

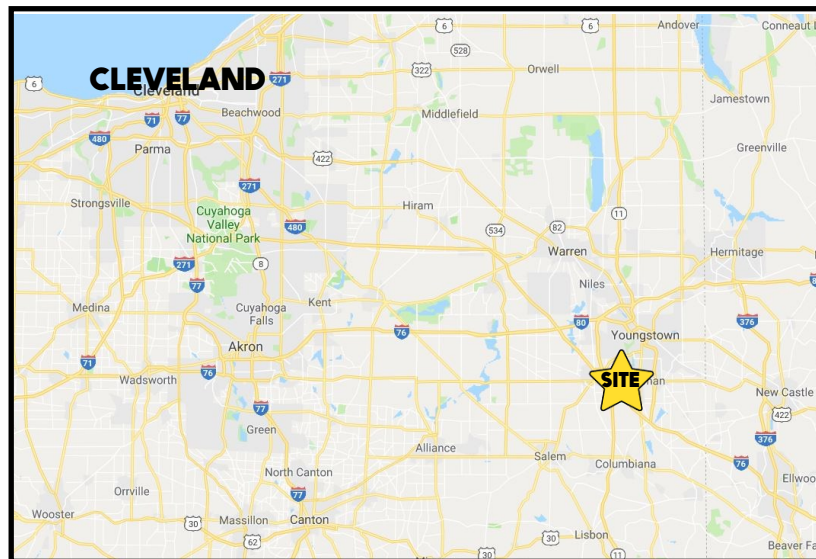
LOCATION

770 Boardman Poland Rd, Boardman, OH 44512



HIGHLIGHTS

- Corporate guaranteed tenant with limited landlord responsibility
- La-Z-Boy has been at this location for 20+ years
- Ideally located along US 224, a major regional retail corridor, across from Target anchored Shops at Boardman Park; large presence of retailers include TJ Maxx, Best Buy, Marshalls, Ashley Furniture, etc.
- Extra rental income from additional flex space at rear of the building



TRAFFIC

Boardman Poland Rd = 32,760 VPD

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Tenant: LZB Furniture Galleries of Washington DC, Inc.

Size: Tenant leases 27,243 SF of Premises

Current Option: 5 years

Renewal Options: 2) 5 year options

Expenses: Tenant pays real estate taxes, insurance & utilities

Renovated: 2002; 2023

Years at this location: 20+

Ideally located along US 224, the major regional retail corridor, across from Target anchored Shops at Boardman Park. Large presence of national retailers include TJ Maxx, Best Buy, Old Navy, Barnes and Noble, Marshalls, Ashley Furniture, Hobby Lobby, Walmart, and Southern Park Mall (Macys, JCPenney).

- Extra rental income from additional flex space at rear of the building; Approximately 9,300 SF with 4 dock doors

