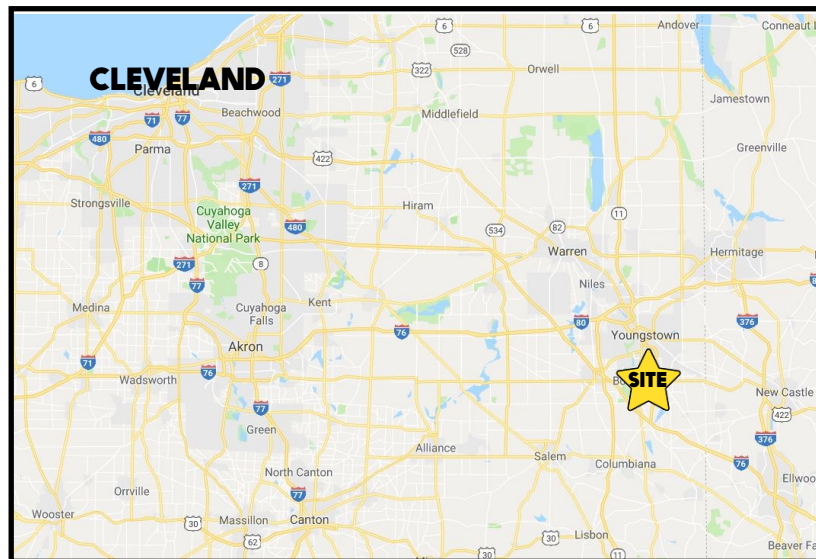


LOCATION

Boardman Poland Rd, Boardman, OH 44512

**HIGHLIGHTS**

- Owner/operators must see!! Established restaurant in Boardman/Poland, OH
- Turnkey multi-faceted opportunity: restaurant, bar, wine shop, and banquet rooms
- Well positioned along US 224 @South Ave/ Tiffany Blvd/I680
- Attractive assignable lease with options

**TRAFFIC**

Boardman Poland Rd = 32,730 VPD
South Ave = 19,553 VPD
Tiffany Blvd = 12,353 VPD

CONTACT**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

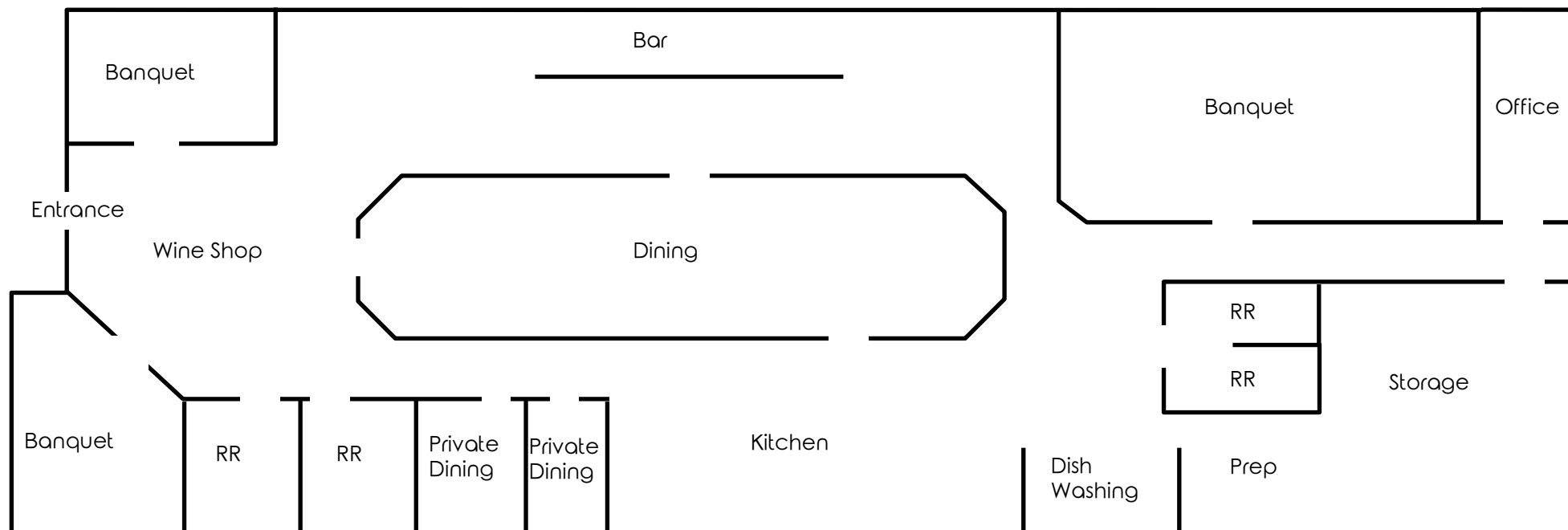
www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

