

# FOR LEASE

#### LOCATION

112 Boardman Poland Rd, Boardman, OH 44512



#### HIGHLIGHTS

- Retail space on US 224, across from Southern Park Mall
- Glass storefront with front door parking
- High traffic counts, close to Market St (SR 7)
- Low vacancy with a good tenant mix
- Building and street signage



**TRAFFIC** Boardman Poland Rd = 29,795 VPD

| CONTACT             |                               |
|---------------------|-------------------------------|
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# **EXTERIOR**

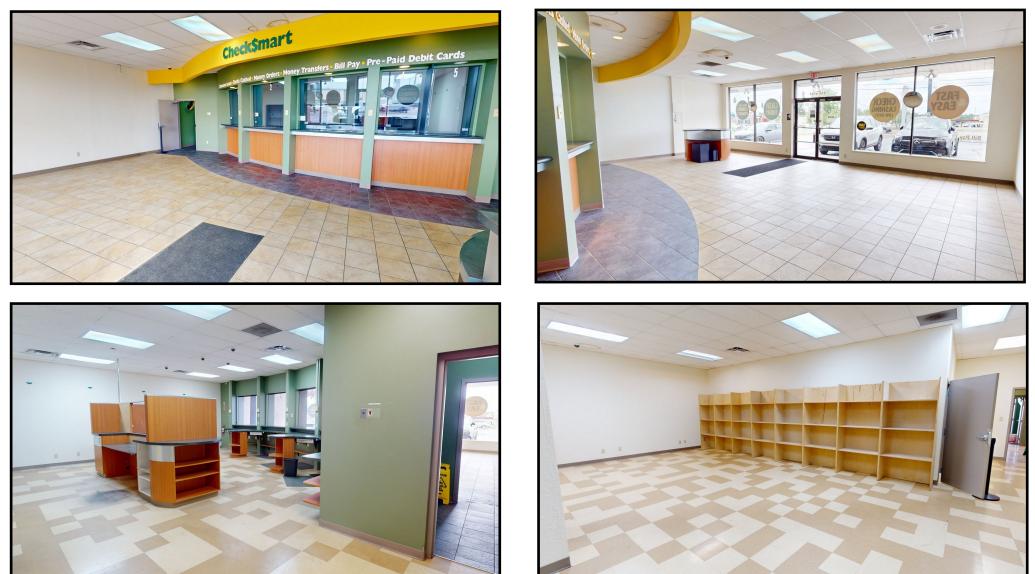


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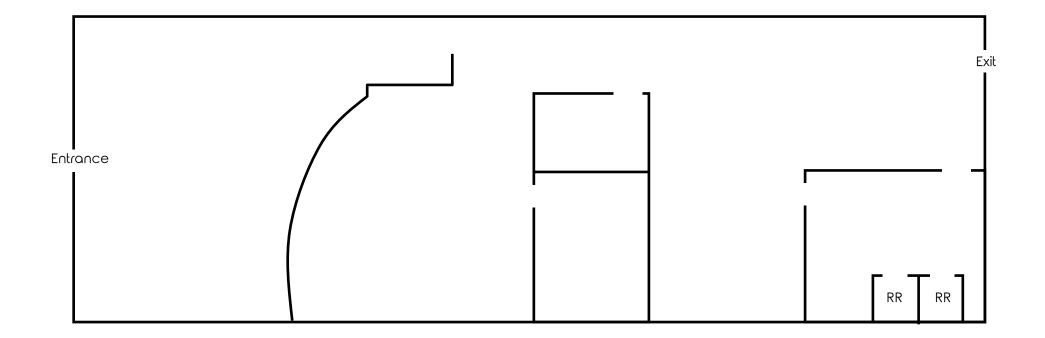


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# **AERIAL MAP**



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# **SITE INFORMATION**

| DEMOGRAPHICS             | IMI               | 3 MI     | 5 MI     |
|--------------------------|-------------------|----------|----------|
| POPULATION               | 6,874             | 55,104   | 111,157  |
| HOUSEHOLDS               | 3,007             | 23,885   | 46,857   |
| MEDIAN AGE               | 44                | 44       | 44       |
| <b>AVERAGE HH INCOME</b> | \$68 <i>,</i> 825 | \$70,092 | \$67,840 |

| SITE INFORMATION |  |  |  |  |
|------------------|--|--|--|--|
| LOCATION         | Boardman Township<br>Mahoning County<br>Unit 112: 3,400 SF |  |  |  |
| PROPERTY TYPE    | Retail   |  |  |  |
| ZONING           | GB   |  |  |  |
| YEAR BUILT       | 1979   |  |  |  |
| UTILITIES        | Separately metered   |  |  |  |
| RENT             | \$11.00/SF   |  |  |  |
| NNN CHARGES      | \$3.00/SF  |  |  |  |

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| 1) sch                        | 5 MI             | LINCOLN KNOL | LS          |
|-------------------------------|------------------|--------------|-------------|
|                               | R                | 422          |             |
| stintown                      |                  | Campbell     | 616         |
| wnship Park KIRKMERE          | 3 MI             |              |             |
| CORNERSBURG                   |                  | 680 (70)     | $\Delta$    |
| 46                            | <u> </u>         | Shuthers     | 289         |
| 62                            | ТМ               | 616 NEB      |             |
| Oho.Toke                      |                  |              |             |
| nfield - 224 - Starrs Corners | SITE             |              |             |
| Stars-domers                  | Boardman         | Poland       | Poland      |
|                               |                  | То           | wnship Fark |
|                               |                  |              | 96          |
| 109                           |                  | G30 170      | 3           |
| quis                          | WOODWORTH        |              |             |
| 5 Mill Cr<br>Wildli           | eek              | 163          |             |
| 30 Sanctu                     | ary Willow Crest |              | 30 . 630    |
| 50                            |                  |              | 175<br>New  |
| 28                            |                  | 28           | Middleto    |
| 115                           | 127 143 (154)    |              | 193         |

Stown