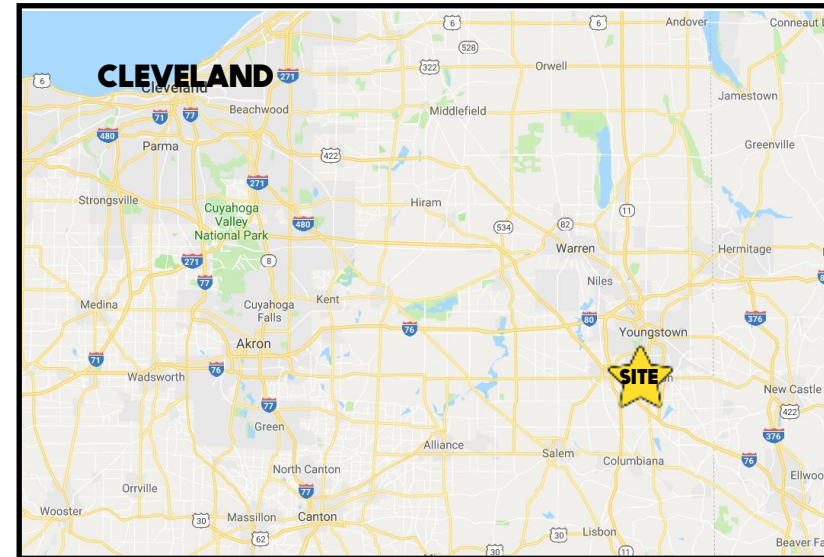
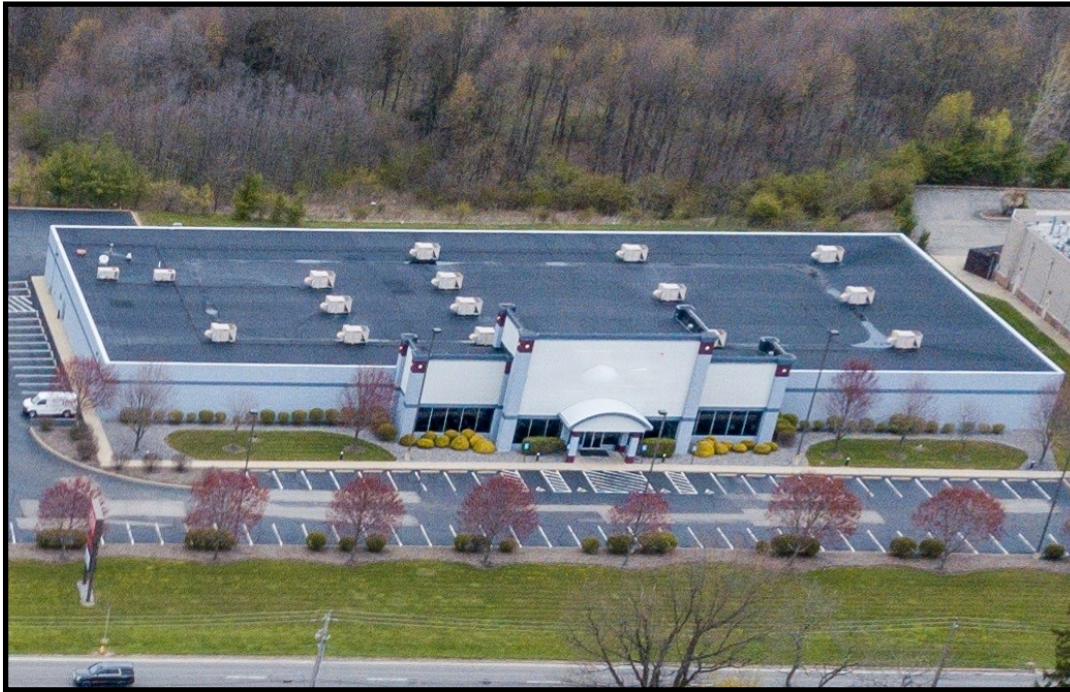


## LOCATION

300 Boardman Poland Rd, Boardman, OH 44512



## HIGHLIGHTS

- Big box location in the heart of Boardman's retail district
- 51,276 SF on 8.09 acres
- By Target, Kohls, Dick's, Barnes and Noble; Near Southern Park Mall, Hobby Lobby, Marshalls, & Walmart, & more
- Lots of parking
- Great visibility on US 224, close to OH/PA line and I-680

