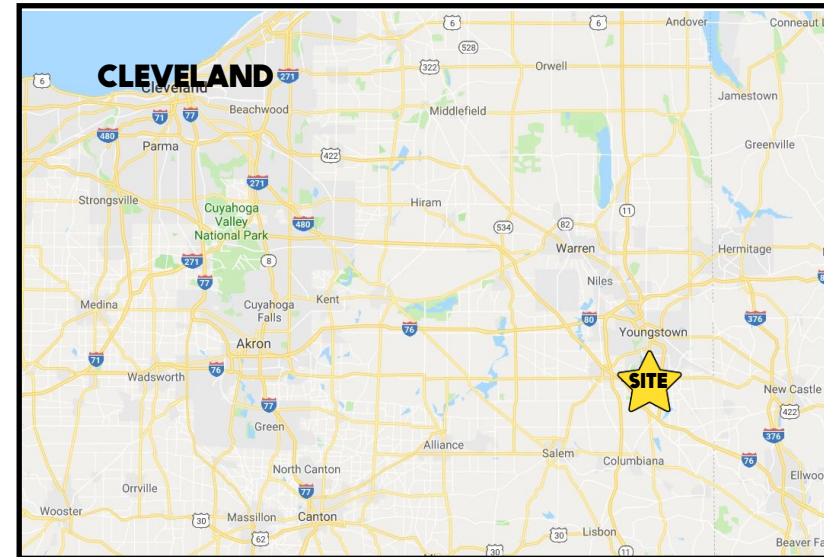


## LOCATION

40 Boardman Poland Rd, Boardman, OH 44512



## HIGHLIGHTS

- Prime redevelopment site on US 224
- Directly across from Southern Park Mall
- 105' frontage x 180' deep
- High traffic count with great exposure
- Just east of SR 7 / Market St

## TRAFFIC

Boardman Poland Rd = 31,335 VPD

## CONTACT

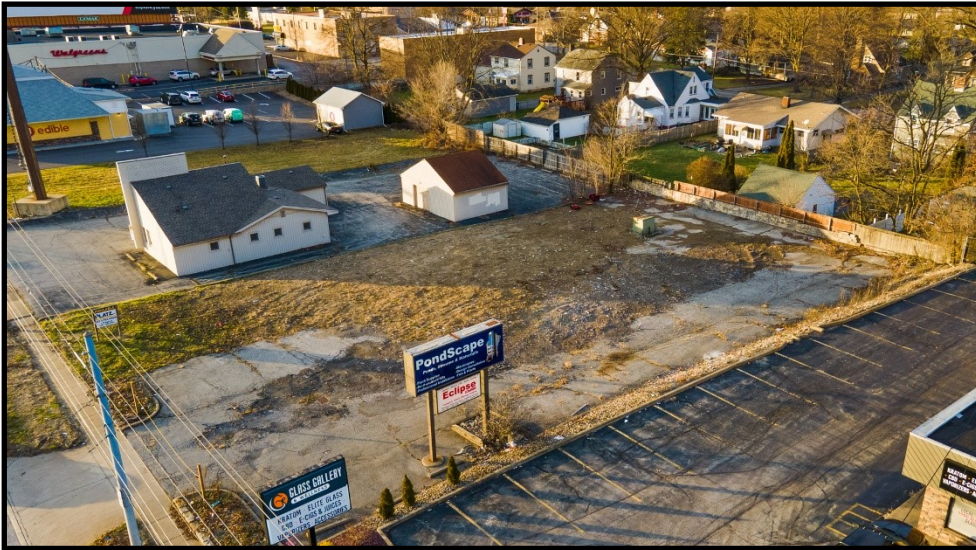
**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



