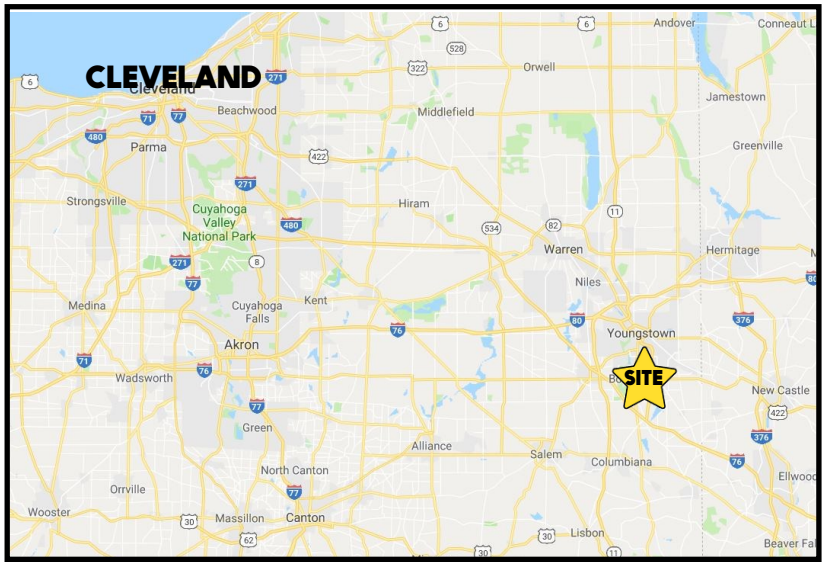
PLATZ REALTY GROUP

CONFIDENTIAL

FOR SALE

LOCATION

Boardman Poland Rd, Boardman, OH 44512



TRAFFIC

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

HIGHLIGHTS

- Owner/operators must see!! Established restaurant in Boardman/Poland, OH
- Turnkey multi-faceted opportunity: restaurant, bar, wine shop, and banquet rooms
- Well positioned along US 224 @South Ave/ Tiffany Blvd/I680
- Attractive assignable lease with options

CONTACT

DON THOMAS
501.269.3827 dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

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INTERIOR

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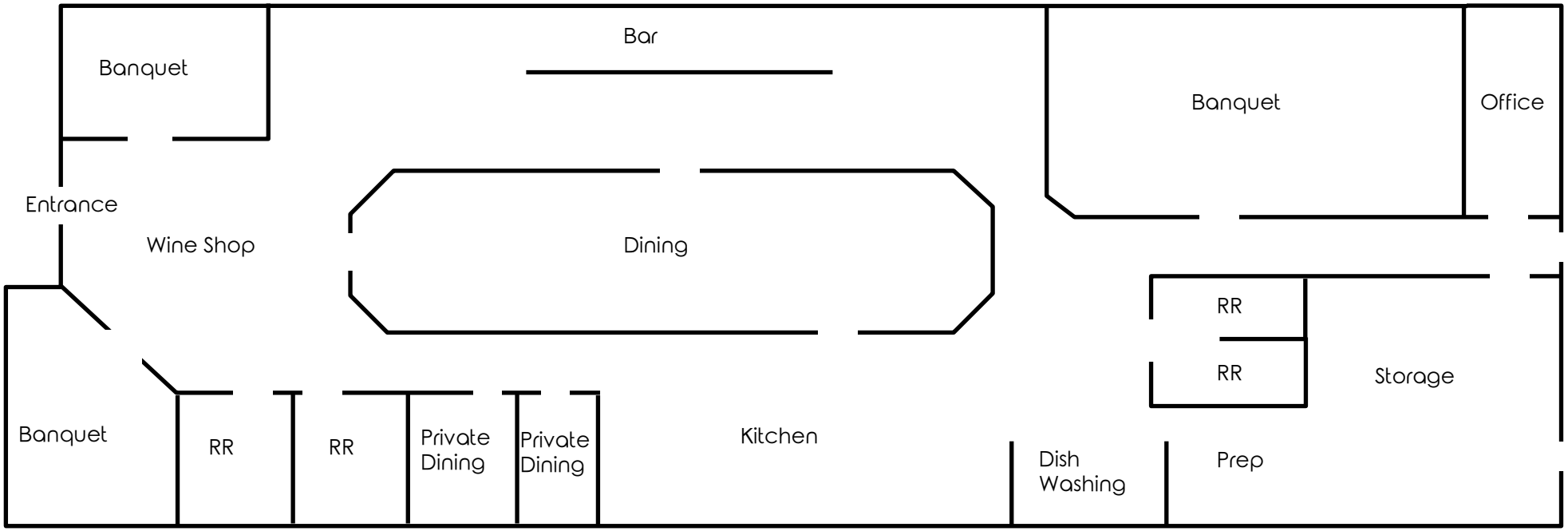
FLOOR PLAN