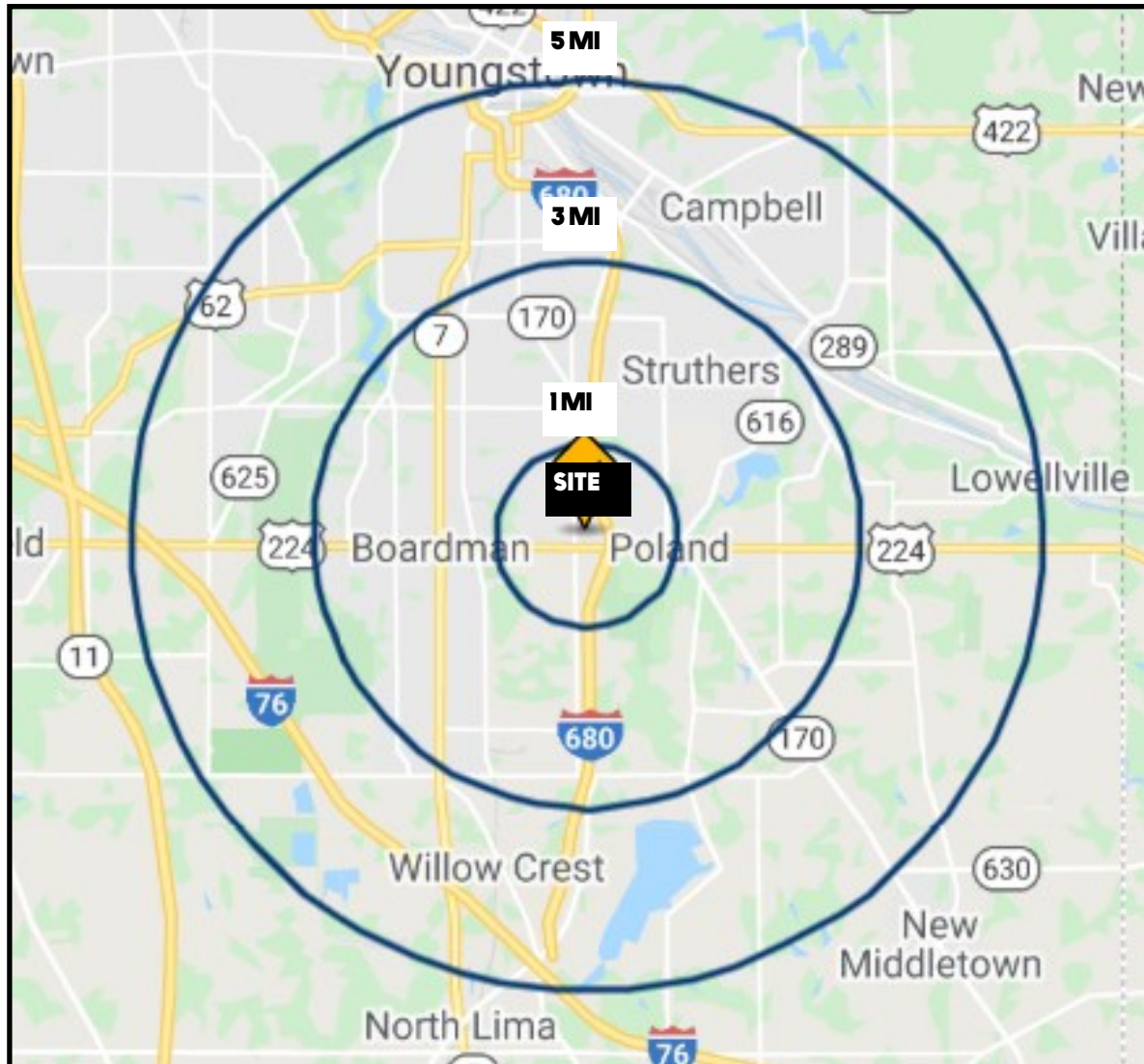
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,243	61,731	111,180
HOUSEHOLDS	2,239	26,142	46,878
AVERAGE AGE	44	42	42
MEDIAN HH INCOME	\$72,832	\$55,752	\$49,144

SITE INFORMATION	
LOCATION	Boardman Township; Mahoning County
CURRENT USE	Restaurant / Bar / Banquet Hall / Wine Shop
SIZE	15,264 SF
YEAR RENOVATED	2008
SIGNAGE	Pylon and building
LEASE	Attractive assignable lease with options
PRICE	\$2,999,999 - includes business, liquor license, bar, & restaurant assets REDUCED \$2,750,000 \$2,550,000

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com