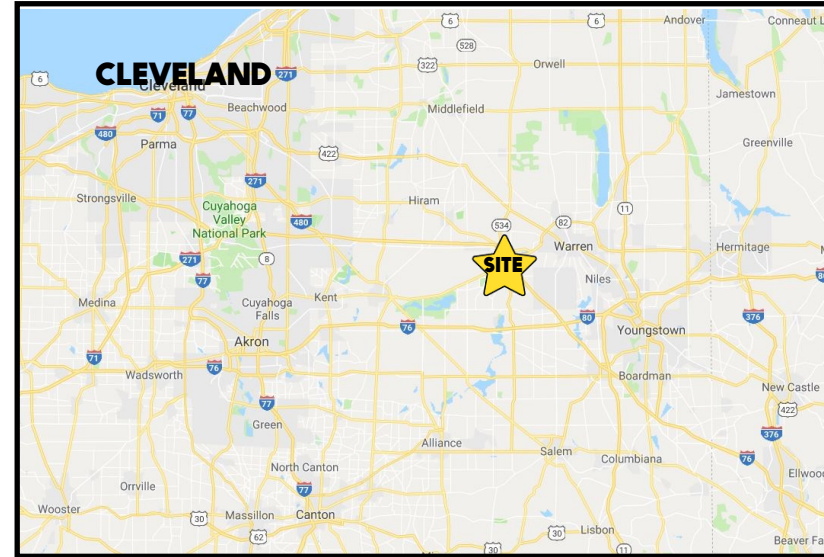


## LOCATION

8535 South Ave, Boardman, OH 44512



## HIGHLIGHTS

- Complete turnkey restaurant with drive-thru, Owner has applied for a liquor license
- Renovated in 2023 - 2,867 SF on 1.4 acres; roof in 2021
- Located just north of Western Reserve Rd / I-680
- The Property shall not be used "primarily" for the sale of pizza for 5 years commencing 12-30-2020