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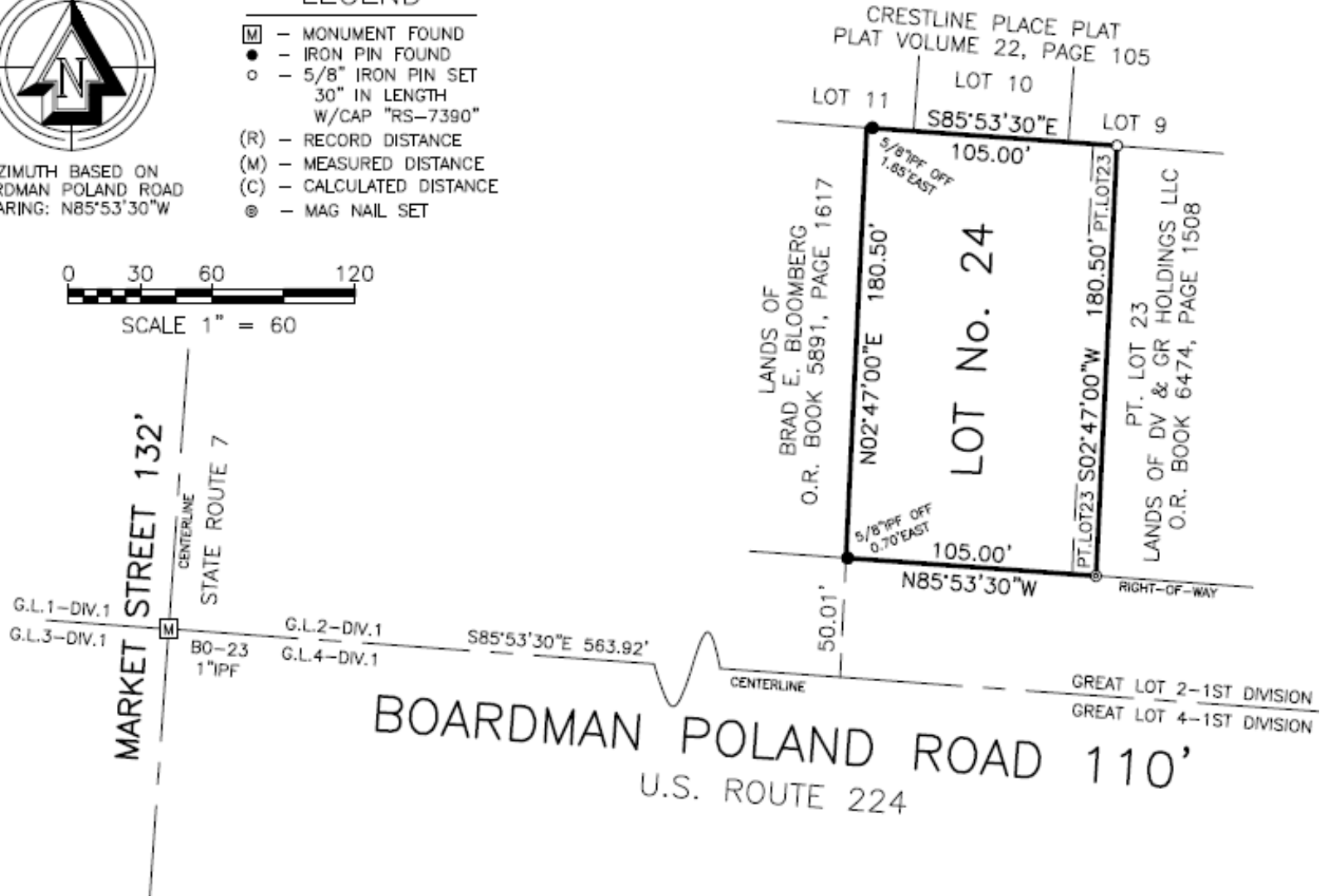
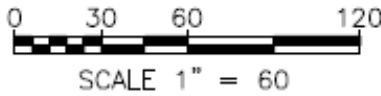
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AZIMUTH BASED ON  
BOARDMAN POLAND ROAD  
BEARING: N85°53'30"W

## LEGEND

- [M] - MONUMENT FOUND
- - IRON PIN FOUND
- - 5/8" IRON PIN SET  
30" IN LENGTH  
W/CAP "RS-7390"
- (R) - RECORD DISTANCE
- (M) - MEASURED DISTANCE
- (C) - CALCULATED DISTANCE
- ⊙ - MAG NAIL SET

