

2.128 ACRE OUTLOT

472 BOARDMAN - CANFIELD ROAD (SR 244), YOUNGSTOWN, OH 44512

FOR SALE OR LEASE



Joseph W. Khouri
Senior Vice President
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CBRE, Inc.
950 Main Avenue, Suite 200
Cleveland, OH 44113
216 687 1800

CBRE

THE OPPORTUNITY



- 2.128 Acre Site - Available For Sale or Lease
- Sale Price: \$899,000
Lease Price: Contact Broker
- Grocery Anchored Pad Site with Signalized Entrance at Boardman Canfield Rd (SR 224)
- Co-Tenants: Giant Eagle, Getgo, Extra Space Storage, Taco Bell and The Honda Store, dealership
- Zoning: General Business (GB)
- Parcel Number: 29-067-0-066.00-0
- Ideal for retail, medical office, day care and many more
- High traffic counts of 35,409 VPD (Source: ODOT TMS)
- 5 mile population of 115,603 people and average household incomes of \$76,653
- Positioned along a high traffic retail corridor, take advantage of excellent demographics and join this robust market; Southern Park Mall (Macy's, JCP, Cinemark, H&M, etc.), Shops at Boardman Park (Target, Kohls, Bestbuy, HomeGoods, TJ Maxx, Five Below, etc.), Applewood Commons (Dicks, Bed, Bath etc.), Southland Crossings (Walmart, Lowes, Giant Eagle, etc.) and many more

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

109,099



2023
POPULATION

115,603



2023
HOUSEHOLDS

51,394



2023
POPULATION
25 & OVER

86,183



2023
AVG. HOUSEHOLD
INCOME

\$76,653

CONTACT US

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AERIAL VIEW



meijer

at&t

Advance Auto Parts

CAMELOT LANES

giant eagle

ExtraSpace Storage

2.123 AC
OUTLOT
FOR SALE OR LEASE

HONDA

THE SALVATION ARMY

GOODYEAR

GOODYEAR

BOARDMAN-CANFIELD ROAD - 35,409 VPD

Curlington

avenue
FASHION FOR WOMEN SIZES 14 & UP

Planet Fitness

ACE Hardware

SURVEY

ALTA/NSPS LAND TITLE SURVEY

Boardman Township
Mahoning County, OH
November 2021

Easements of Record

Note: Description coincides with Fidelity National Title Insurance Company's Policy No.: 27306-213802153, File No. CB08-10174 with effective date of April 25, 2018.

