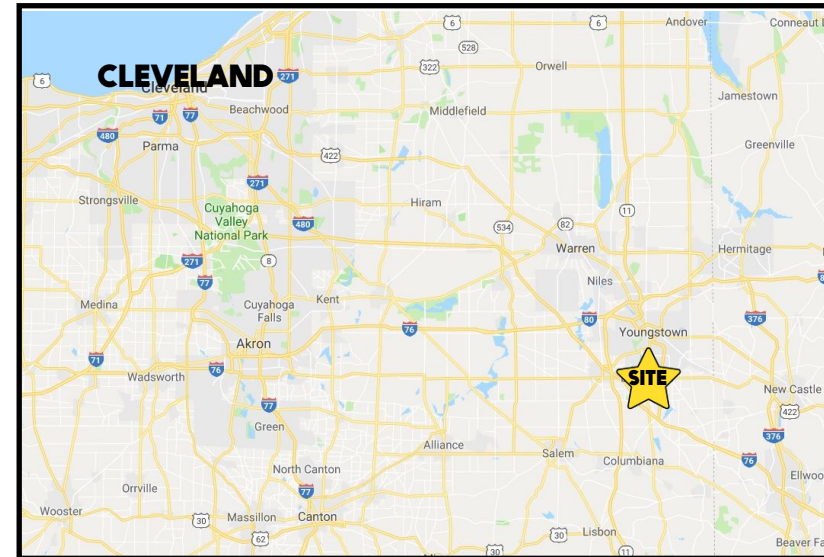


## LOCATION

550 Boardman Poland Rd, Boardman OH 44512



## HIGHLIGHTS

- Available: 11,200 SF + 30,000 SF; adjacent to Shoe Carnival and Dick's Sporting Goods
- Ample parking and great street signage
- High traffic location across from Shops at Boardman Park: Target, Kohls, Barnes & Noble

## TRAFFIC

Boardman Poland Rd = 32,730 VPD

## CONTACT

**BILL KUTLICK**

330.565.5701

[bkutlick@platzrealtygroup.com](mailto:bkutlick@platzrealtygroup.com)

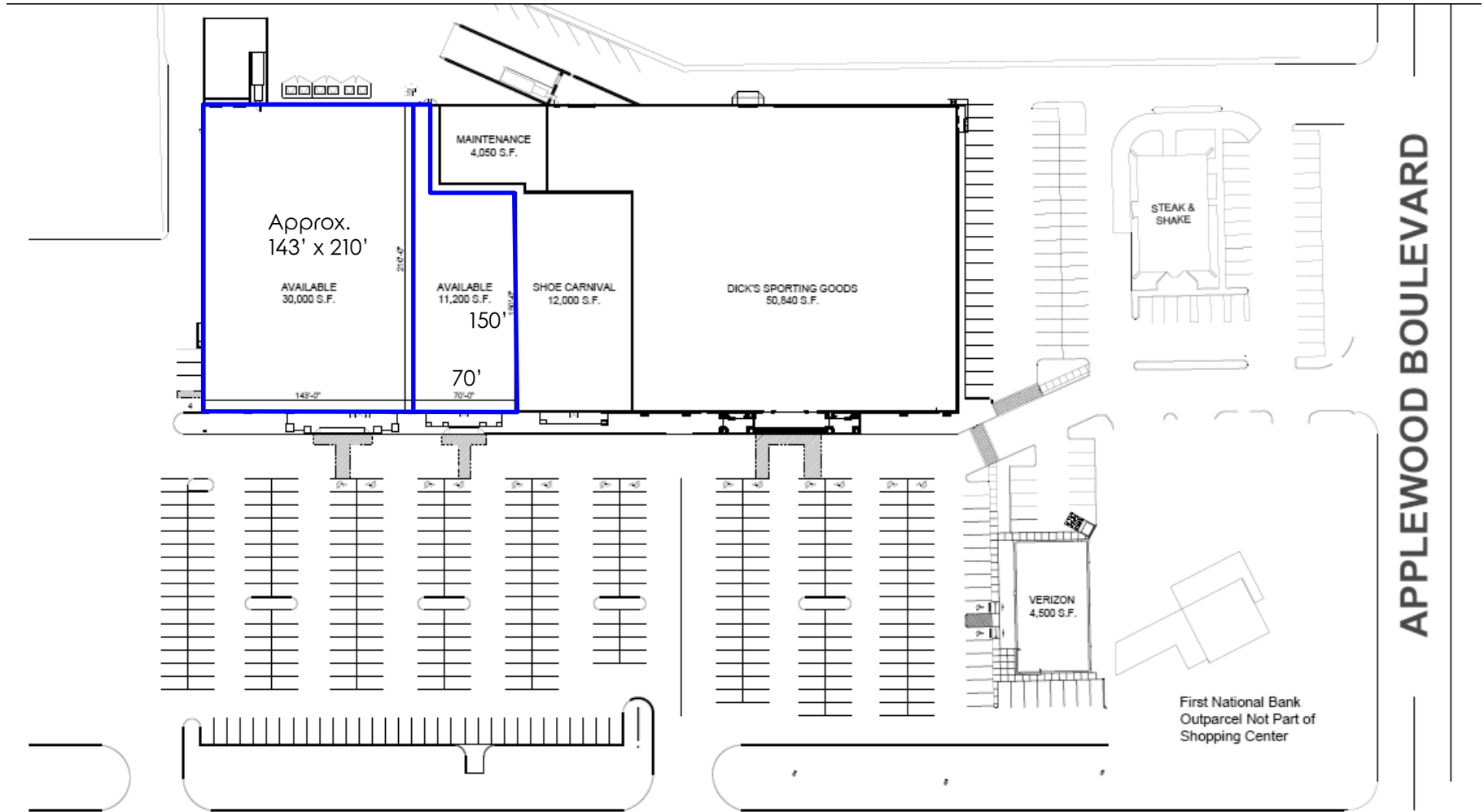
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**BOARDMAN - POLAND ROAD** (S.R. #224)

