



**ALL STAR
BASEBALL ACADEMY**

MERCY HEALTH - ST. ELIZABETH BOARDMAN HOSPITAL

224 BEDS



MCCLURG RD ± 7,400 VPD



**JULIE BRENNAN
NURSE PRACTITIONER**

**XPERT DESIGN
SCREEN PRINTING**

SUBJECT PROPERTY

BOARDMAN MEDICAL OFFICE



SANDRA BEE DANCE & GYM INC

MARKET ST ± 13,000 VPD

LAND FOR LEASE

8391 MARKET ST, BOARDMAN, OH 44512

LEASING BROCHURE

CATHERINE LUECKEL
ASSOCIATE VICE PRESIDENT

DIRECT (216) 503-3596
CATHERINE.LUECKEL@MATTHEWS.COM
LICENSE NO. SAL2014001126 (OH)

ABIGAIL RUCKEL
ASSOCIATE

MOBILE: (440) 975-1640
ABBY.RUCKEL@MATTHEWS.COM
LICENSE NO. 2023000701 (OH)



[CLICK HERE FOR
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±1.1 AC

PROPERTY HIGHLIGHTS

- Build to suit or ground lease opportunity
- Approximately ±1.1 AC available on the corner of Market Street and McClurg Road
- Next door to Mercy Health Hospital
- Traffic counts over ±21,000 VPD

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,053	15,600	52,190
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,006	6,687	23,209
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$117,389	\$129,979	\$107,036



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SANDRA BEE DANCE & GYM INC



XPRT DESIGN
SCREEN PRINTING

CONTEMPORARY
FURNITURE SHOWCASE

JULIE BRENNAN
NURSE PRACTITIONER

SUBJECT PROPERTY



BRIARFIELD PLACE
NURSING HOME

MCCLURG RD ± 7,400 VPD



MARKET ST ± 13,000 VPD



BOARDMAN MEDICAL OFFICE

MERCY HEALTH - ST. ELIZABETH BOARDMAN HOSPITAL

224 BEDS



BOARDMAN POLAND RD ± 33,000 VPD



MARKET ST ± 13,000 VPD



SUBJECT PROPERTY

± 37,000 VPD



MERCY HEALTH - ST. ELIZABETH BOARDMAN HOSPITAL 224 BEDS



± 37,000 VPD

± 22,400 VPD



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MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



LEASING BROCHURE

LAND FOR LEASE

8391 MARKET ST, BOARDMAN, OH 44512

ALL STAR
BASEBALL ACADEMY

BETH BOARDMAN HOSPITAL
224 BEDS

FARMERS
NATIONAL BANK

EXCLUSIVE LEASING AGENTS



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JULIE BRENNAN
NURSE PRACTITIONER

KYLE MATTHEWS
BROKER OF RECORD

License No.REC.2022007141 (OH)

XPERT DESIGN
SCREEN PRINTING

BOARDMAN MEDICAL OFFICE

This Leasing Package contains select information pertaining to the business and affairs of property located at 8391 Market St, Boardman, OH 44512 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.