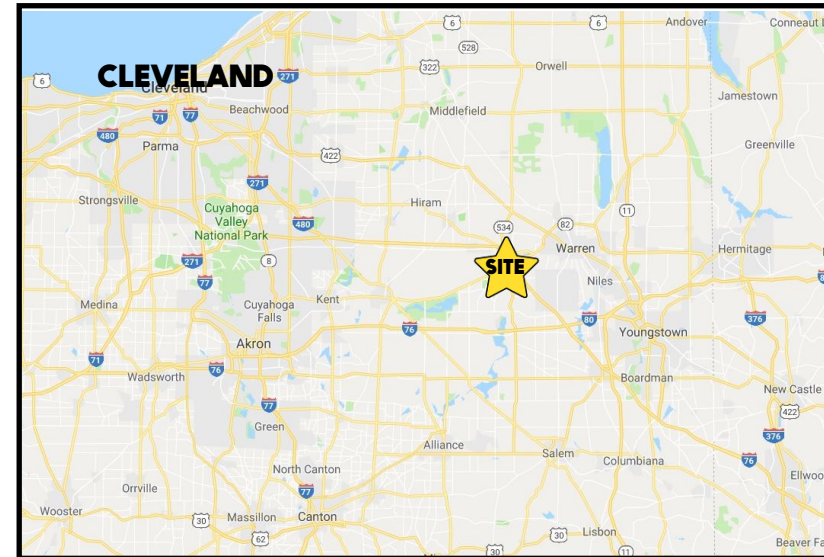


LOCATION

400 Boardman Poland Rd, Boardman, OH 44512



HIGHLIGHTS

- Prime retail location on US 224
- Across from Shops at Boardman Park / Target, Kohls, BN
- Co-tenants include Italian Village, Plato's Closet, & Charm House, & Gorant's; Next to Raising Cane's Chicken
- Conveniently located between Canfield and Poland with easy access to SR 7 and I-680