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## TRAFFIC

South Ave = 12,730 VPD  
Western Reserve Rd = 15,677 VPD

## CONTACT

**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com



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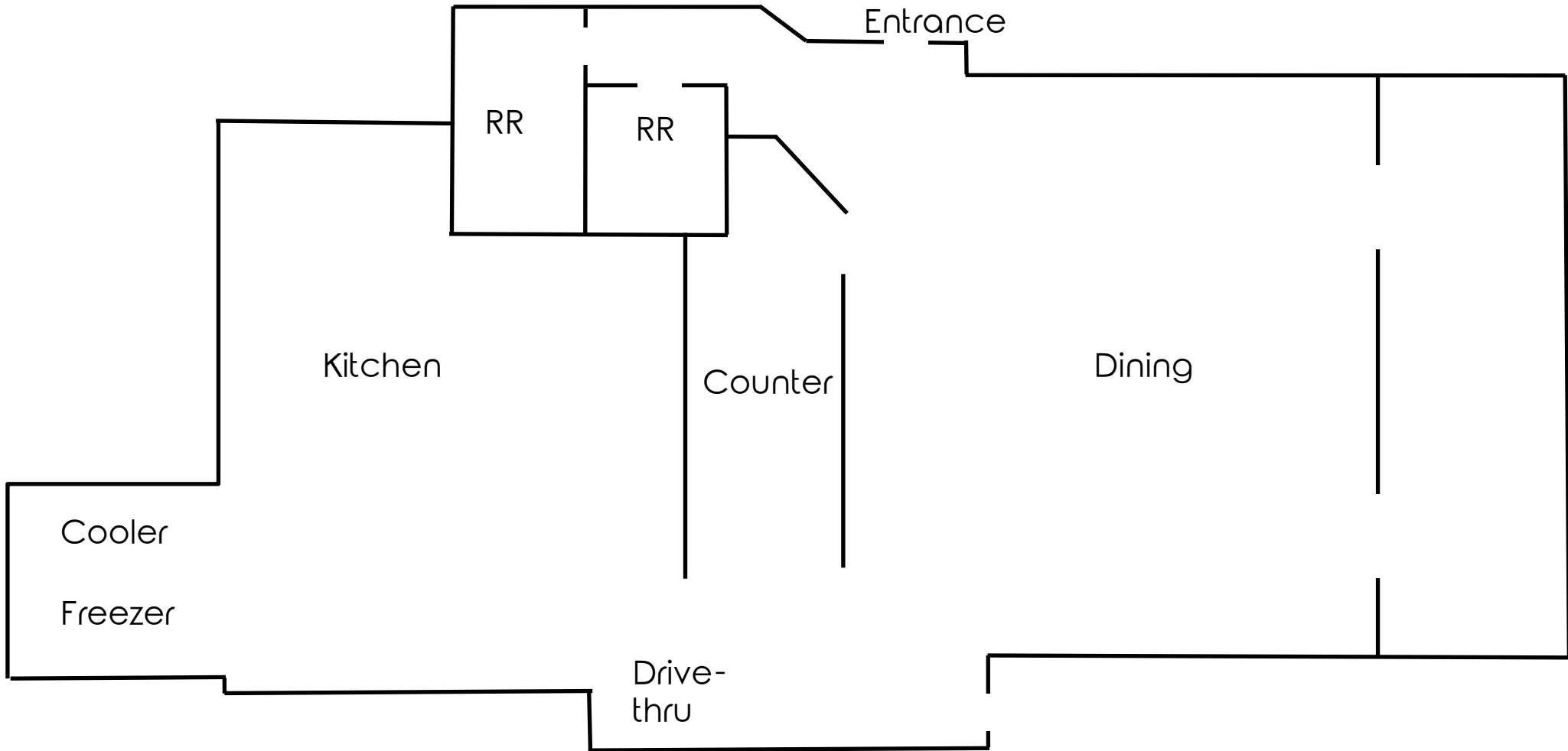
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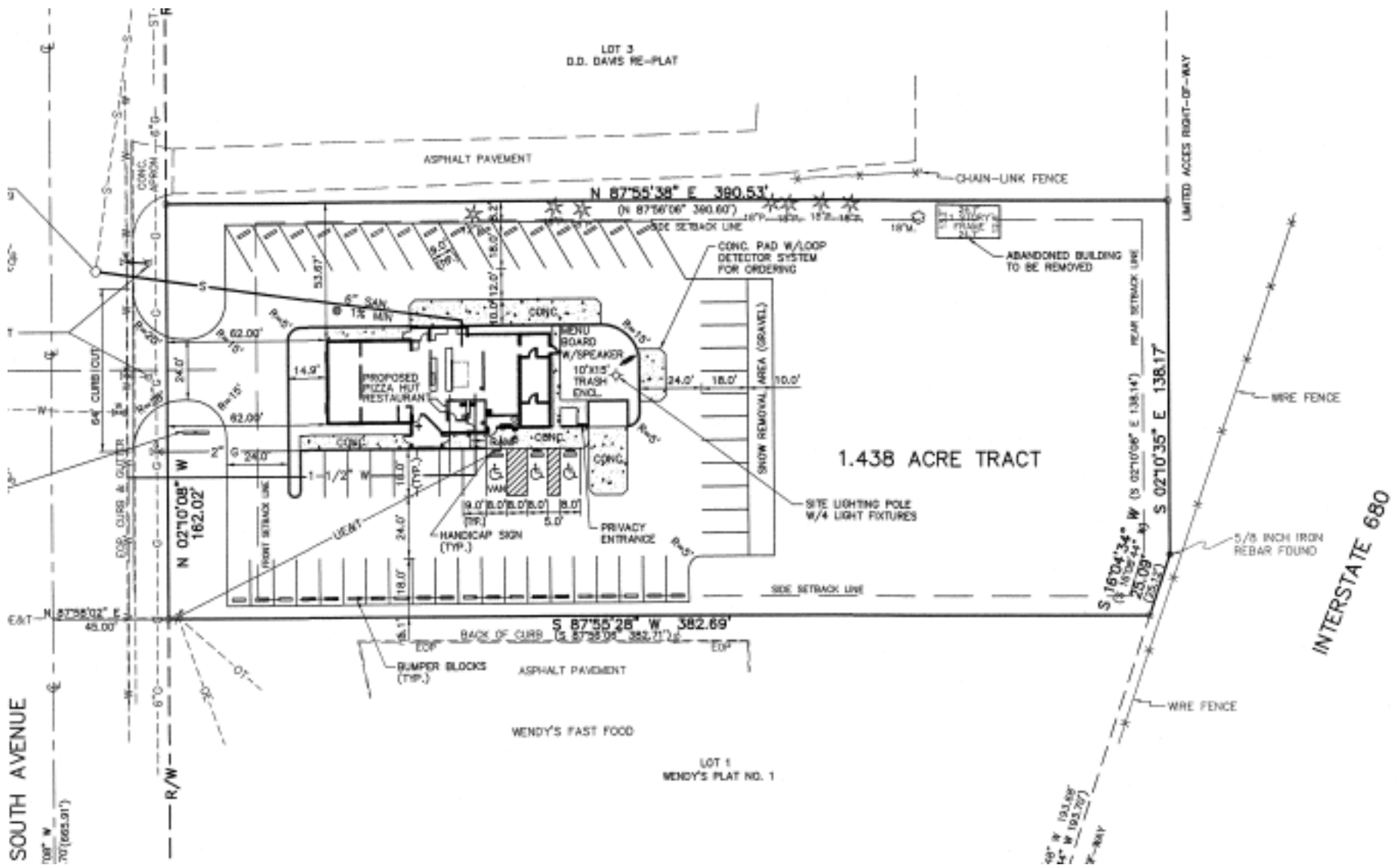