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## TRAFFIC

Boardman Poland Rd = 29,795 VPD

## CONTACT

**BILL KUTLICK**

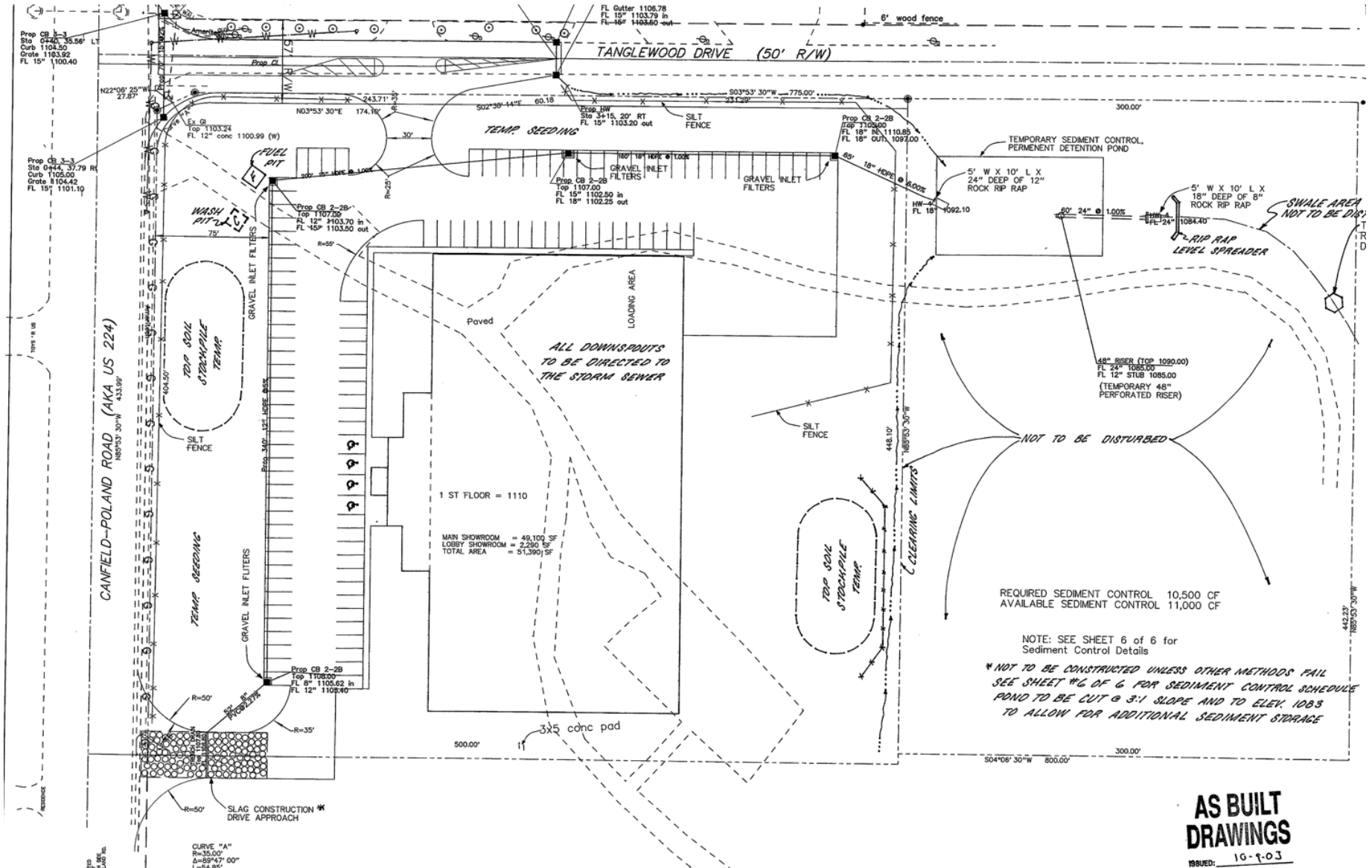
330.565.5701

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