- ④ Easement to the County of Mahoning, filed for record August 8, 1966, in Volume 148, Page 244 of the Mahoning County Records.
- ⑤ Easement to the Ohio Bell Telephone Company, filed for record July 24, 1968, in Volume 148, Page 244, of the Mahoning County Records (as to Fee Parcel and Easement Parcel B)
- ⑥ Terms and Conditions of Grant of Easement by and between the G-M Realty Inc., an Ohio Corporation and Ward Plaza Associates, an Ohio general partnership, filed for record November 12, 1976 in Volume 182, Page 224, of the Mahoning County Records, amended by Amendment of Easement by and between the G-M Realty Inc., an Ohio Corporation and Ward Plaza Associates, an Ohio general partnership, filed for record February 12, 1983 in Volume 1816, page 183, of the Mahoning County Records (as to Easement Parcel E).
- ⑦ Non-exclusive easements in Limited Warranty Deed from the G-M Realty, Inc., an Ohio corporation and David A. Flynn, Inc. an Ohio corporation filed for record February 12, 1983 in O.R. Book 1816, Page 175 of the Mahoning County Records, as affected by that certain Assignment of Operating Agreements by and between Boardman Plaza, LLC, a Delaware limited liability company and WP Boardman Associates, L.P., a Pennsylvania limited partnership, filed for record October 9, 2007 in O.R. Book 5721, Page 2726, of the Mahoning County Records.
- ⑧ Access Easements established in instrument, filed for record April 27, 1993, in O.R. Volume 1816, Page 187 and Access Easement as shown on plat filed for record October 22, 1993, in Plat Volume 87, Page 56, of the Mahoning County Records.
- ⑨ Sanitary Sewer Easement established in instrument, filed for record April 27, 1994 in O.R. Volume 2232, Page 315, of the Mahoning County Records.
- ⑩ Terms and Conditions of Waterline Easement by and between the G-M Realty, Inc. and Deltarolo Capital Partnership, a Delaware general partnership, filed for record April 27, 1994 in O.R. Book 2232, Page 327.
- ⑪ Sanitary Sewer Easement established in instrument, filed for record April 27, 1994, in O.R. Volume 2232, Page 331, of the Mahoning County Records.
- ⑫ Storm Sewer Easement established in instrument, filed for record April 27, 1994, in O.R. Volume 2232, Page 336, of the Mahoning County Records.
- ⑬ Access Easement established in instrument, filed for record April 27, 1994, in O.R. Volume 2232, Page 340, of the Mahoning County Records.
- ⑭ Non-exclusive easements in Construction, Operation and Reciprocal Easement Agreement by and between Boardman Plaza, LLC, a Delaware limited liability company and Echo Partners 2002, a Pennsylvania limited partnership, filed for record October 18, 2004 in O.R. Book 5482, Page 2191, of the Mahoning County Records, as affected by that certain Assignment of Operating Agreements by and between Boardman Plaza, LLC, a Delaware limited liability company and WP Boardman Associates, L.P., a Pennsylvania limited partnership, filed for record October 9, 2007 in O.R. Book 5721, Page 2726, of the Mahoning County Records.
- ⑮ Covenants, Conditions and Restrictions Agreement by and between Boardman Plaza, LLC, a Delaware limited liability company and W&Z Retail Group/Boardman, LLC, an Ohio limited liability company, filed for record October 18, 2005 in O.R. Book 5576, Page 678 of the Mahoning County Records (as to Fee Parcel and Easement Parcel C).
- ⑯ Sign Easement Agreement by and between Boardman Plaza, LLC, a Delaware limited liability company and W&Z Retail Group/Boardman, LLC, an Ohio limited liability company, filed for record October 18, 2005 in O.R. Book 5576, Page 928, of the Mahoning County Records (as to Easement Parcel C)
- ⑰ Easement Agreement by and between Boardman Plaza, LLC, a Delaware limited liability company and W&Z Retail Group/Boardman, LLC, an Ohio limited liability company, filed for record October 18, 2005 in O.R. Book 5576, Page 928, of the Mahoning County Records (as to Easement Parcel C)

- Parking stalls Provided - 431
- Storage stalls - 222
- Reg. Parking Stalls - 197
- Handicapped Parking Stalls - 12

• Flood Zone "X" (per FEMA Map 3909C02180, eff. 11/18/2009)

Address: 472 & 474 Boardman Canfield Rd., Boardman, Ohio

OKPS Call Numbers

- Dig No. A128002758-00A
- Design No. A128002761-00A

No Building Encroachments

All lot measurements, acreage's, and basis of bearing are per Lot No. 1 in The Replat of the G-M Realty, Inc. Subdivision No. 1, as recorded in Volume 87 of Plans, Page 56, of Mahoning County Records, as appears by said plat.

Certification by:
Fidelity National Insurance Co., & FM STORAGE YOUNGSTOWN, LLC

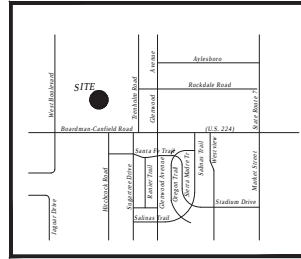
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSP adopted on February 23, 2021, and includes Items 1, 2, 3, 4, 7, 8, 9, 10, 11a, 13 & 18.

