

## **FOR LEASE**

#### **LOCATION**

7250 West Blvd, Boardman, OH 44512



#### **HIGHLIGHTS**

- Property designed as a spa, can be used as an office
- First floor can be subdivided; individual rooms available
- High end finishes
- Can be converted to traditional office
- Located just south of US 224
- Lots of parking



#### **TRAFFIC**

West Blvd = 7,577 VPD Boardman Canfield Rd = 34,599 VPD

## CONTACT

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# **EXTERIOR**









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# **INTERIOR**









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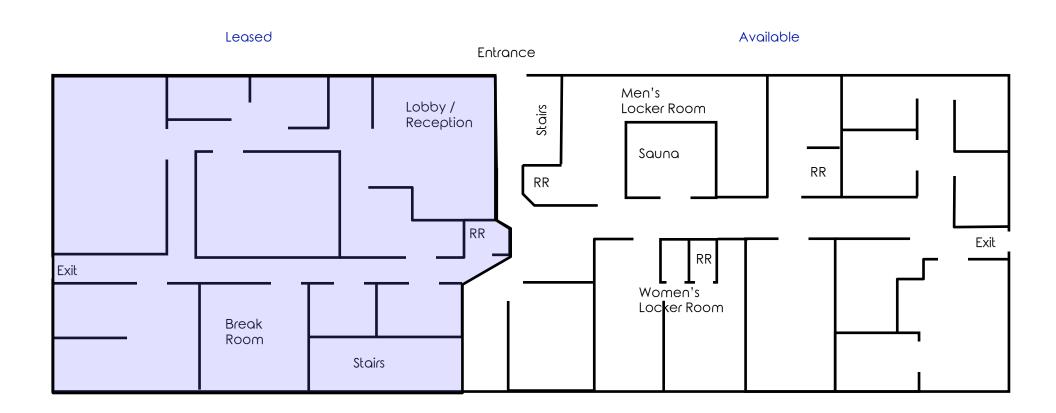
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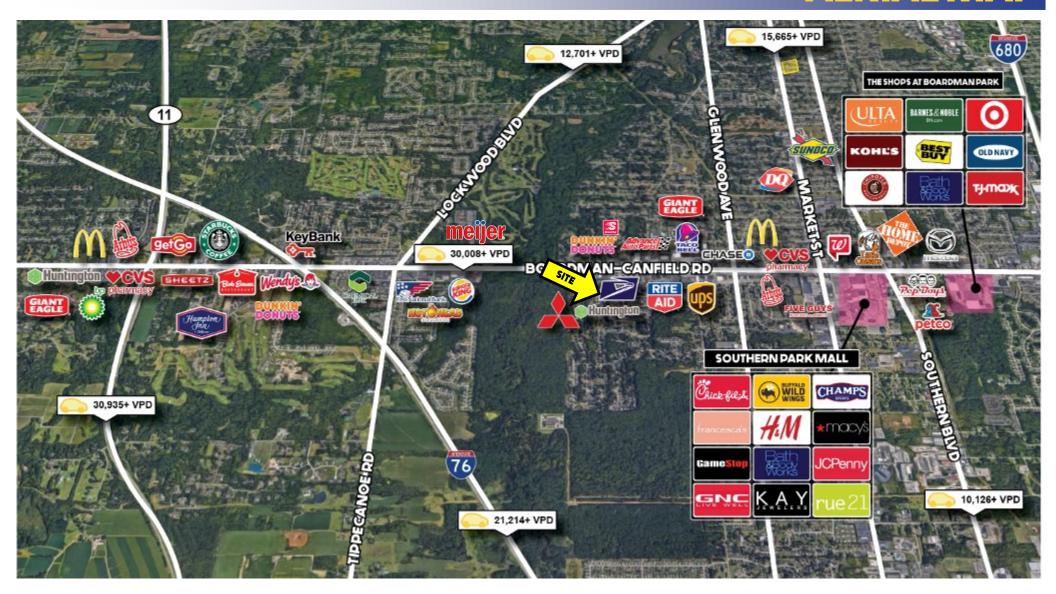
First Floor



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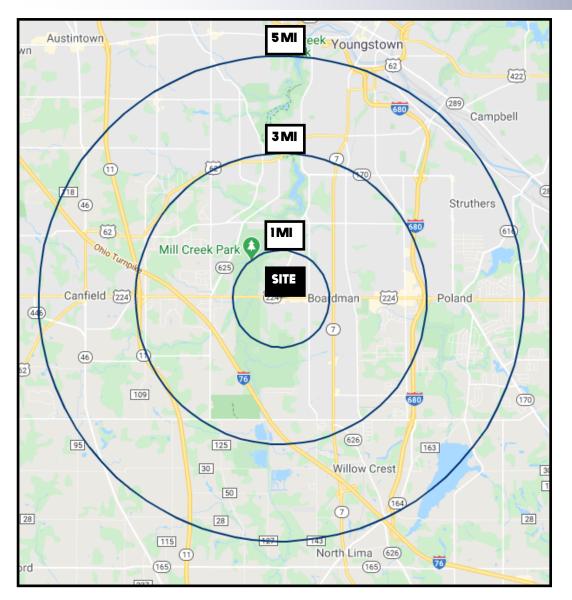
## **AERIAL MAP**



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# **SITE INFORMATION**



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	6,861	46,682	115,555
HOUSEHOLDS	3,128	20,249	49,103
MEDIAN AGE	45	44	44
AVERAGE HH INCOME	\$72,272	\$74,174	\$67,667

SITE INFORMATION		
LOCATION	Boardman Township Mahoning County	
PROPERTY TYPE	2 story office/service building	
ZONING	General Business	
PARCEL	29-103-0-001.07	
SIZE	First Floor: 4,172 SF available	
YEAR RENOVATED	2017	
RENT	First Floor: \$8.50/SF "Extra Charges: \$3.00/SF +/-	
	Individual rooms starting at	

\$175/month including utilities

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