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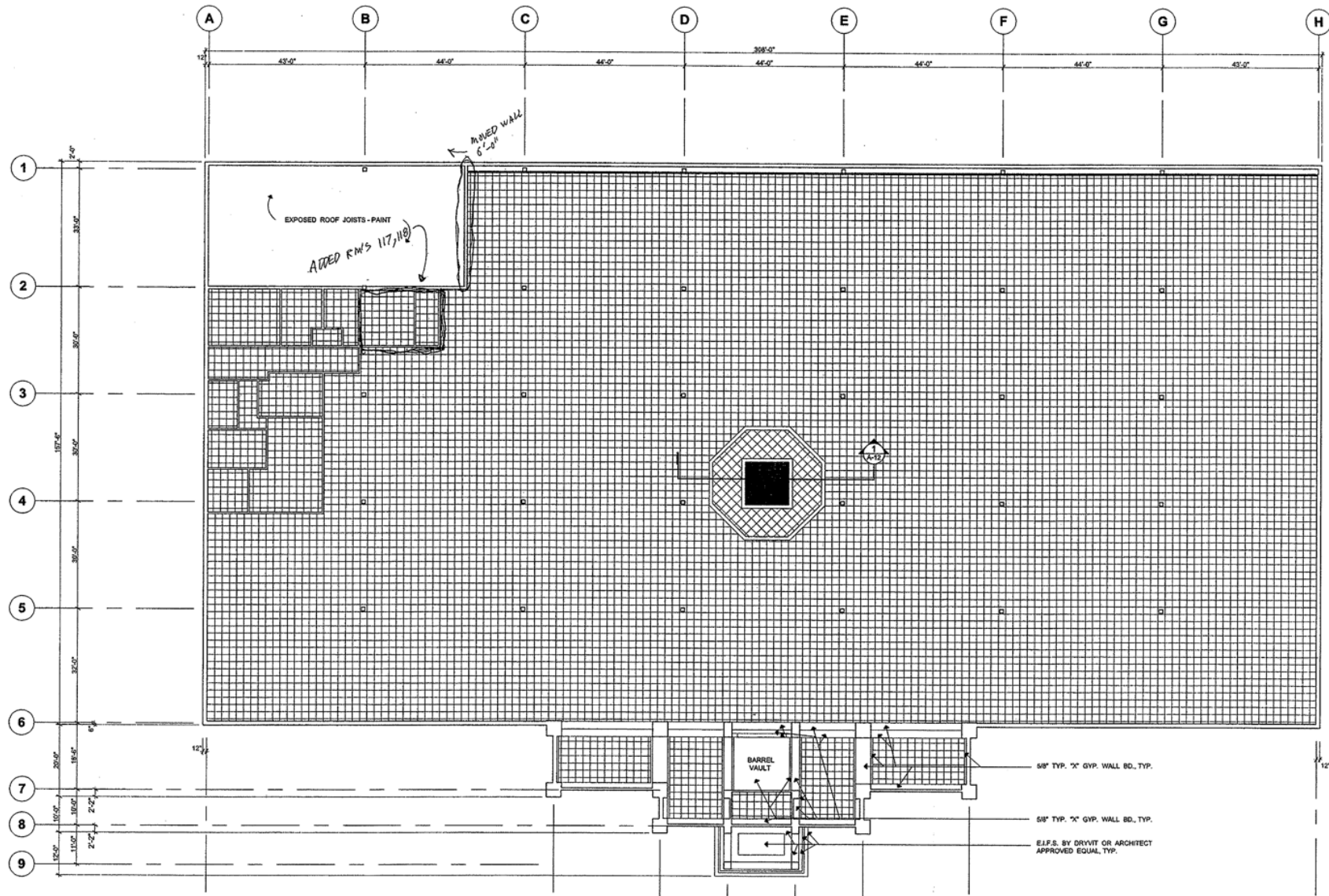
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**AS BUILT DRAWINGS**  
ISSUED: 10-9-03

