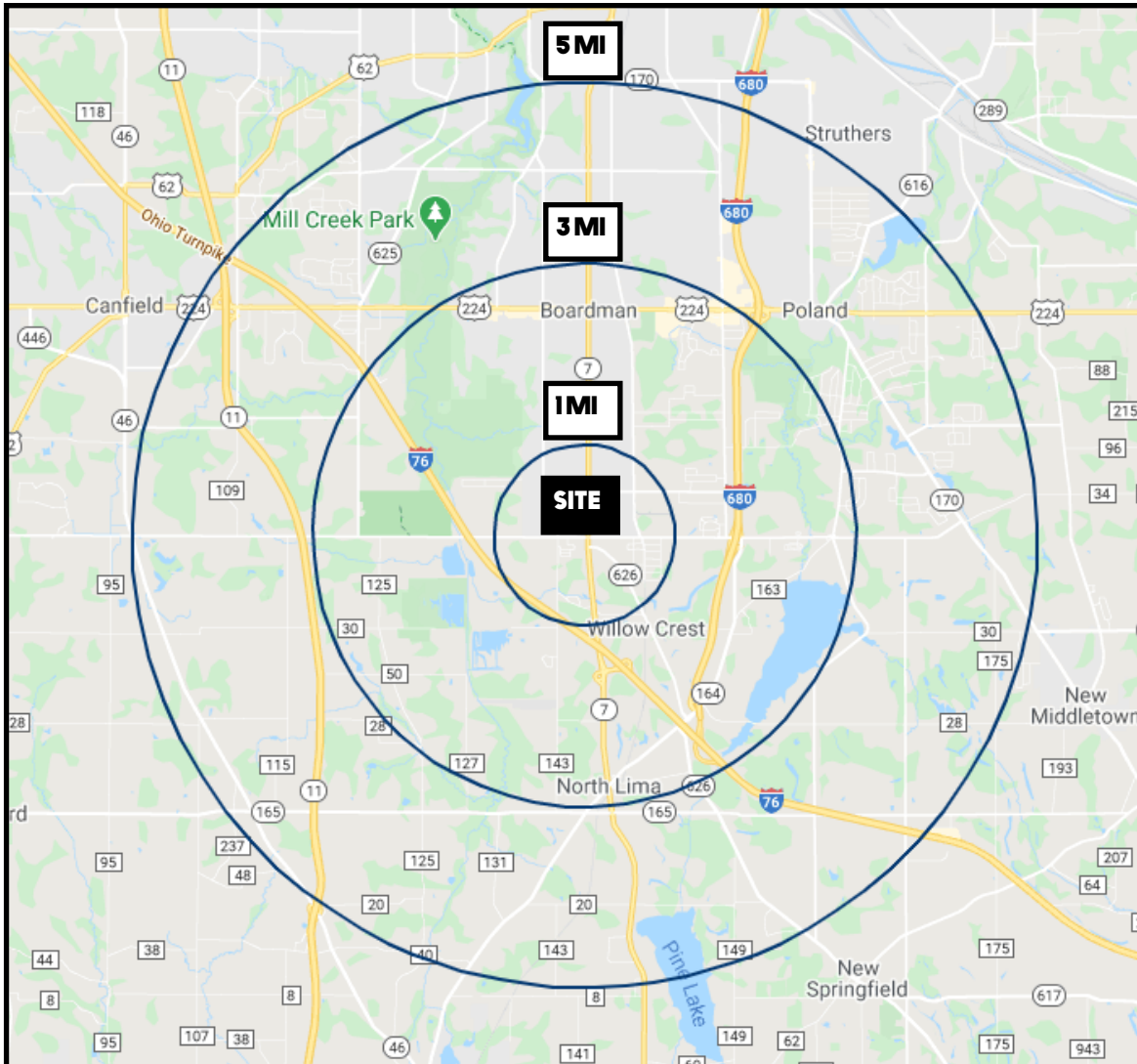
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,878	19,978	66,743
HOUSEHOLDS	1,767	8,815	28,452
MEDIAN AGE	51	49	46
AVERAGE HH INCOME	\$65,621	\$80,012	\$82,568

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Commercial Development Ground Lease or Landlord will build to suit
ZONING	General Business
PARCELS	29-096-0-006.07 29-096-0-006.02
ACREAGE	2.3 acres
PRICE	Call for pricing

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