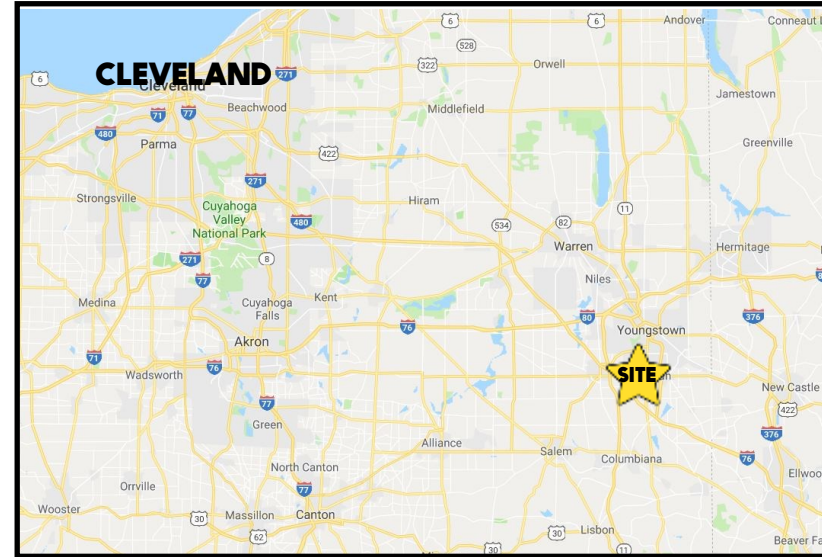


## LOCATION

320 Boardman Poland Rd, Boardman, OH 44512



## HIGHLIGHTS

- Former Golden Corral Restaurant
- 2.73 acres with 227' frontage on US 224, 500' deep
- 12,456 SF building with 380 seats
- Great Boardman location by Target, Kohls, Dick's, Bed Bath Beyond Near Southern Park Mall, Hobby Lobby, Marshalls, & Walmart

