

**2,080 SF OFFICE  
SPACE FOR SALE**

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**PRIVATE OFFICE SPACES FOR SALE IN YOUNGSTOWN**

725 Boardman-Canfield Rd, Youngstown, OH 44512

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# 2,080 SF OFFICE SPACE FOR SALE

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## PROPERTY OVERVIEW

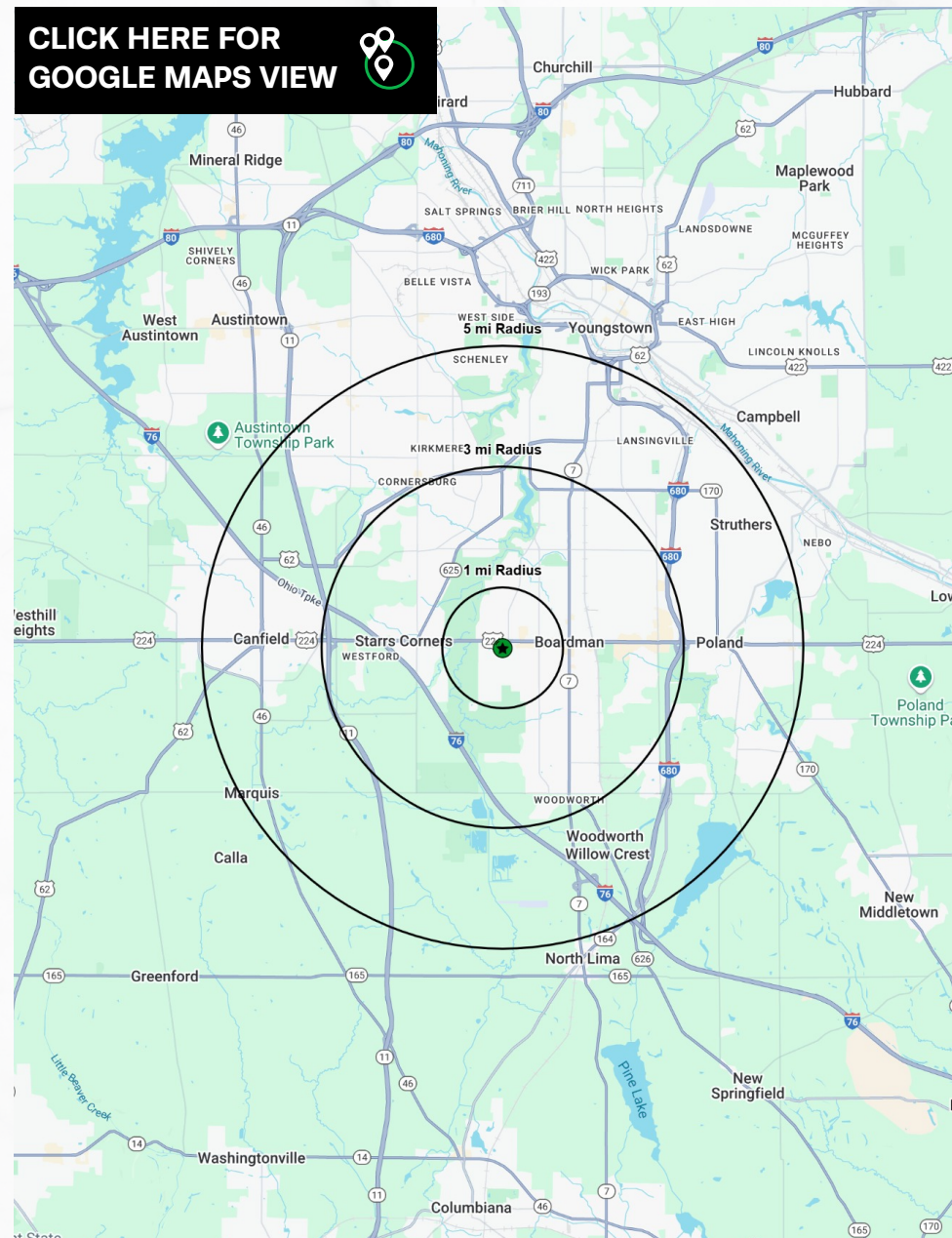
### PROPERTY SUMMARY

- 2,080 SF for sale
- Asking price \$ 239,000
- (6) Private Offices w/Waiting Room & Reception area
- Turn-Key Behavior Health Bldg- Boardman, OH
- New Hot Water Tank & newer HVAC
- Basement & Abundant Parking
- Access to major highways such as OH-11, I-76 and I-680
- 43,431 VPD on Boardman-Canfield Rd & FFE Available
- Visit: <http://www.hannacre.com/johnlubinski> for more information

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,505	44,336	111,423
HOUSEHOLDS	3,120	20,153	49,430
AVERAGE HH INCOME	\$86,934	\$95,731	\$89,697
MEDIAN HH INCOME	\$68,704	\$67,093	\$64,980
DAYTIME POPULATION	5,308	36,387	77,003

