

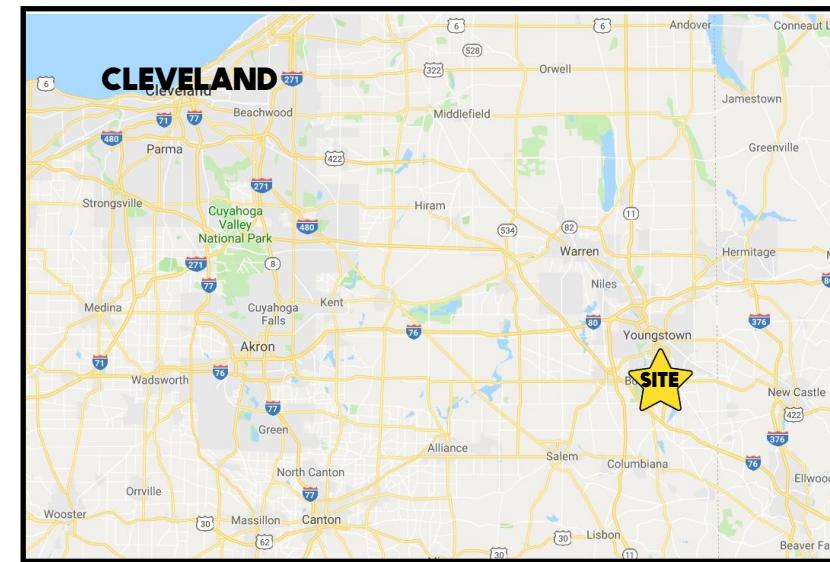
**LOCATION**

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

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**TRAFFIC**

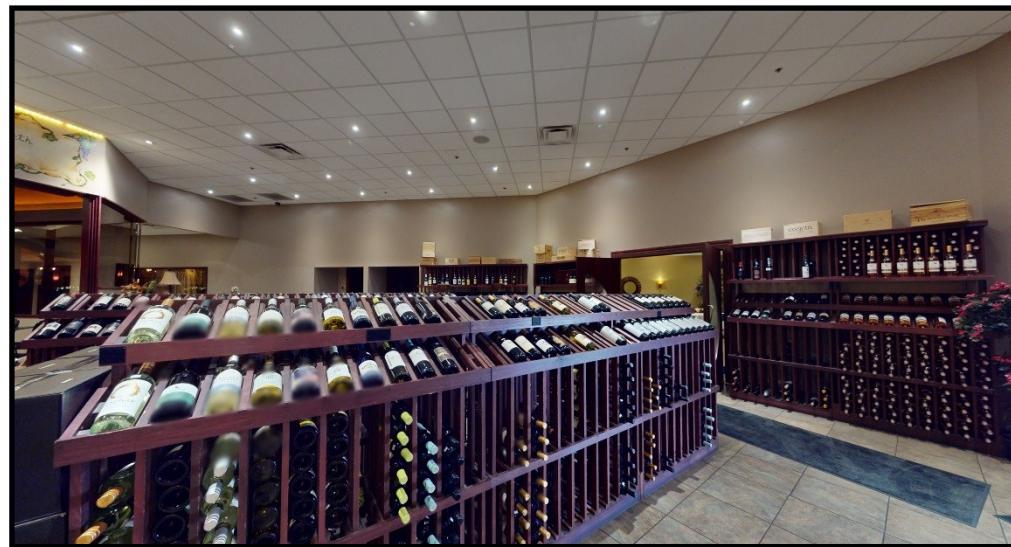
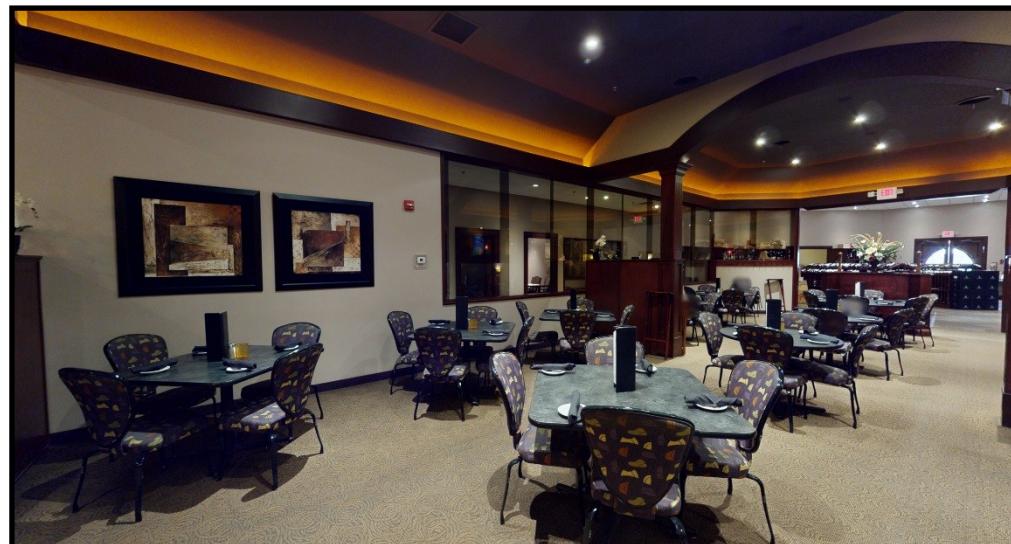
Boardman Poland Rd = 32,730 VPD  
South Ave = 19,553 VPD  
Tiffany Blvd = 12,353 VPD

