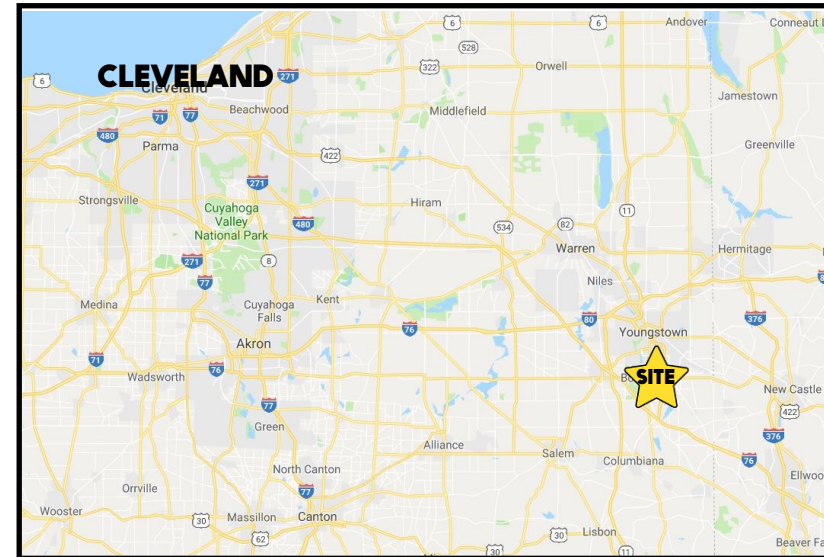


LOCATION

1120-1300 Boardman Poland Rd, Boardman, OH 44512



HIGHLIGHTS

- Inline tenants include Ashely Furniture, Marshalls, Hobby Lobby, Fin Feather Fur, Alberini's Restaurant
- Outparcels include Chick-Fil-A, McDonald's, Panera, Huntington National Bank, Sleep Number and McAlister's
- Completely remodeled in 2017
- Well positioned along US 224 at South Ave/ Tiffany Blvd/I-680