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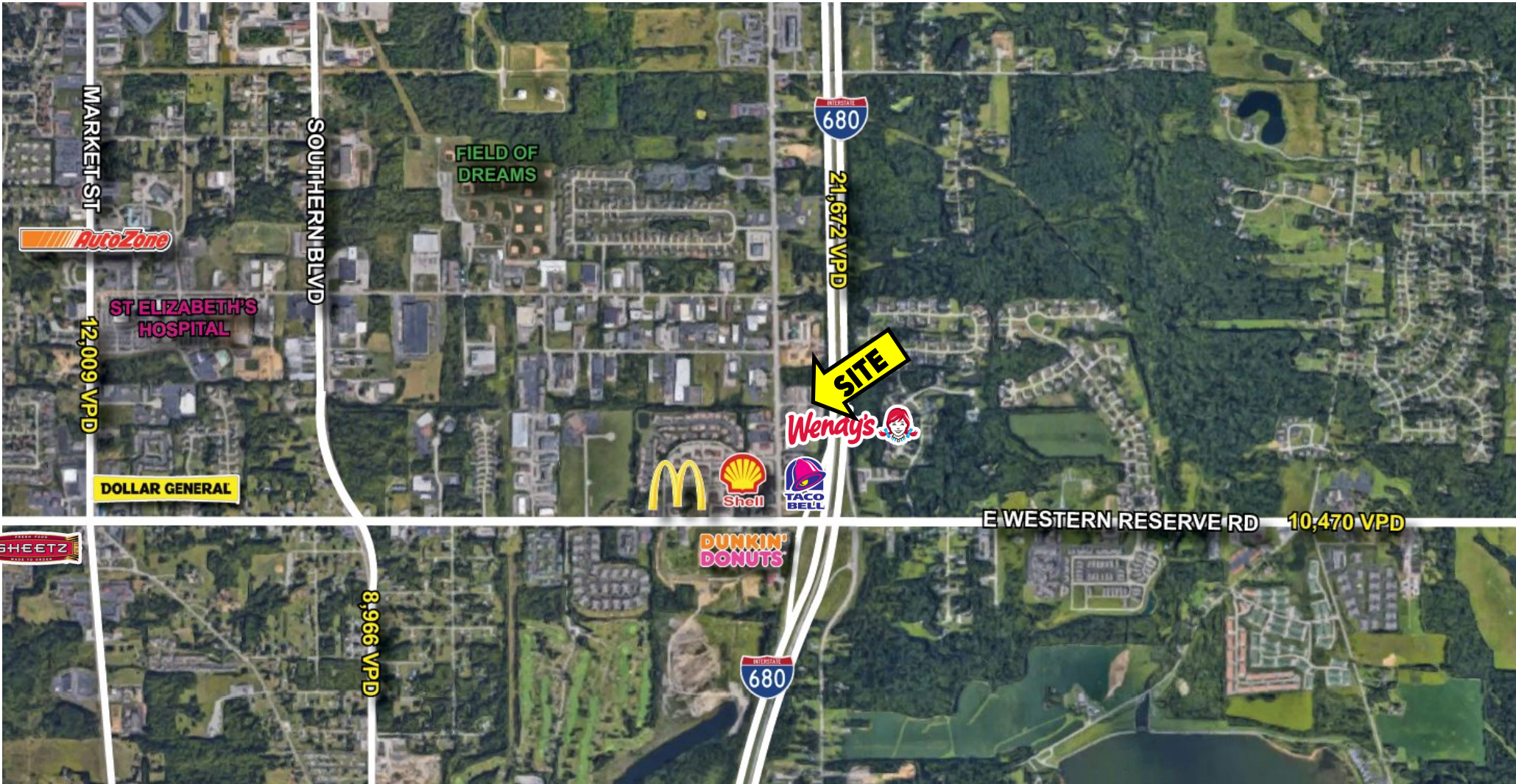
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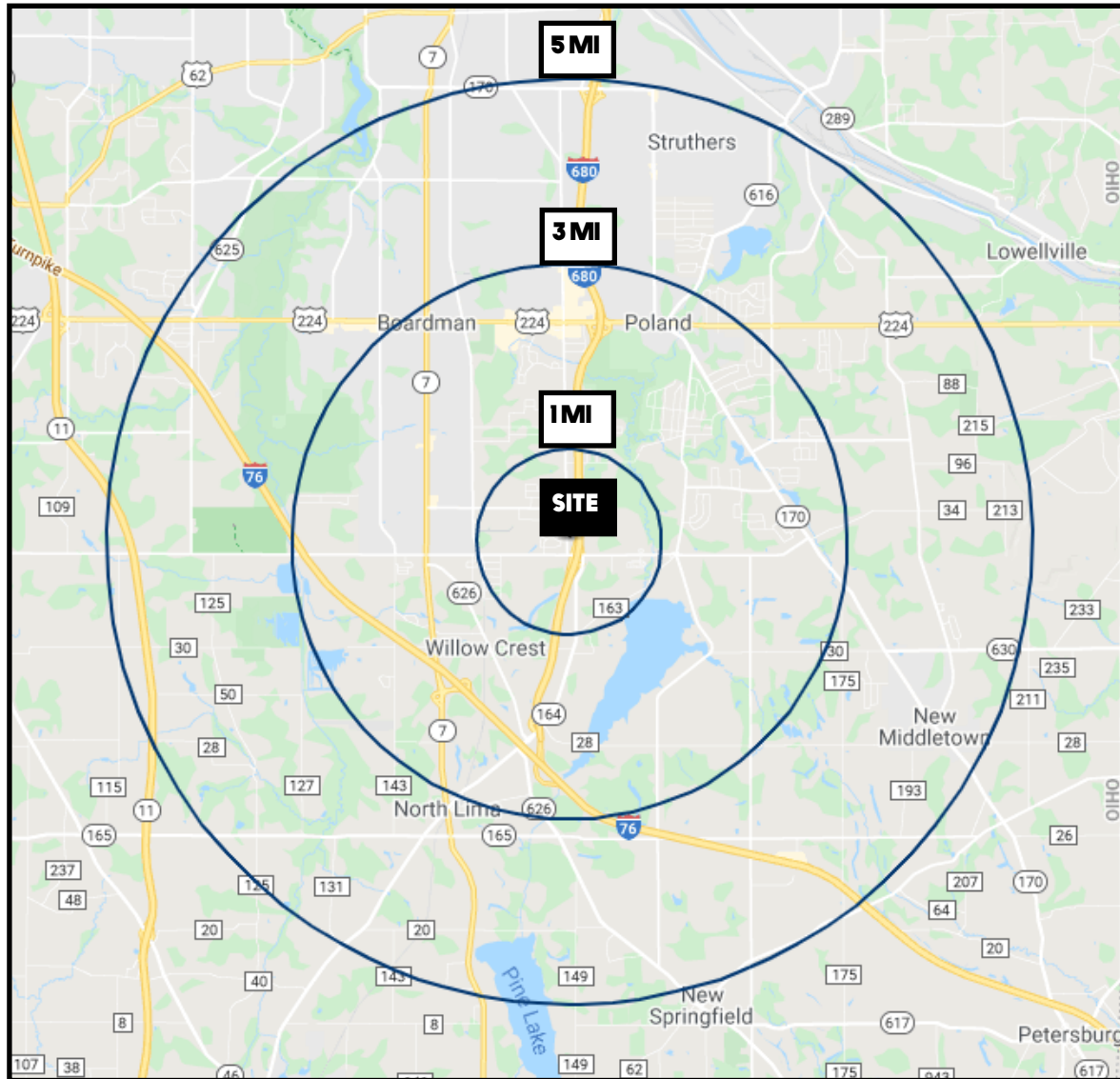
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	1,881	23,279	73,095
<b>HOUSEHOLDS</b>	815	9,793	30,951
<b>MEDIAN AGE</b>	54	49	46
<b>AVERAGE HH INCOME</b>	\$81,131	\$90,044	\$77,208

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL NUMBER</b>	29-049-0-006.02
<b>YEAR BUILT</b>	2003, renovated 2023
<b>SIZE</b>	2,867 SF
<b>ACREAGE</b>	1.4 acres; 162' frontage
<b>REAL ESTATE TAXES</b>	\$15,469/year
<b>PRICE</b>	\$1,100,000 Includes business, real estate, furniture, fixtures, and equipment

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