

INVESTMENT SALE – BOARDMAN, OH

In Place NOI: \$274,197
94% Occupancy
Asking Price: \$3,397,000



7 OFFICE UNITS FOR SALE

Boardman, OH 44512

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SITE LOCATIONS



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PROPERTY OVERVIEW

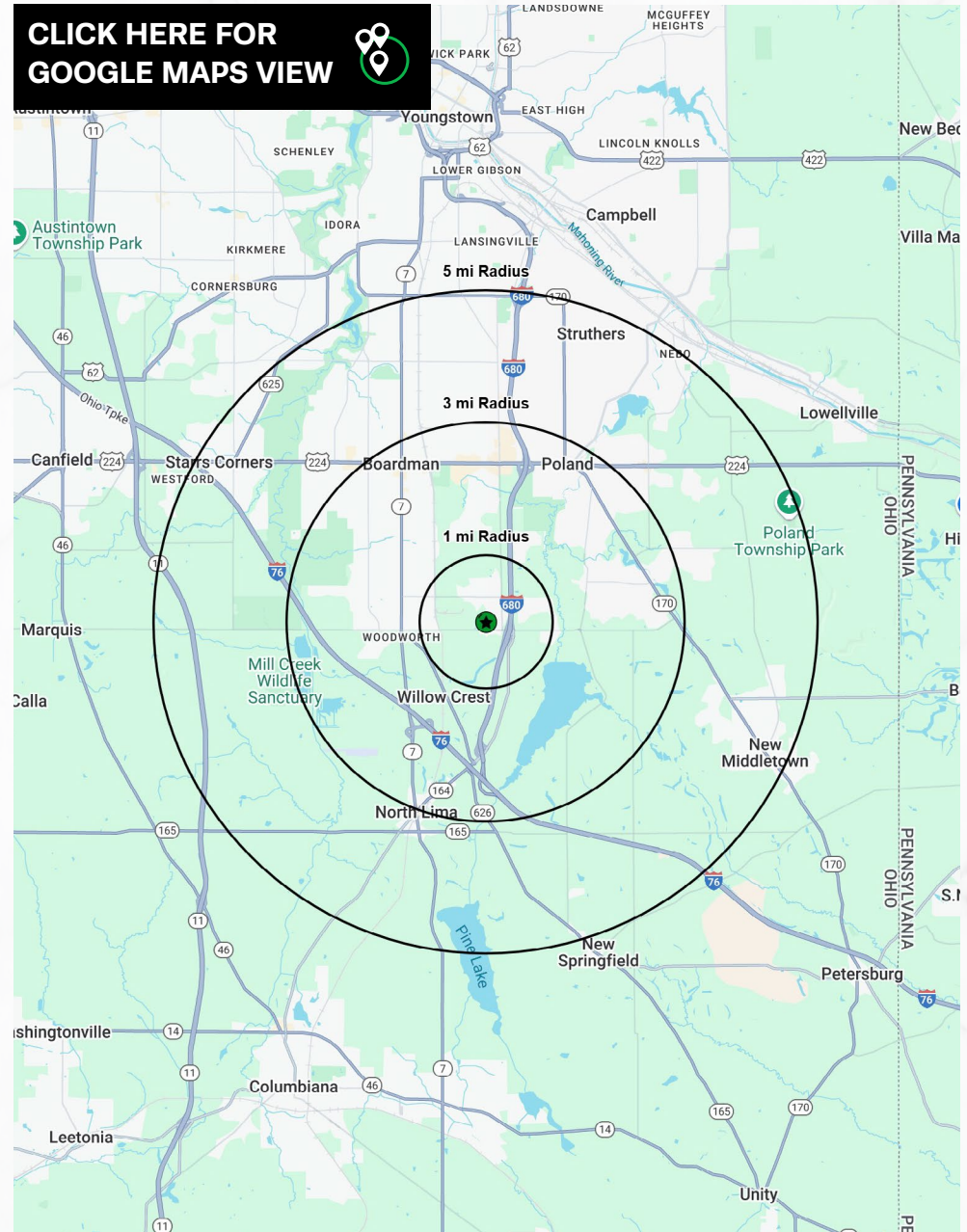
PROPERTY SUMMARY

- Portfolio Sale – 7 Office Units Available:
 - 904 Sahara Trail Unit 2 Upper
 - 904 Sahara Trail Unit 2 Lower
 - 904 Sahara Trail Unit 3
 - 908 Sahara Trail Unit 2
 - 909 Sahara Trail Unit 1
 - 909 Sahara Trail Unit 1
 - 909 Sahara Trail Unit 3
 - 8580 South Ave Unit 1
- 94% Occupied
- US Federal Government Anchor Tenant (FBI)
- Girl Scouts of America
- Many long term tenants
- Immediate Highway Access

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,008	21,966	72,363
HOUSEHOLDS	957	9,771	32,244
AVERAGE HH INCOME	\$104,946	\$106,226	\$94,018
MEDIAN HH INCOME	\$72,006	\$81,652	\$71,794
DAYTIME POPULATION	4,087	26,023	56,593

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904 SAHARA TRAIL

904 SAHARA TRAIL – UNIT 2: UPPER & LOWER

- **6,250 SF**
- Serviced by an elevator and 2 stairways, it was originally occupied by 2 different government agencies. The space has multiple offices and large open work areas on both floors.
- **Combined Rents:** \$5,207 per month
- **NOI:** \$46,597
- **Unit 2: Lower**
 - This unit features a fully finished lower level which was recently leased to Center for Restoration Church.
- **Unit 2: Upper**
 - The first floor space is currently occupied by CT Consultants, a long time tenant from 908 Sahara, who needed a larger space and moved into this unit January 1, 2025.



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904 SAHARA TRAIL – UNIT 3

- **9,000 SF**
- **Current Rent:** \$16,778.34 per month
- **NOI:** \$154,581