TRAFFIC

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

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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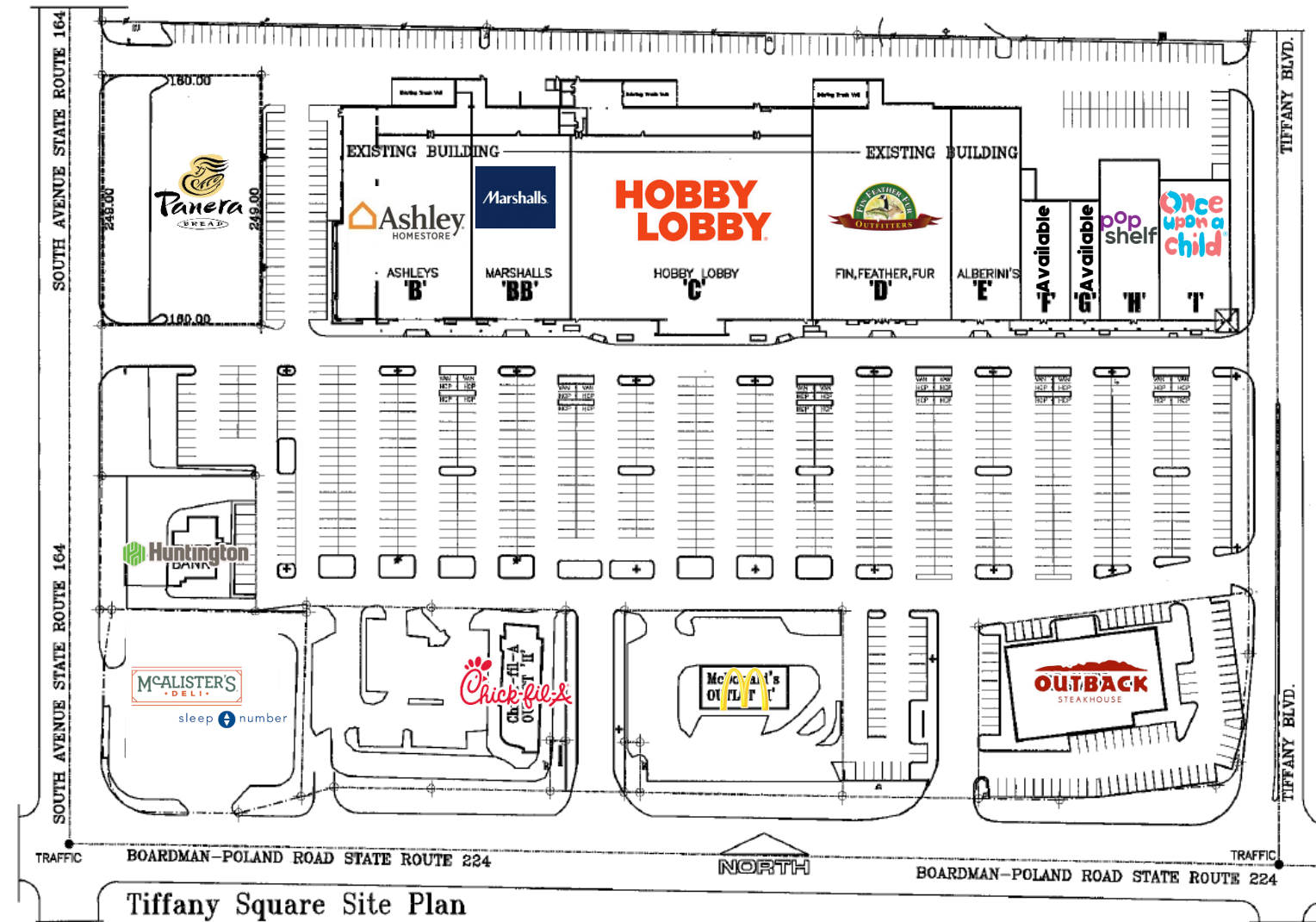
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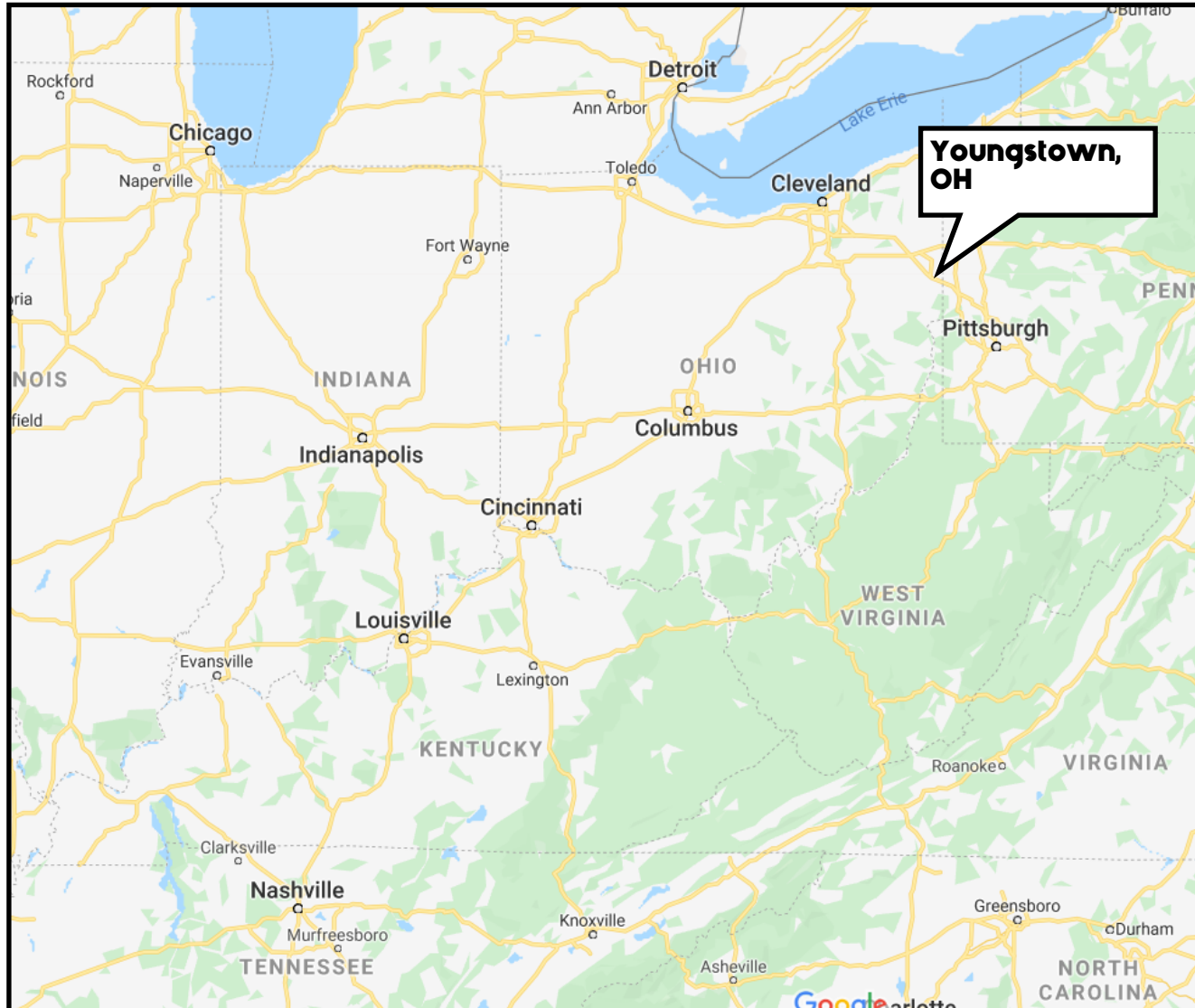
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Youngstown, OH is located on the Mahoning River, equidistant from Cleveland, OH and Pittsburgh, PA.

