



COMMERCIAL REAL ESTATE SERVICES

6636 South Avenue
Boardman, OH 44512

330 965-6500



Boardman Township; Trumbull County

3,482 Square Feet
.644 acres

Single Tenant, NNN Lease
Lease Commence: 12-9-2011
Lease Expiration: 12-8-2031
Rent increases 10% every 5 years

Options: 1) 5 year; 1) 4 year 11 month

Price: \$1,890,000

CONTACT: KUTLICK REALTY, LLC

755 Boardman-Canfield Road, Suite N3 • Youngstown, Ohio 44512

(T) 330-965-6500 • (F) 330-965-6900

www.KutlickRealtyLLC.com

While information herein, provided by sources deemed reliable, no warranties, expressed or implied, are made as to its accuracy. Information is believed accurate, but should not be relied on without verification.



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The immediate trade area features a strong lineup of retailers including Walmart, Low-e's, Sam's Club, Giant Eagle, PetSmart, Applebee's, DSW, Target, Kohl's Bed Bath & Beyond, Barnes & Noble, Dick's Sporting Goods, Home Depot, and Southern Park Mall. Ashely Furniture, Marshalls, Hobby Lobby, Catherine's, Tuesday Morning, Marcs Grocery Store, AT&T.

The property is well positioned on South Avenue just north of US 224 by I-680. US 224 is an arterial transit route with traffic counts of over 32,000. I-680 is a full-interchange, providing accessibility to Youngstown (to the north) and regional communities.

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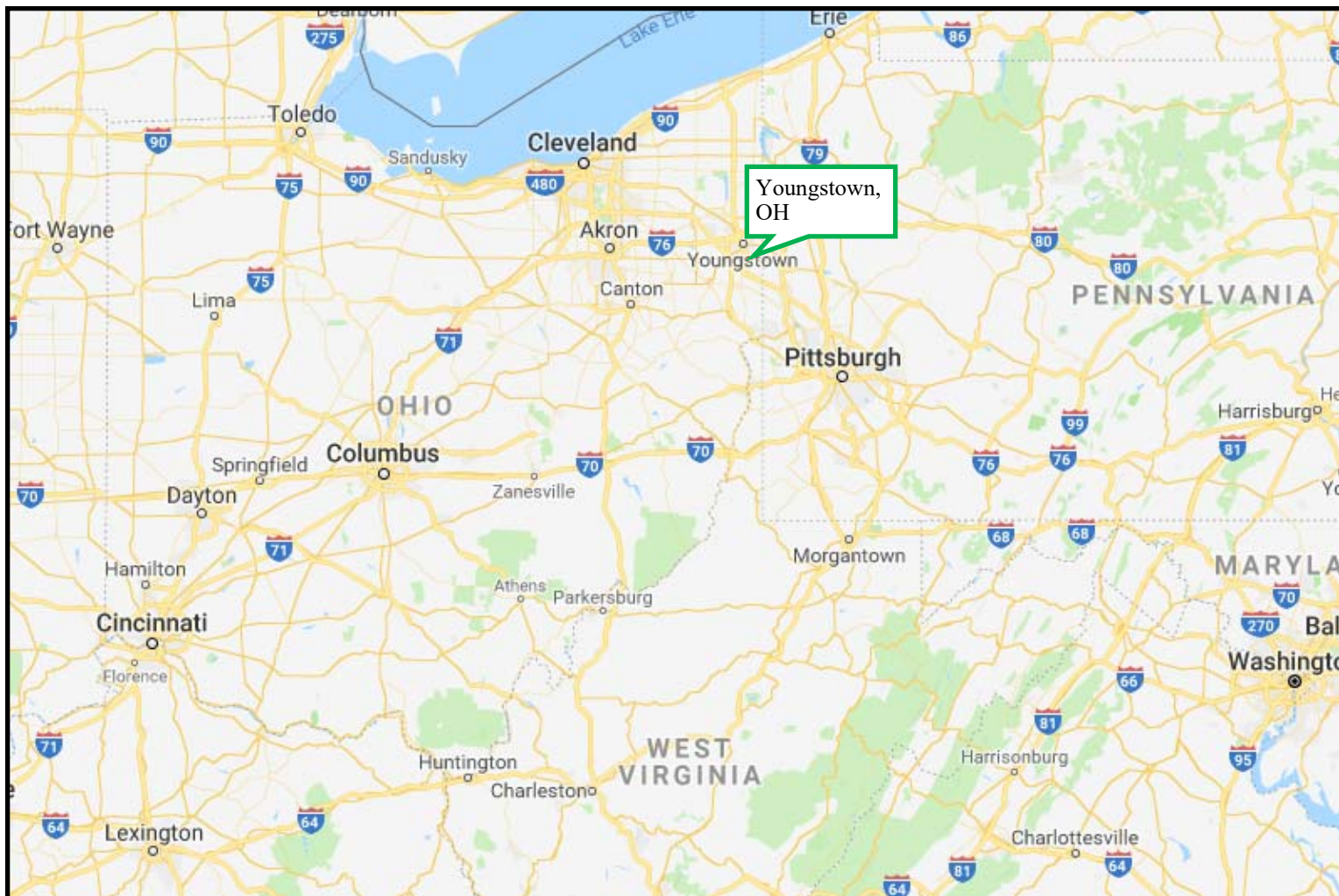
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Youngstown, OH is equidistant from Cleveland, OH and Pittsburgh, PA.
Youngstown is a city located on the Mahoning River,
Boardman, OH is a suburb of Youngstown.
Youngstown is 10 miles from Pennsylvania and is midway between New York City and Chicago (via I-80).

Demographics	1 Mile	3 Miles	5 Miles
Population	5,364	62,008	115,607
Avg HH Income	\$66,970	\$57,262	\$56,361

Youngstown State University (YSU) is a public university and the largest employer in the city. The 175 acre campus houses about 15,000 students.

Undergraduate Enrollment: 15,000
Undergraduate Programs: 115
Graduate Programs:

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