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## TRAFFIC

Boardman Poland Rd = 29,795 VPD

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtgroup.com



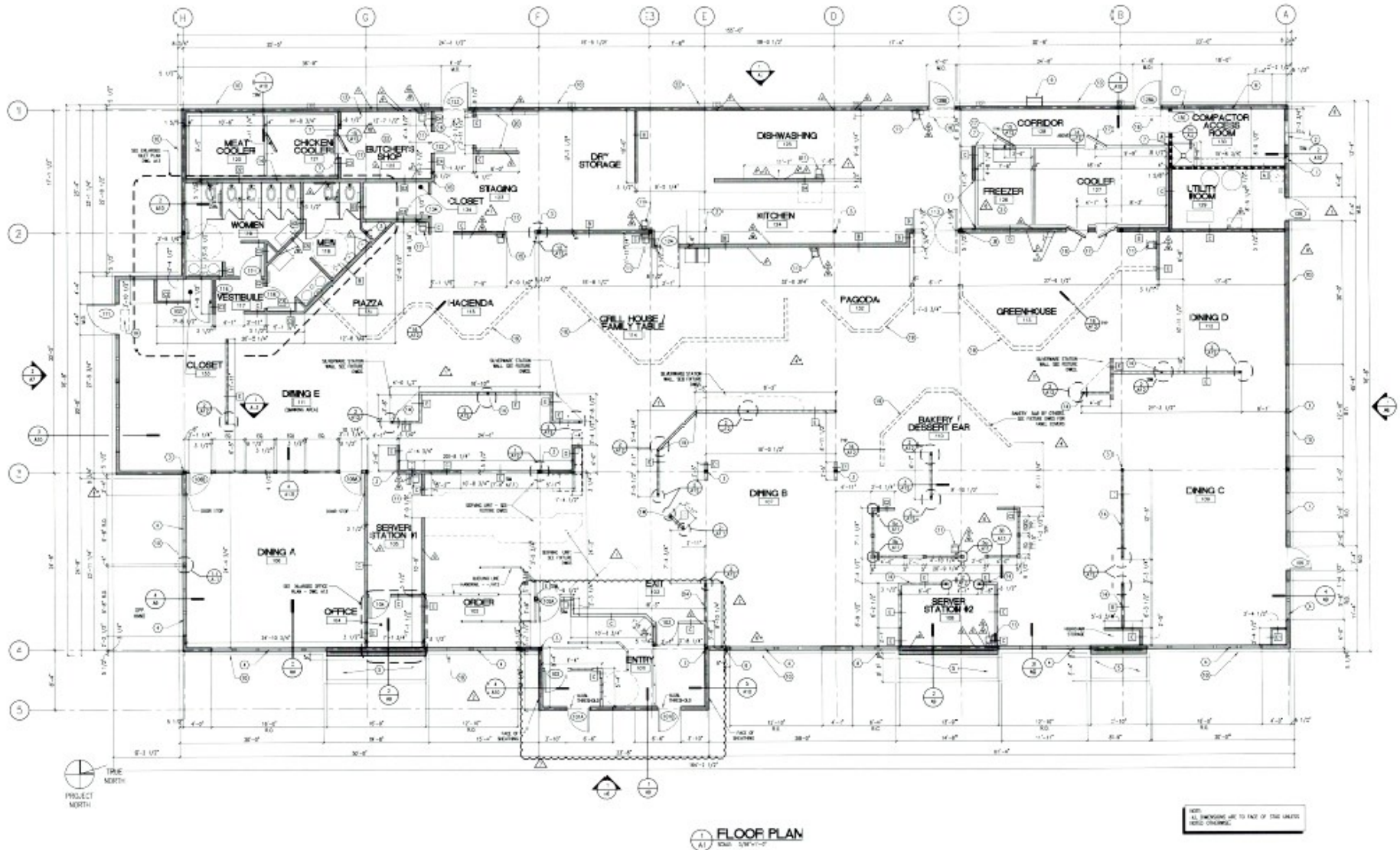
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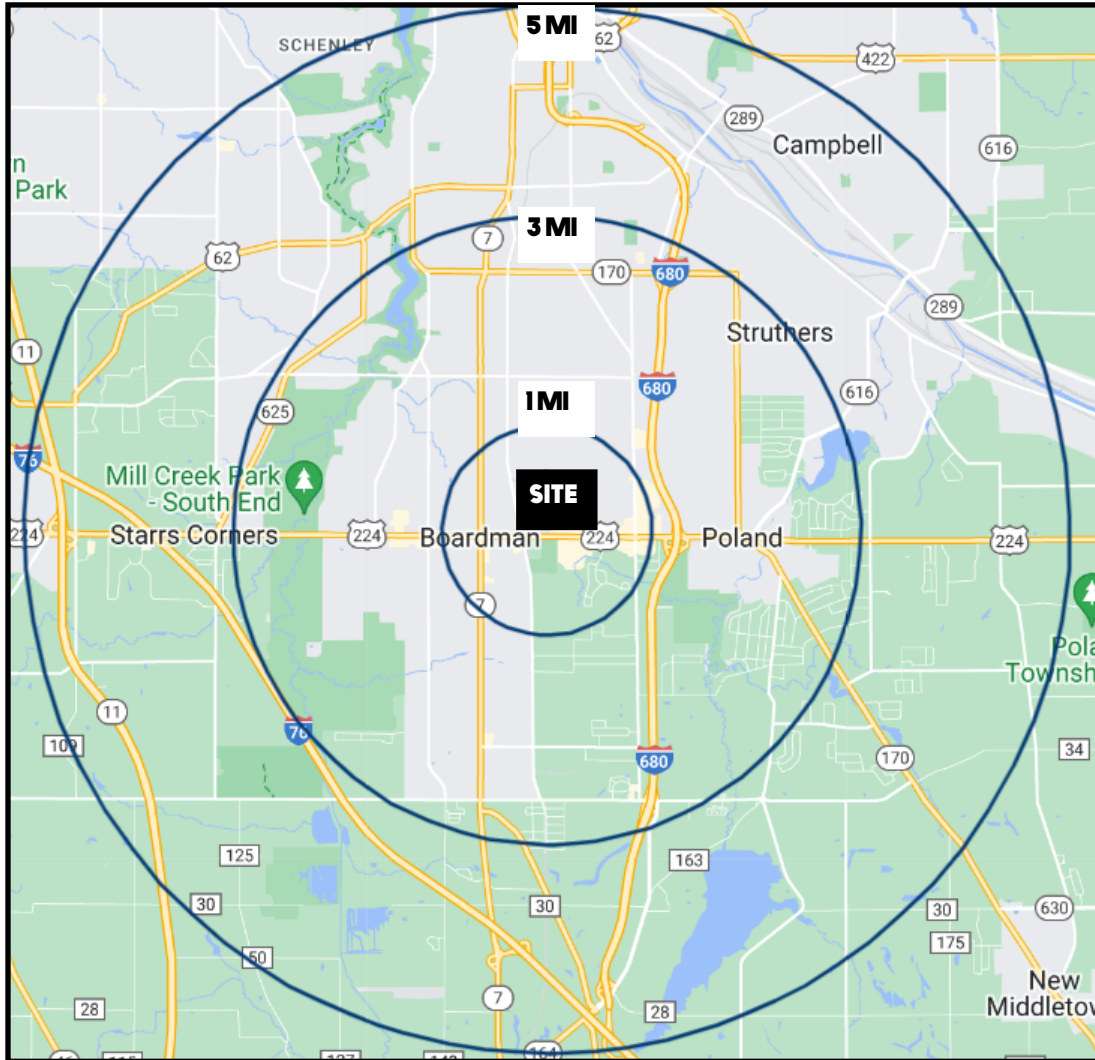
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,881	55,374	110,806
<b>HOUSEHOLDS</b>	2,560	23,902	46,603
<b>MEDIAN AGE</b>	45	45	44
<b>AVERAGE HH INCOME</b>	\$70,159	\$69,530	\$66,620

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Restaurant
<b>ZONING</b>	RB - Regional Business
<b>PARCEL</b>	29-006-0-042.05
<b>SIZE</b>	12,456 SF
<b>ACREAGE</b>	2.7 acres
<b>REAL ESTATE TAXES</b>	\$33,968/year
<b>PRICE</b>	\$1,650,000

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