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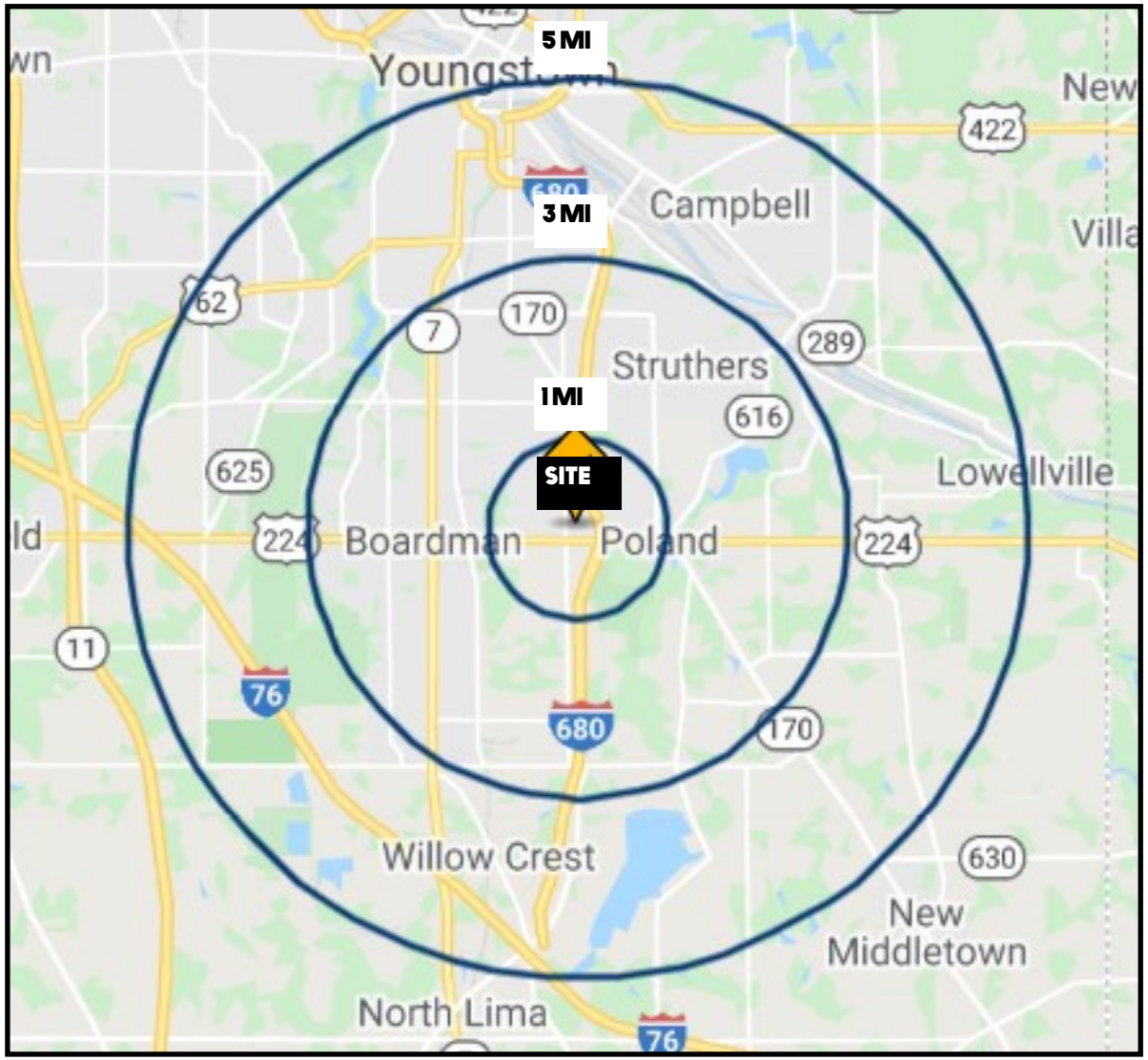
SITE INFORMATION



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
CURRENT USE	Restaurant / Bar / Banquet Hall / Wine Shop
SIZE	15,264 SF
YEAR RENOVATED	2008
SIGNAGE	Pylon and building
LEASE	Attractive assignable lease with options
PRICE	~~$2,999,999~~ - includes business, liquor license, bar, & restaurant assets REDUCED ~~$2,750,000~~ $2,100,000

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