Date of Map or Plat: 11-02-2021, Revised 4-14-2022



Carmen S. Conglose, P.S. No. 7270

Date



Legal Description

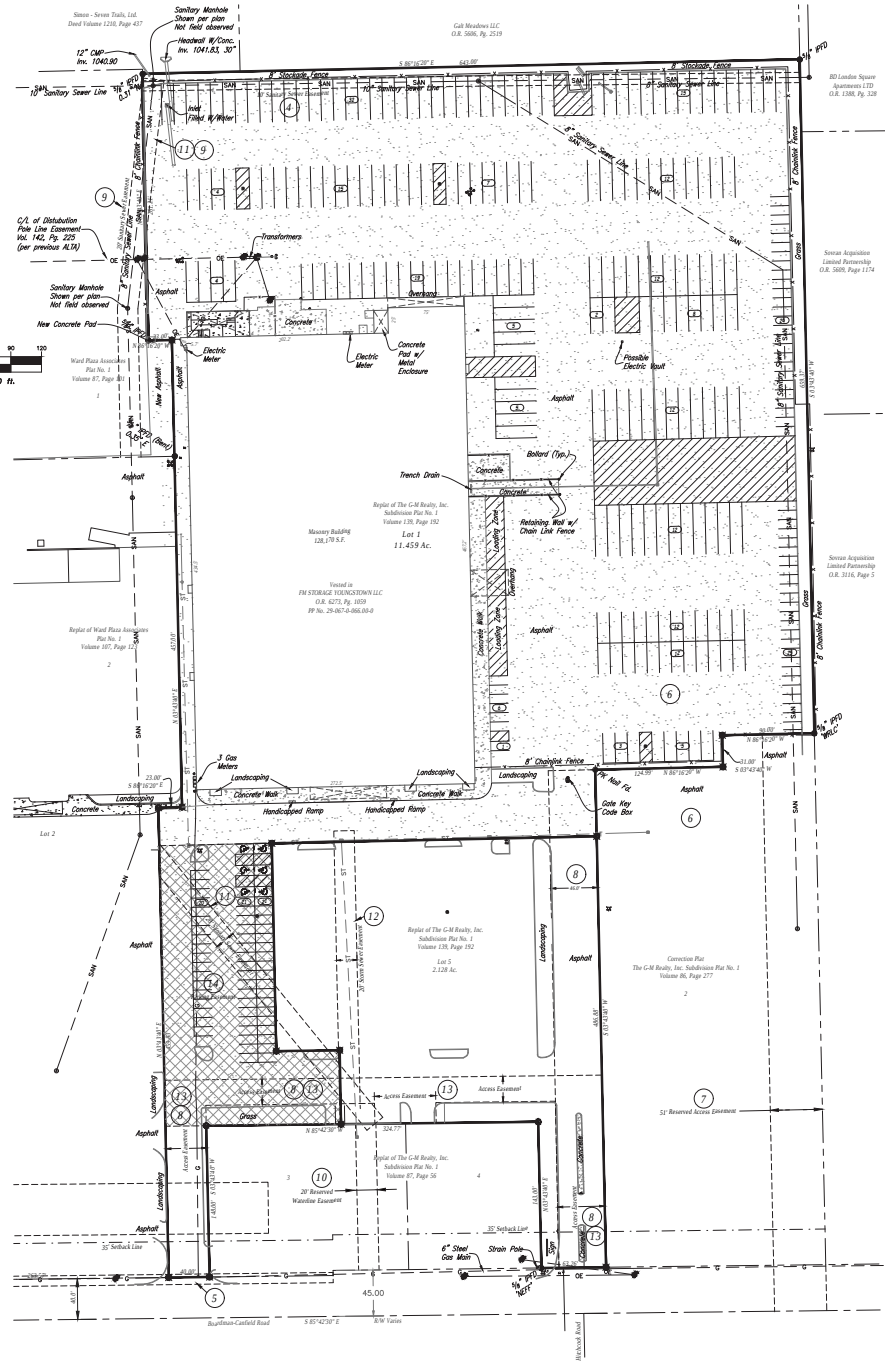
Parcel No. 1: Situated in the Township of Boardman, County of Mahoning, and State of Ohio, and known as being Lot No. 1 in Replat of Lot No. 1 in the G-M Realty, Inc. Subdivision No. 1, as recorded in Volume 139 of Plans, Page 192, of Mahoning County Records, as appears by said plat.