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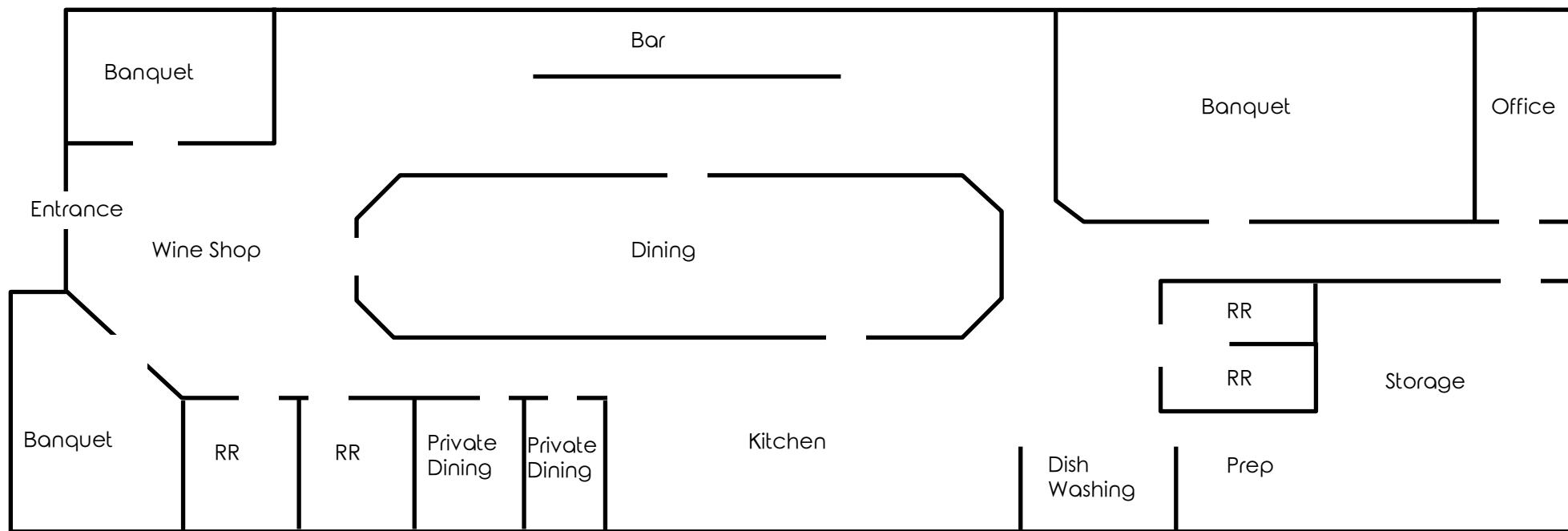
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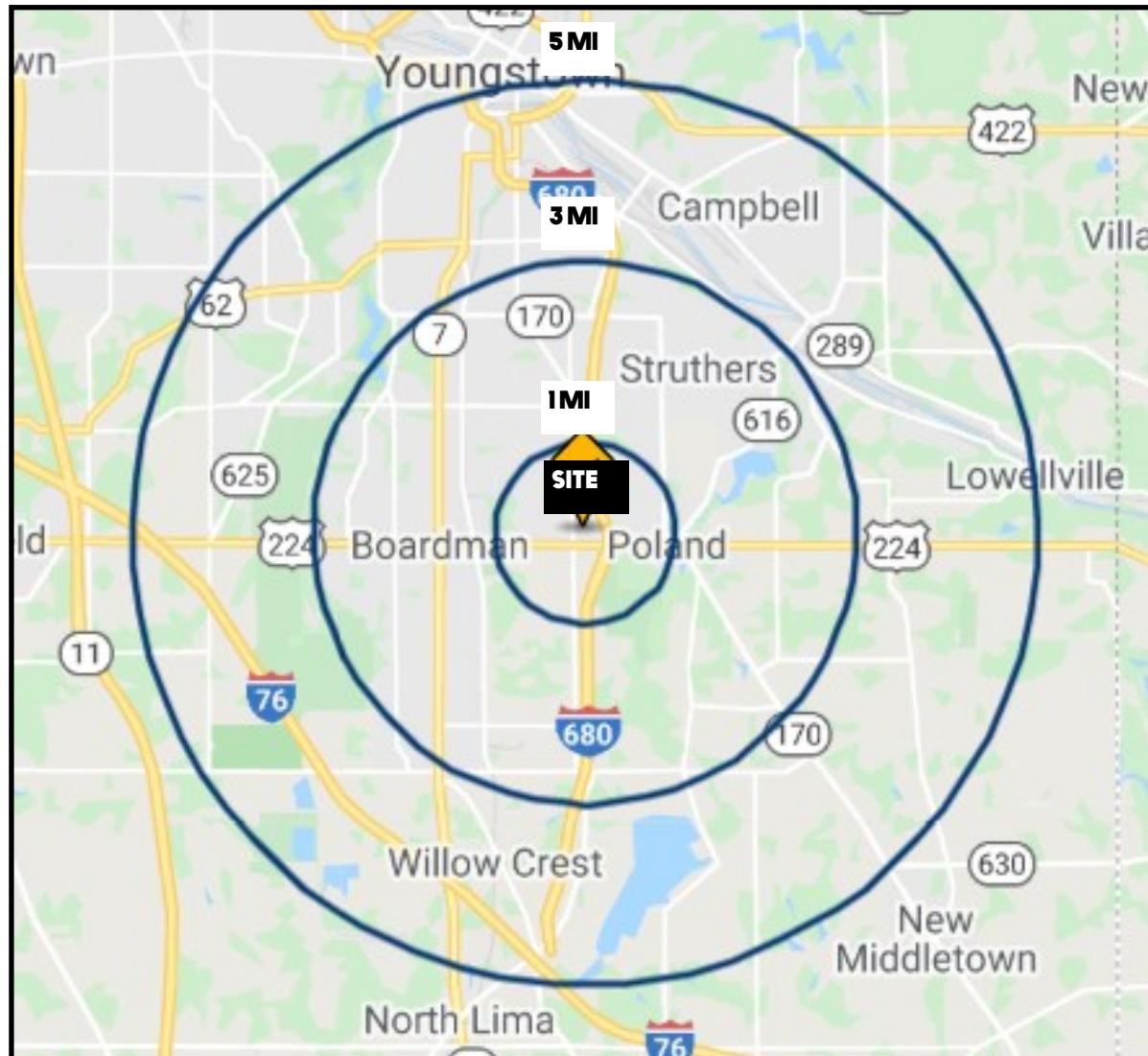
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	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,243	61,731	111,180
<b>HOUSEHOLDS</b>	2,239	26,142	46,878
<b>AVERAGE AGE</b>	44	42	42
<b>MEDIAN HH INCOME</b>	\$72,832	\$55,752	\$49,144

## SITE INFORMATION

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

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