TRAFFIC SIGNAL

TRAFFIC SIGNAL

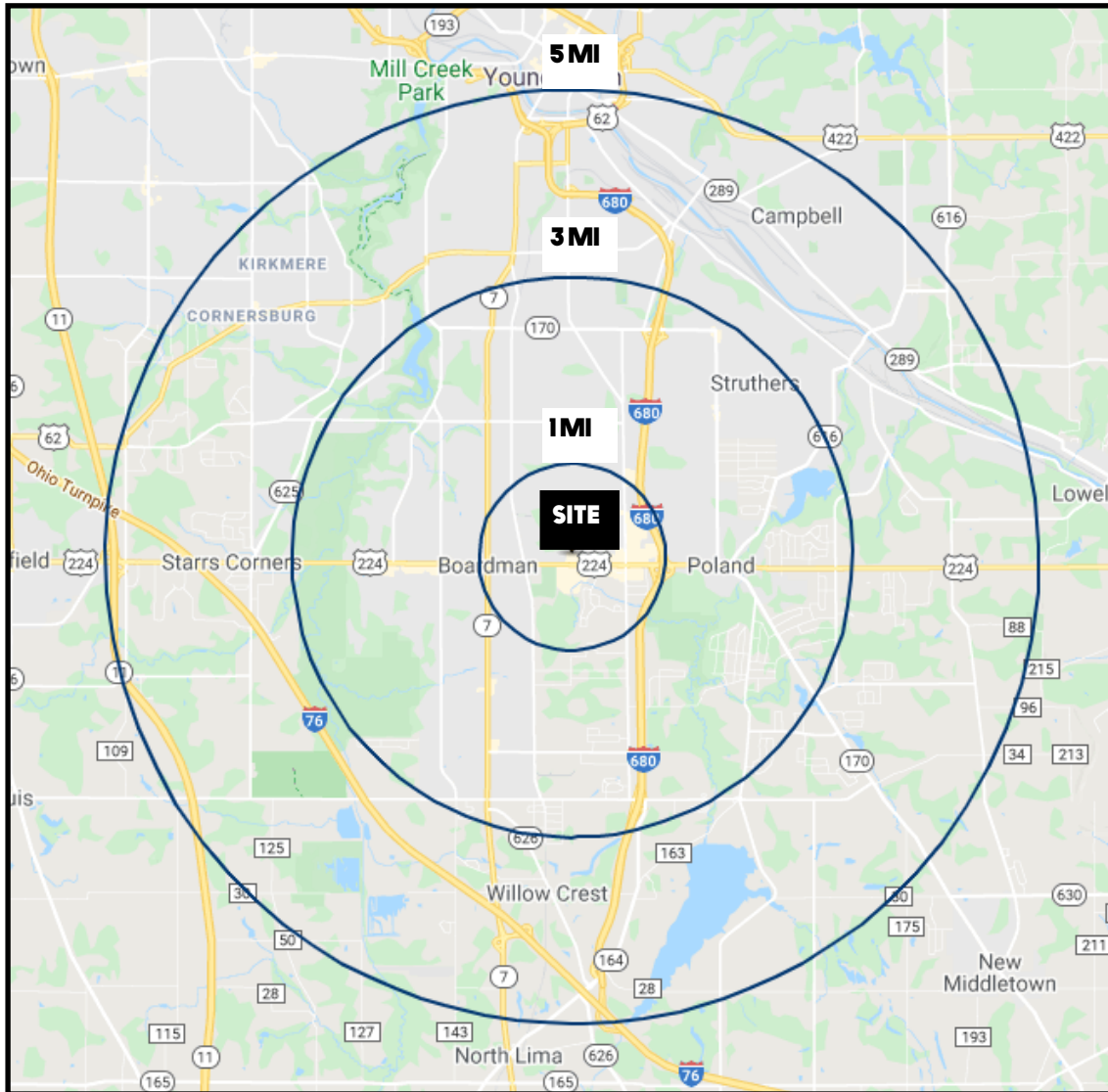
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,690	57,823	112,737
<b>HOUSEHOLDS</b>	1,998	24,899	47,485
<b>MEDIAN AGE</b>	47	45	44
<b>AVERAGE HH INCOME</b>	\$77,237	\$70,841	\$67,459

**SITE INFORMATION**

<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Retail
<b>CO-TENANTS</b>	Dicks Sporting Goods Shoe Carnival
<b>SIZE</b>	11,200 SF + 30,000 SF* *Available 7-2023
<b>CEILING</b>	19' to joist; 22' to bottom of deck
<b>RENT</b>	Call for pricing
<b>NNN EXPENSES</b>	\$3.00/SF

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