Disclaimer:

The site commitment (Policy No.: 27306-213802153, File No. CB08-10174 with effective date of April 25, 2018) furnished to the surveyor, does not conform to the requirements of Paragraph 4(B) of the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" dated February 23, 2021, as it does not accurately depict the current subdivision boundaries of the subject land parcel on the date of the Survey. At the Client's request, the certified ALTA survey map shows land subdivision boundaries that became effective and were placed on record after the date of the above referenced title commitment.

LEGEND

- | | | |
|-----------|-----|-------------------------|
| — — — — — | OE | Ex. Overhead Wires |
| — — — — — | SAN | Ex. Sanitary Sewer Line |
| — — — — — | G | Ex. Gas Line |
| — — — — — | ST | Ex. Storm Sewer Line |
| — — — — — | W | Ex. Waterline |
-
- | | | | |
|---|--|---|----------------------|
| ◆ | PK Nail Fd. | ● | Ex. Power Pole |
| ● | Iron Pin Fd. (as noted) | ● | Ex. Light Pole |
| ● | Iron pin set | ● | Ex. Strain Pole |
| ○ | 5/8" Rebar, 30 Inches in length, with I.D. cap | □ | Ex. Electric Meter |
| ○ | "OS Conglose PS 7270" | □ | Ex. Gas Meter |
| □ | PK Nail Set | □ | Ex. Gas Valve |
| | | □ | Ex. Water Valve |
| | | □ | Ex. Water Hydrant |
| | | □ | Ex. Sanitary Manhole |
| | | □ | Ex. Storm Manhole |
| | | □ | Ex. Storm Inlet |
| | | □ | Ex. Traffic Sign |
| | | □ | Ex. Bollard |



AES SURVEYING & LAND PLANNING, INC.
888 Boardman-Canfield Rd., Suite A, Boardman, OH 44512
Phone: (330) 953-0227

CONTRACT:

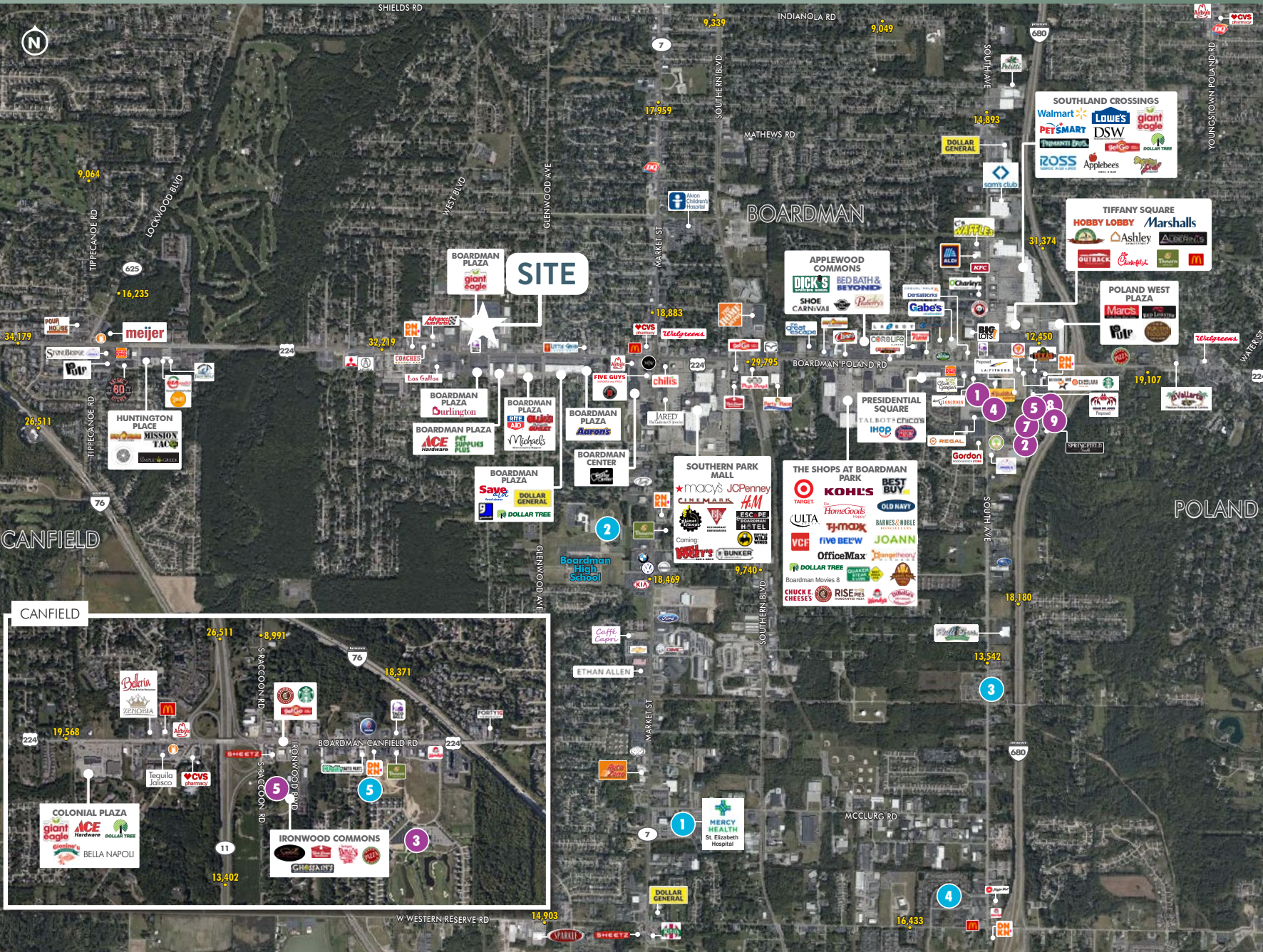
Lot 1 in Replat of
G-M Realty, Inc. Sub. 1
Boardman Township
Mahoning County, OH