TRAFFIC

Boardman Poland Rd = 32,730 VPD

CONTACT

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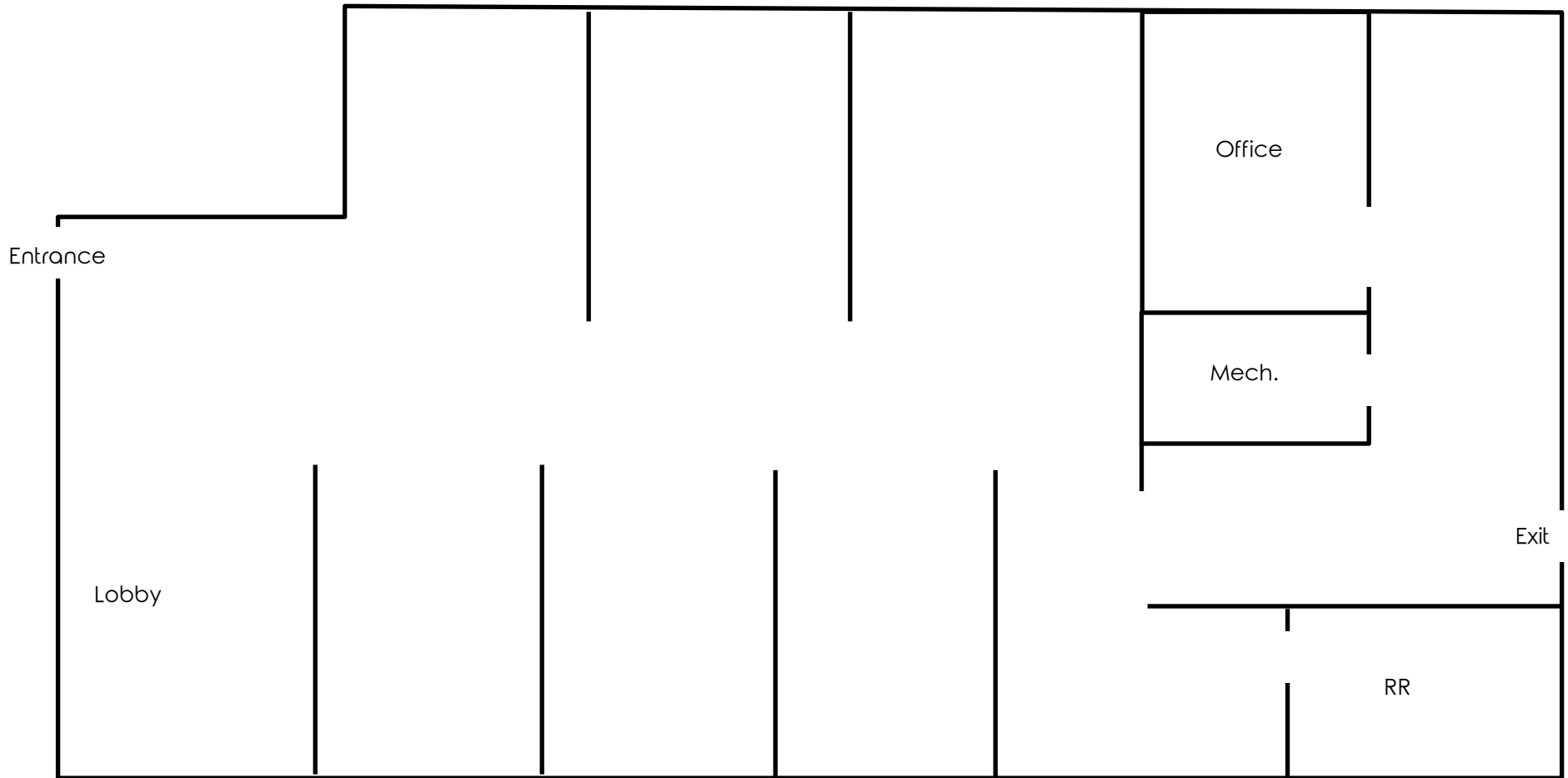
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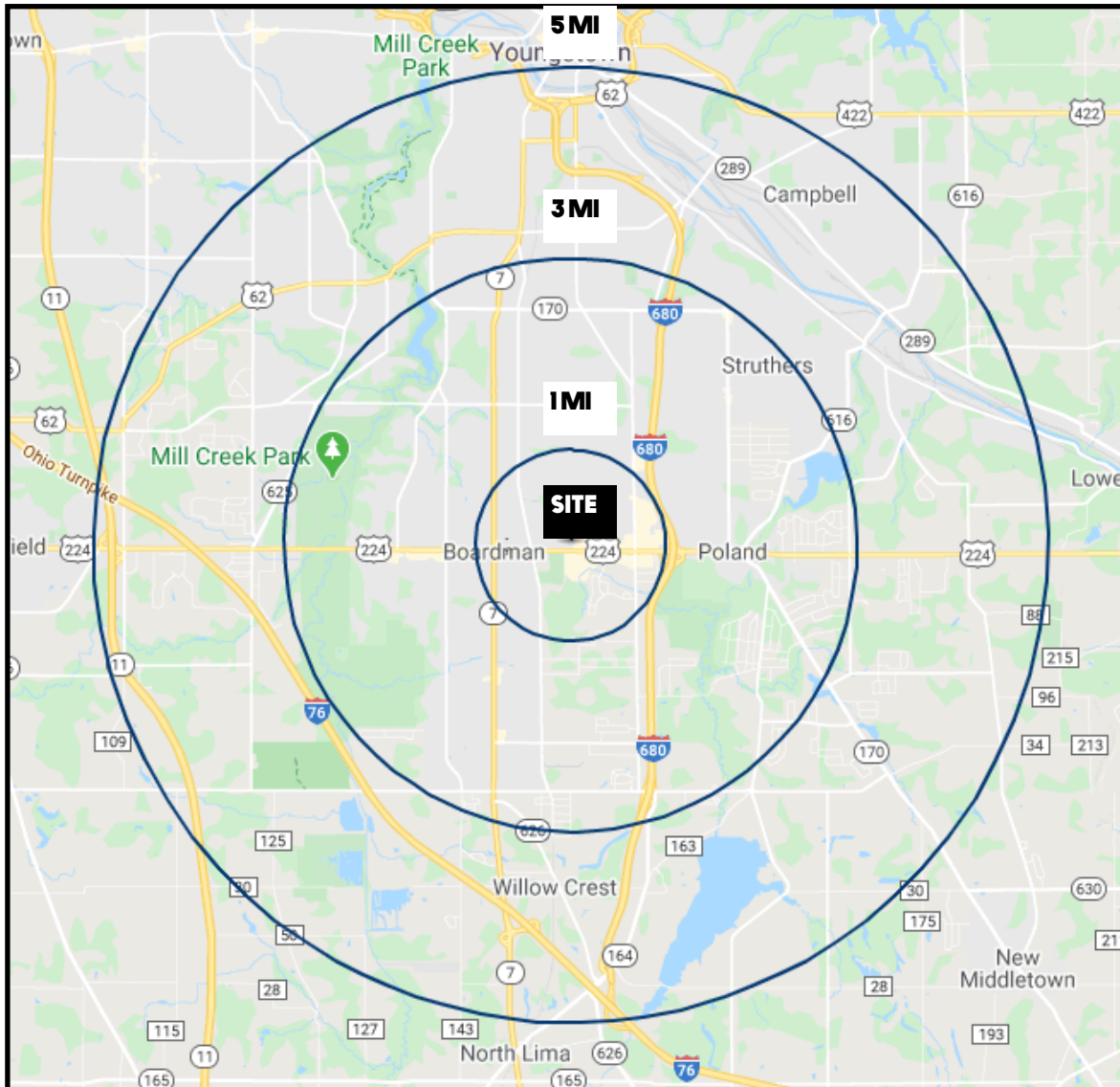
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,004	56,771	112,902
HOUSEHOLDS	2,150	24,497	47,553
AVERAGE AGE	44	43	42
MEDIAN HH INCOME	\$66,603	\$56,264	\$50,718

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Retail
ZONING	Commercial /Regional Business
AVAILABLE	Sublease: Deka Lash (remodeled 2022): 1,400 SF
PARKING	Total: 74 spaces
SIGNAGE	Building and Pylon
RENT	Base Rent: \$27.50/SF NNN "Extra Charges": \$3.00/SF Utilities: Separately metered

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