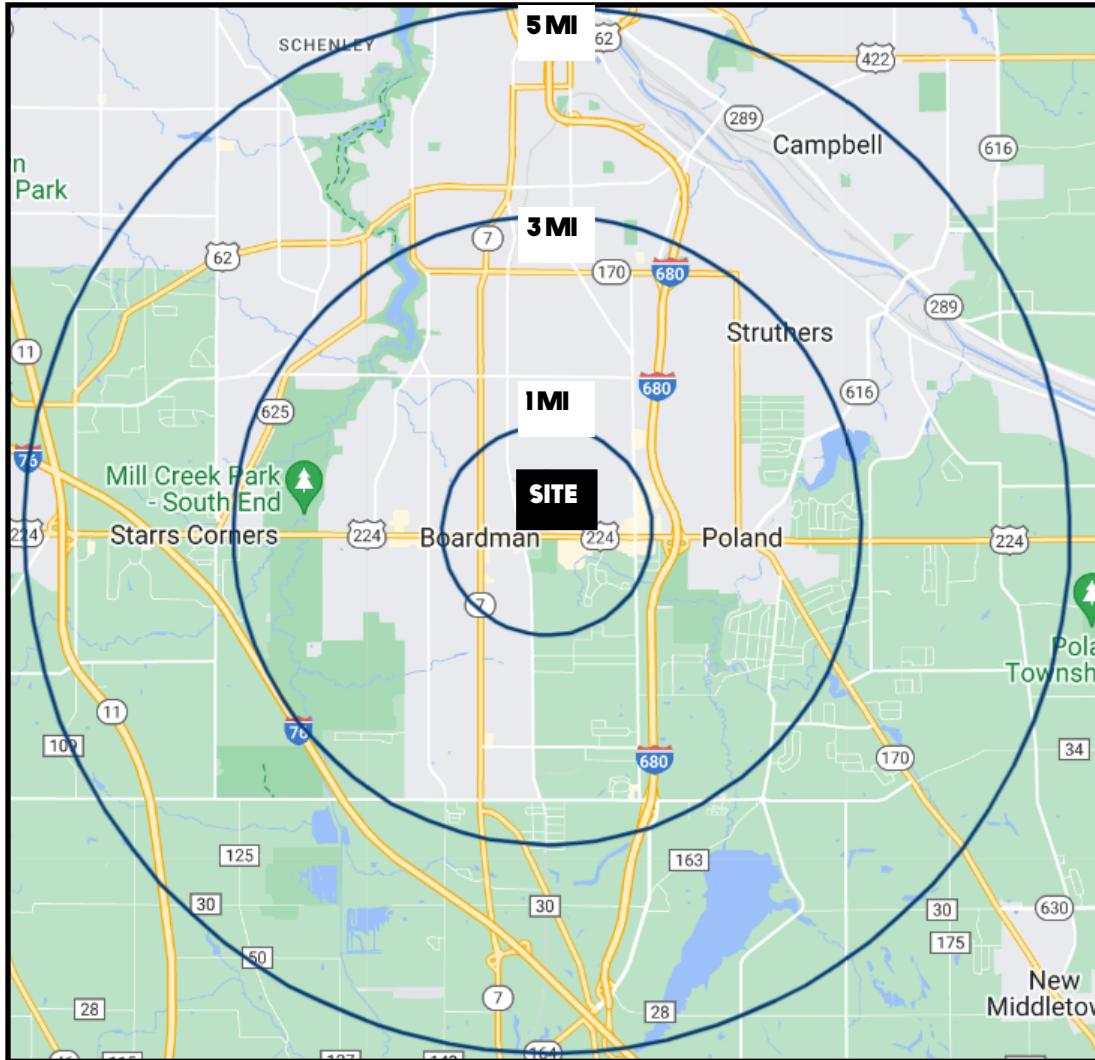


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,881	55,374	110,806
<b>HOUSEHOLDS</b>	2,560	23,902	46,603
<b>MEDIAN AGE</b>	45	45	44
<b>AVERAGE HH INCOME</b>	\$70,159	\$69,530	\$66,620

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Retail
<b>ZONING</b>	RB - Regional Business
<b>PARCEL</b>	29-006-0-042.02
<b>SIZE</b>	51,276 SF
<b>ACREAGE</b>	8.09 acres
<b>REAL ESTATE TAXES</b>	\$62,125/year
<b>PRICE</b>	\$4,900,000 Rent: \$8.50/SF NNN

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