La-Z-Boy Incorporated (LZB) Website: la-z-boy.com

Full time employees: 12,800

Founded: 1927

Revenue: \$2.36 billion

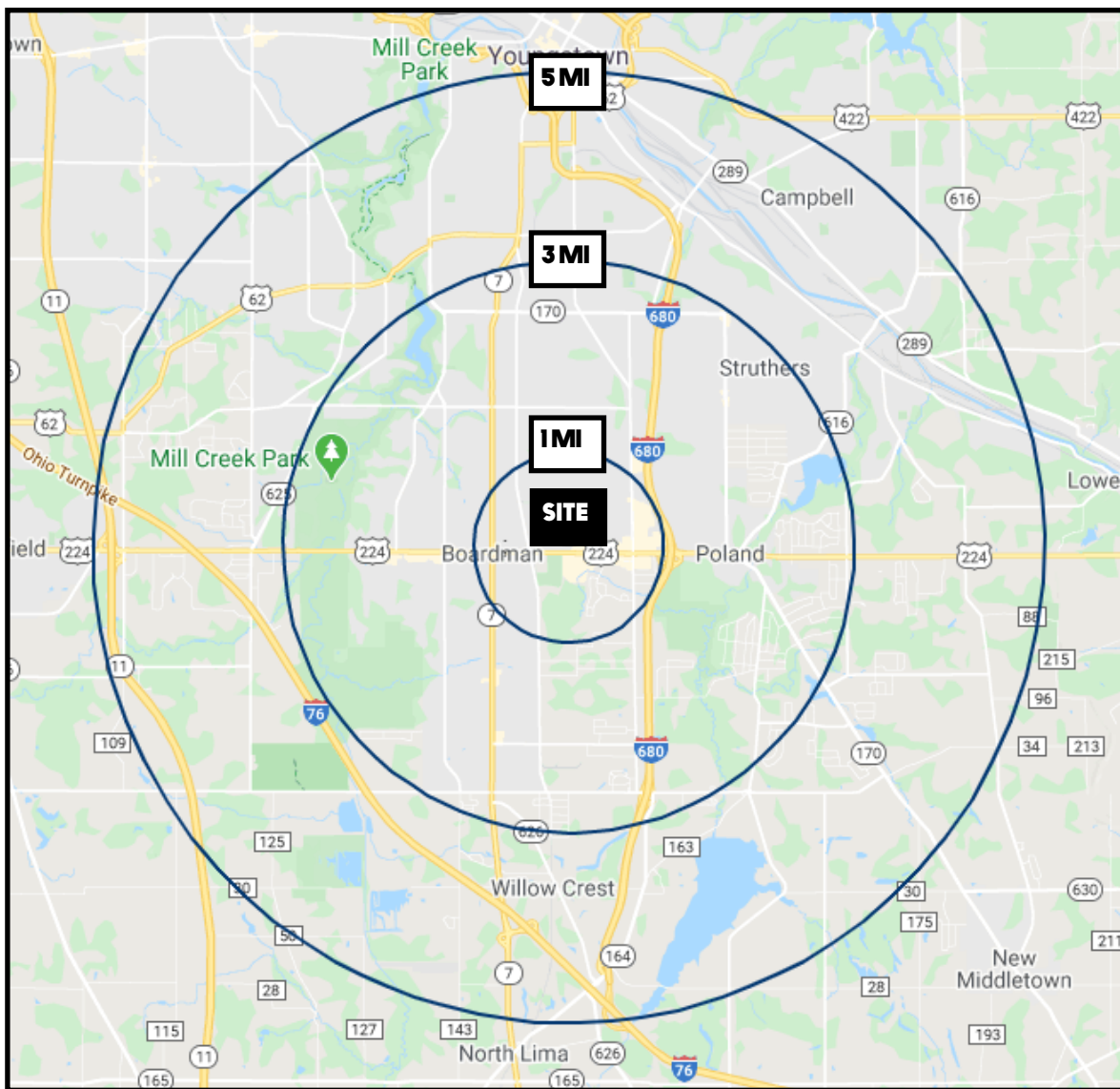
Net Income: \$150.02 million

La-Z-Boy Incorporated manufactures, markets, imports, exports, distributes, and retails upholstery furniture products, accessories, and casegoods furniture products in the United States, Canada, and internationally. It operates through Wholesale, Retail, Corporate and Other segments. The Wholesale segment manufactures and imports upholstered furniture, such as recliners and motion furniture, sofas, loveseats, chairs, sectionals, modulars, ottomans, and sleeper sofas; and imports, distributes, and retails casegoods (wood) furniture, including occasional pieces, bedroom sets, dining room sets, and entertainment centers. This segment sells its products directly to La-Z-Boy Furniture Galleries stores, operators of La-Z-Boy Comfort Studio locations, England Custom Comfort Center locations, dealers, and other independent retailers. The company's Retail segment sells upholstered furniture, casegoods, and other accessories to the end consumer through its retail network. This segment operates a network of 161 company-owned La-Z-Boy Furniture Galleries stores. La-Z-Boy Incorporated also produces reclining chairs; and manufactures and distributes residential furniture. Its Corporate and other segment sells the products through its website. The company was formerly known as La-Z-Boy Chair Company and changed its name to La-Z-Boy Incorporated in 1996. La-Z-Boy Incorporated was founded in 1927 and is based in Monroe, Michigan.

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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
MEDIAN AGE	44	43	42
AVERAGE HH INCOME	\$66,603	\$56,264	\$50,718

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Net Leased Investment
PARCELS	29-017-0-180 / 174 / 178.01
YEAR BUILT	1996; renovated 2002 +2023
BUILDING SIZE	Approx. 36,543 SF
ACRES	2.898 acres
PRICE	\$4,950,000

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