Youngstown is 10 miles from Pennsylvania and is midway between New York City and Chicago (via I-80).

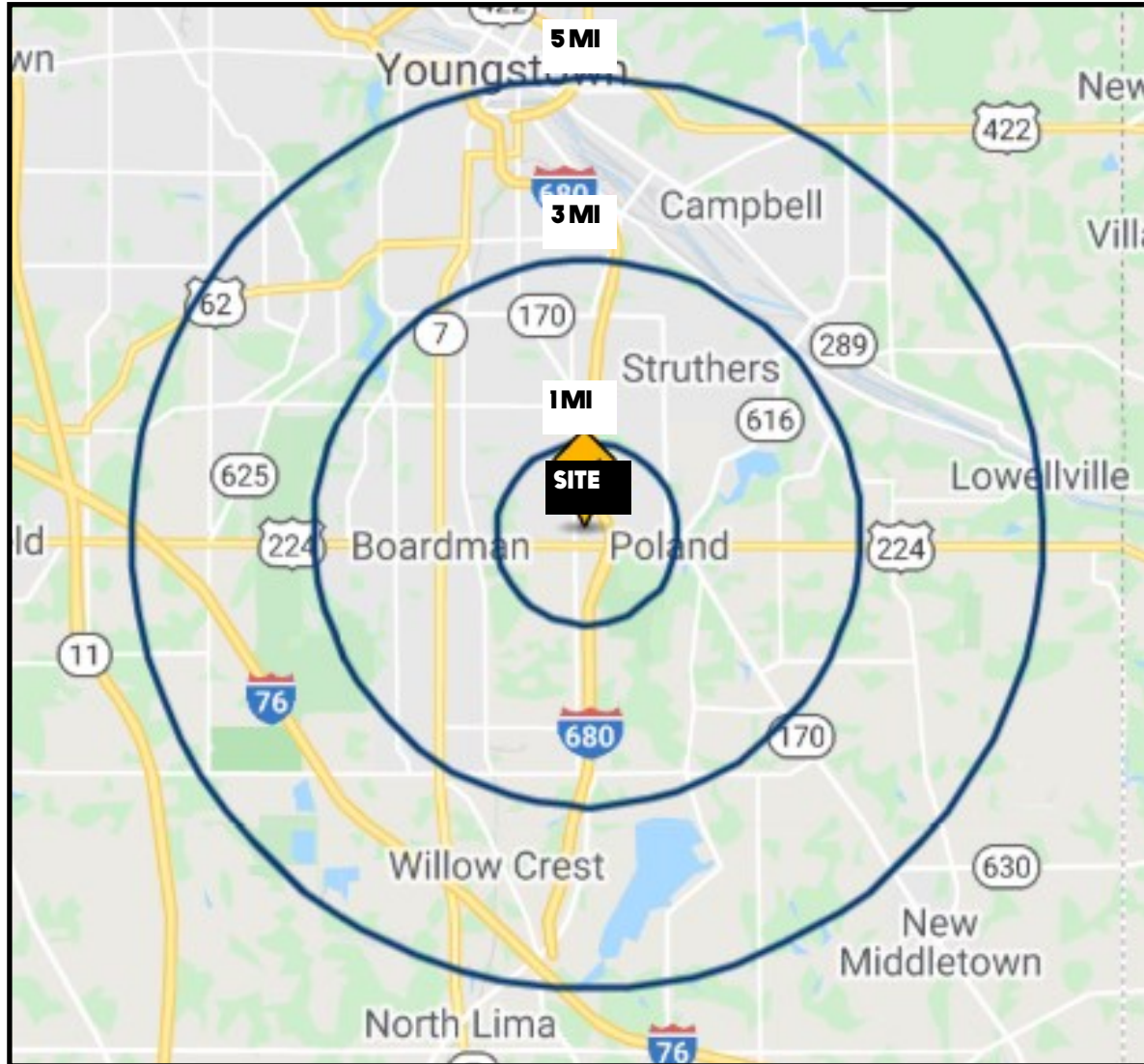
Boardman, OH is a suburb of Youngstown.

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
YSU also offers Graduate Programs

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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
BUILDING SIZE	179,791 SF
ACREAGE	14.7 acres
YEAR RENOVATED	2017
CURBCUTS	7
SIGNAGE	Boardman Poland Rd and South Ave
AVAILABLE UNITS	F: 6,040 SF (50' x 120') G: 3,600 SF (30' x 120')
RENT	Base: \$15.00/SF Cam/Taxes/Insur: \$3.10/SF

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