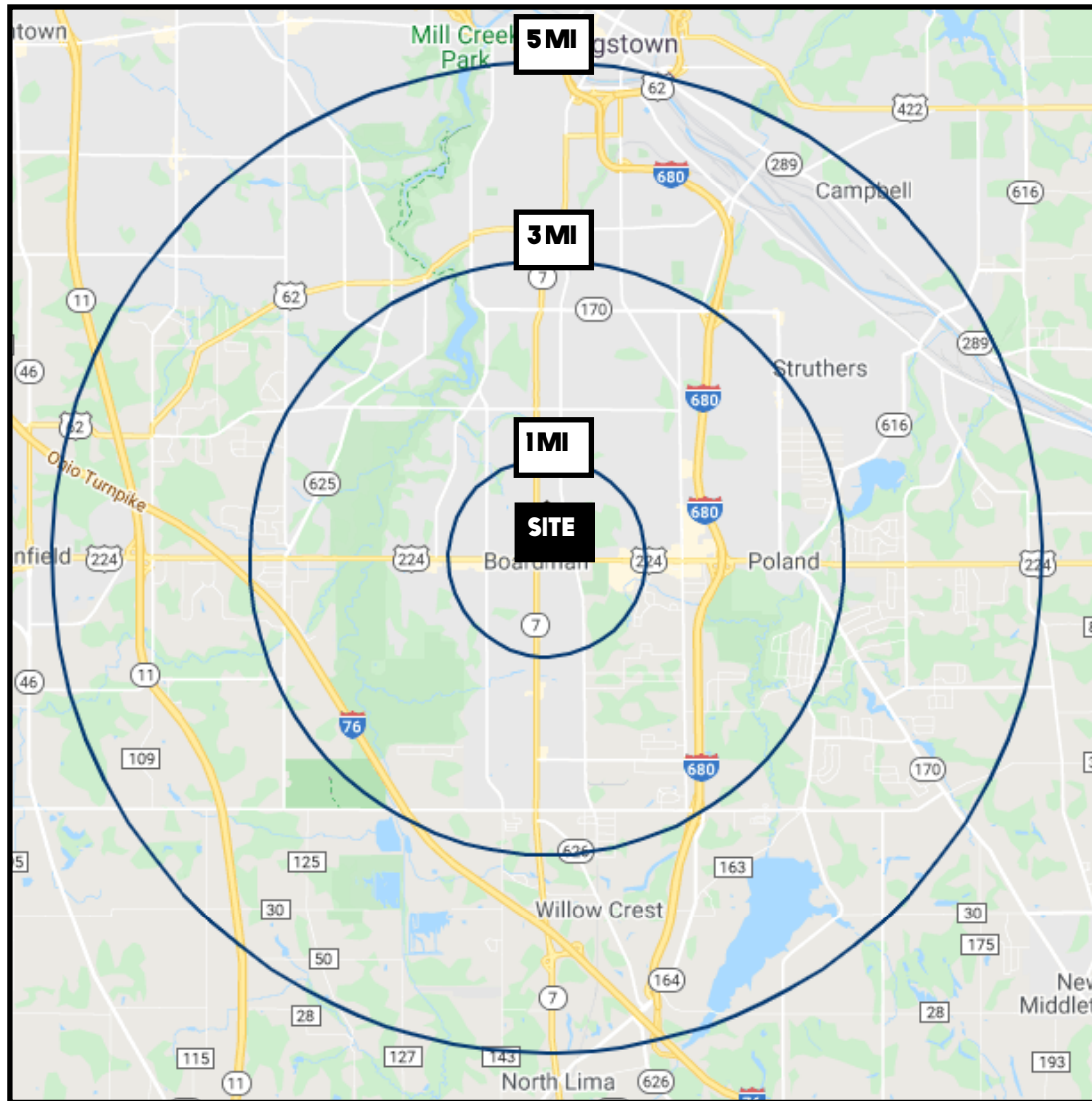


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	6,621	54,577	113,984
<b>HOUSEHOLDS</b>	2,911	23,641	48,189
<b>MEDIAN AGE</b>	43	44	44
<b>AVERAGE HH INCOME</b>	\$70,797	\$73,328	\$69,061

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Redevelopment
<b>ZONING</b>	Commercial
<b>PARCELS</b>	29-005-0-005 / 006
<b>SIZE</b>	.435 acres
<b>DIMENSIONS</b>	105' X 180'
<b>REAL ESTATE TAXES</b>	\$7,193/year
<b>PRICE</b>	Call for pricing

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