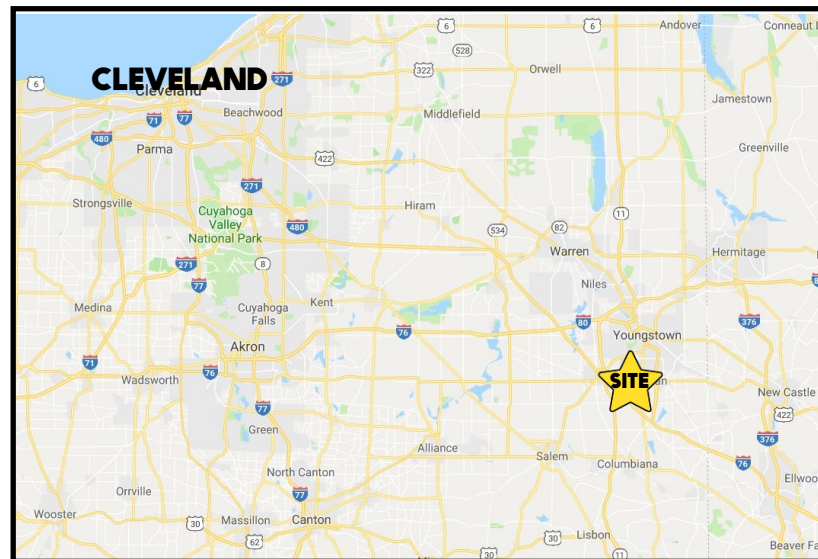


## LOCATION

565 Boardman Canfield Rd, Boardman, OH 44512



## TRAFFIC

Boardman Canfield Rd = 34,327 VPD

## HIGHLIGHTS

- Redevelopment opportunity on US 224 just east of West Blvd across from new Chick-Fil-A
- Up to 4.5 acres with 128' frontage +/- (to be replatted)
- Central location in the heart of Boardman's commercial corridor, adjacent to Boardman Plaza, across from Giant Eagle and new Speedway