CLICK HERE FOR  
GOOGLE MAPS VIEW



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PICTURES



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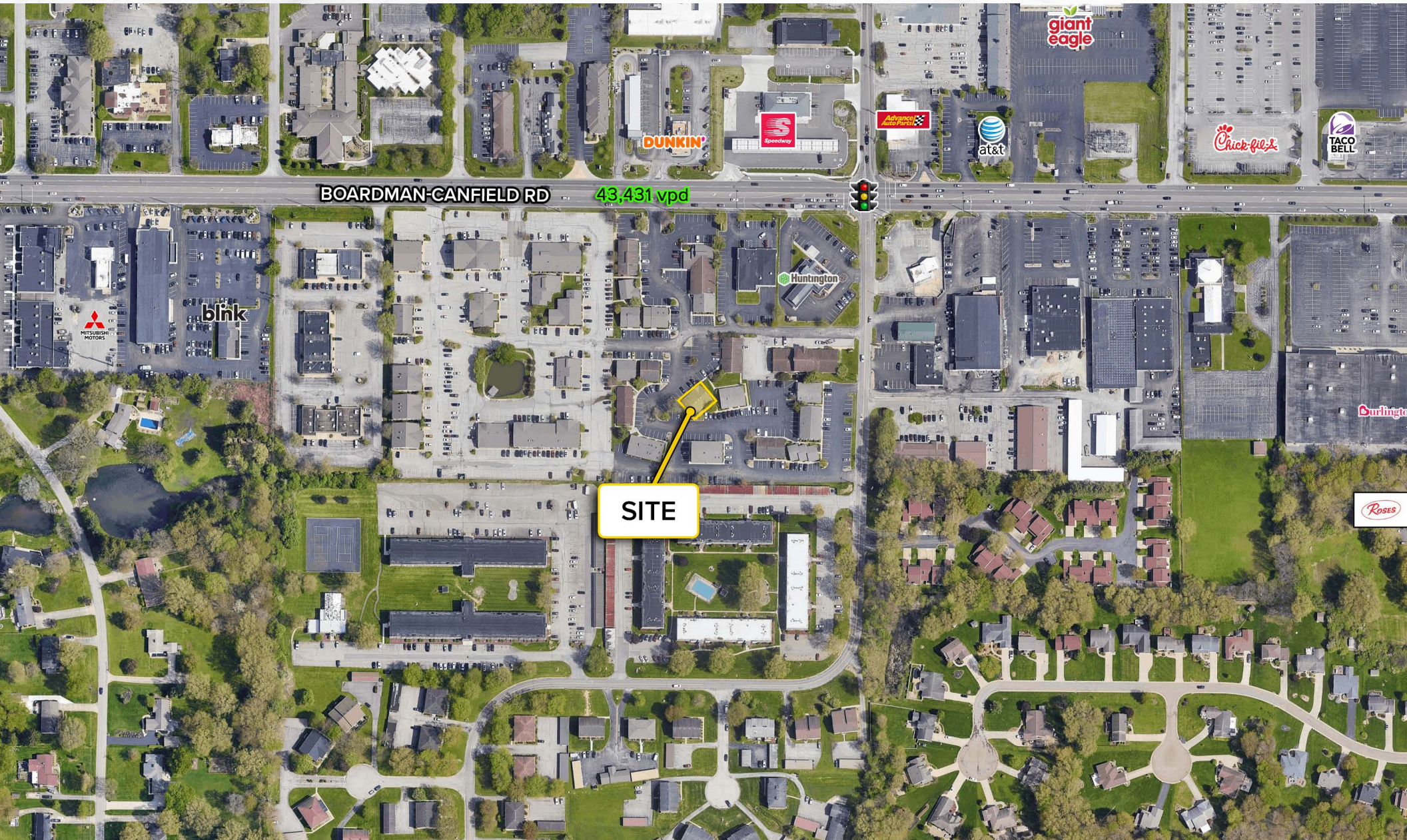
SITE PLAN



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MICRO AERIAL



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MACRO AERIAL



**SITE**

Roses ACE PET SUPPLIES PLUS

OLLIE'S SUPERCUTS Michael's

HONDA THE SHAWMUT AUTO THE SHAWMUT AUTO GOODYEAR

Bath&BodyWorks ULTA SALLY BEAUTY KOHL'S  
BARNES & NOBLE JOANN SEPHORA Buckle  
CVS pharmacy Hallmark TORRID FIVE BEL'W  
carter's crumbl SKECHERS DiBella's Subs  
Orange Theory AMERICA'S BEST CONTACT LENSES COST CUTTERS LANE BRYANT  
TJ-maxx THE VITAMIN SHOPPE OfficeMax DOLLAR TREE  
HomeGoods OLD NAVY STARBUCKS EUROPEAN WAY CENTER TREATS  
target BEST BUY VCF CHUCK E. CHEESE'S

LENSCRAFTERS DOLLAR TREE DOLLAR GENERAL cricket

BOX LUNCH HOT TOPIC Bath & Body Works rue21  
ZUMIEZ maurices AMERICAN EAGLE WORKSHOP  
Foot Locker CINEMARK HIBBETT GNC  
JCPenney TILLY'S claire's EXPRESS  
macy's VICTORIA'S SECRET Follie's Cafe CHARLEYS CHAMPS  
SHOE DEPT. ENCORE SOUTHERN WINDS Chick-fil-A SBARRO HOLLISTER H&M