- This second floor unit was custom built and has been occupied by the FBI since 1997. The actual tenant is GSA. The 8-year lease was renewed in August of 2021 and is 100% guaranteed by the U.S. Federal Government. At this time, a complete refresh was completed including paint and floor coverings. GSA also replaced the furniture at that time. This is a full-service lease and the landlord is responsible for all utilities, maintenance, and interior cleaning. Amazing tenant with automatic C.P.I increases.

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908 SAHARA TRAIL

908 SAHARA TRAIL - UNIT 2

- 1,760 SF
- This unit features a full lower level and is currently vacant

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909 SAHARA TRAIL

909 SAHARA TRAIL – UNITS 1 & 2

- **5,192 SF**
- **Current Rent:** \$5,541.62 per month
- **NOI:** \$39,058
- 2 units currently occupied by Consumer Support Services, a tenant through November 2030. CSS is trusted in communities throughout Ohio as a provider of housing and support services to people with disabilities. Built-in rent increases annually, currently at \$5,541.62 per month.

909 SAHARA TRAIL – UNIT 3

- **3,704 SF**
- **Current Rent:** \$3,032.85 per month
- **NOI:** \$25,246
- This unit features a finished lower level with a walk-out to the rear parking area. Wadsworth Solutions, a growing engineering firm, is currently in this unit with rent at \$3,032.85 per month. Their lease expires at the end of 2025.



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8580 SOUTH AVE

8580 SOUTH AVE - UNIT 1

- **2,686 SF**
- **Current Rent:** \$2,962.05
- **NOI:** \$20,138
- Currently occupied by the Girl Scouts of America with a renewed lease through July 2028. Originally built for a local bank, it features a drive-through canopy and a high security safe. The lower level is partially finished as well. Excellent long-term tenant with rent currently at \$2,962.05 per month.



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MACRO AERIAL