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

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

**www.PLATZREALTYGROUP.com**



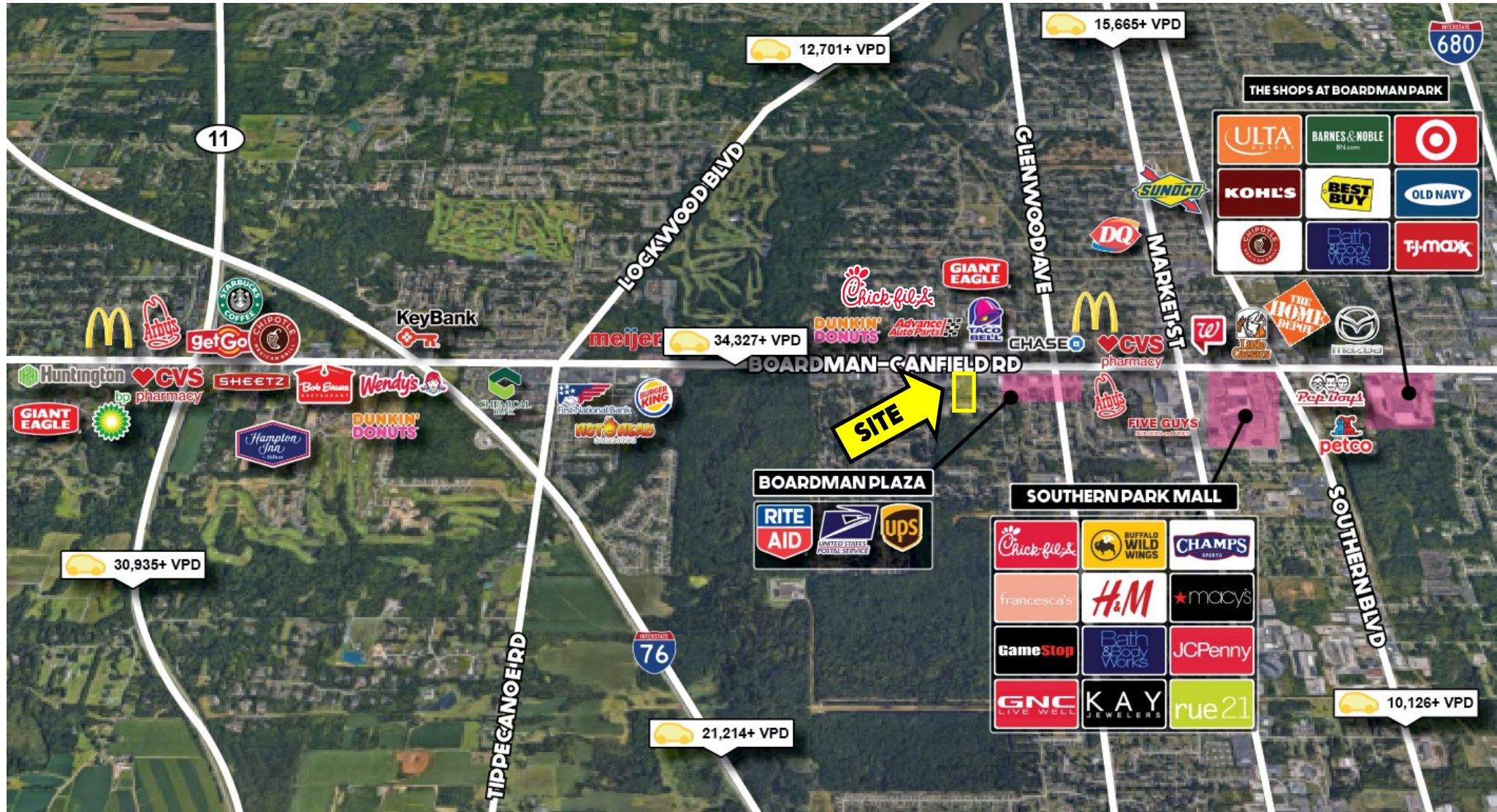


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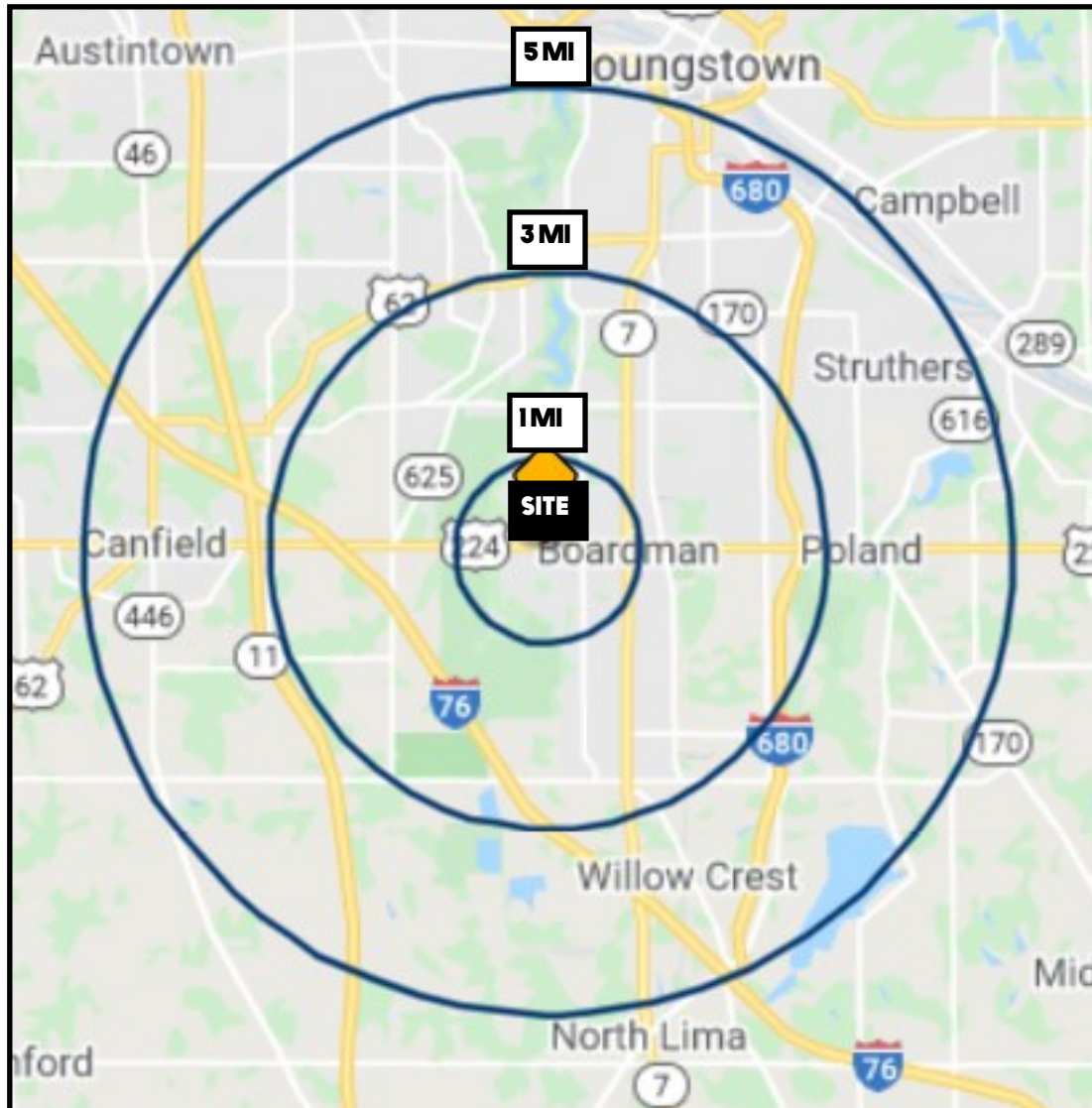


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,518	46,778	116,780
<b>HOUSEHOLDS</b>	3,440	20,316	49,676
<b>MEDIAN AGE</b>	45	44	44
<b>AVERAGE HH INCOME</b>	\$75,106	\$76,964	\$69,198

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PROPERTY TYPE</b>	Redevelopment
<b>ZONING</b>	General Business
<b>PARCEL</b>	29-102-0-136
<b>ACREAGE</b>	Available: Approximately 4.5 acres (128' frontage)
<b>PARKING</b>	110 spaces
<b>PRICE</b>	Call for price Owner will build to suit

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