Revisions

NO.	DATE	DESCRIPTION
1	11/02/2021	Initial Survey
2	11/02/2021	Revised Survey
3	11/02/2021	Final Survey
4	11/02/2021	Final Survey
5	11/02/2021	Final Survey
6	11/02/2021	Final Survey
7	11/02/2021	Final Survey
8	11/02/2021	Final Survey
9	11/02/2021	Final Survey
10	11/02/2021	Final Survey
11	11/02/2021	Final Survey
12	11/02/2021	Final Survey
13	11/02/2021	Final Survey
14	11/02/2021	Final Survey
15	11/02/2021	Final Survey
16	11/02/2021	Final Survey
17	11/02/2021	Final Survey
18	11/02/2021	Final Survey
19	11/02/2021	Final Survey
20	11/02/2021	Final Survey

ALTA/NSPS
LAND TITLE
SURVEY

TRADE AREA MAP



BOARDMAN-CANFIELD RETAIL TRADE AREA

TRADE AREA INFO

Market St & Boardman Canfield Rd
(3 Miles)

- Population: 51,946
- Daytime Population: 56,870
- Total Households: 23,063
- Median HH Income: \$56,352
- Total Businesses: 2,802
- Total Employees: 35,300

HOTELS

9 Hotels/809 Rooms

1. Holiday Inn - 158
2. Red Roof Inn - 117
3. Courtyard - 103
4. Days Inn - 84
5. Residence Inn - 78
6. Hampton Inn (Canfield) - 77
7. Best Western - 67
8. Hampton Inn (Boardman) - 63
9. Fairfield Inn - 62

MAJOR EMPLOYERS

1. Mercy Health - St. Elizabeths - 1,300
2. Boardman Local Schools - 650
3. AT&T Call Center - 350
4. InfoCision - 200
5. Hill, Barth & King - 100

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Licensed Real Estate Broker

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,313	48,785	115,603
2028 Projected Population	7,169	47,738	113,542
2023 Daytime Population	8,508	54,364	109,099
2023 Households	3,576	22,035	51,394
2023 Average Household Income	\$80,038	\$82,499	\$76,653
2028 Projected Household Income	\$92,263	\$94,972	\$88,210
2023 Median Household Income	\$62,653	\$58,326	\$54,108

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