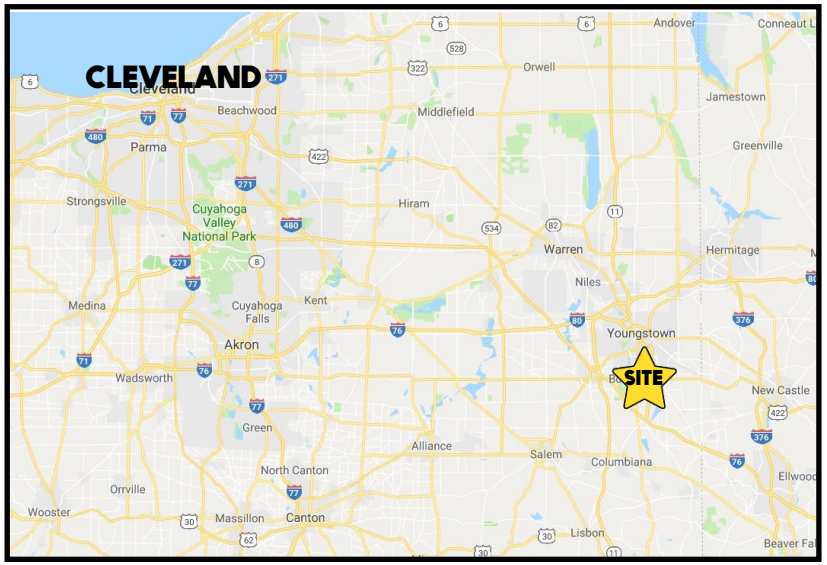
PLATZ REALTY GROUP

FOR LEASE

LOCATION

1120-1300 Boardman Poland Rd, Boardman, OH 44512



HIGHLIGHTS

- Inline tenants include Ashley Furniture, Marshalls, Hobby Lobby, Fin Feather Fur, Alberini's Restaurant
- Outparcels include Chick-Fil-A, McDonald's, Panera, Huntington National Bank, Sleep Number and McAlister's
- Completely remodeled in 2017
- Well positioned along US 224 at South Ave/ Tiffany Blvd/I-680

TRAFFIC

Boardman Poland Rd = 32,730 VPD
South Ave = 19,553 VPD
Tiffany Blvd = 12,353 VPD

CONTACT

BILL KUTLICK

330.565.5701 bkutlick@platzrealtygroup.com

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

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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

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INLINE

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OUTPARCELS

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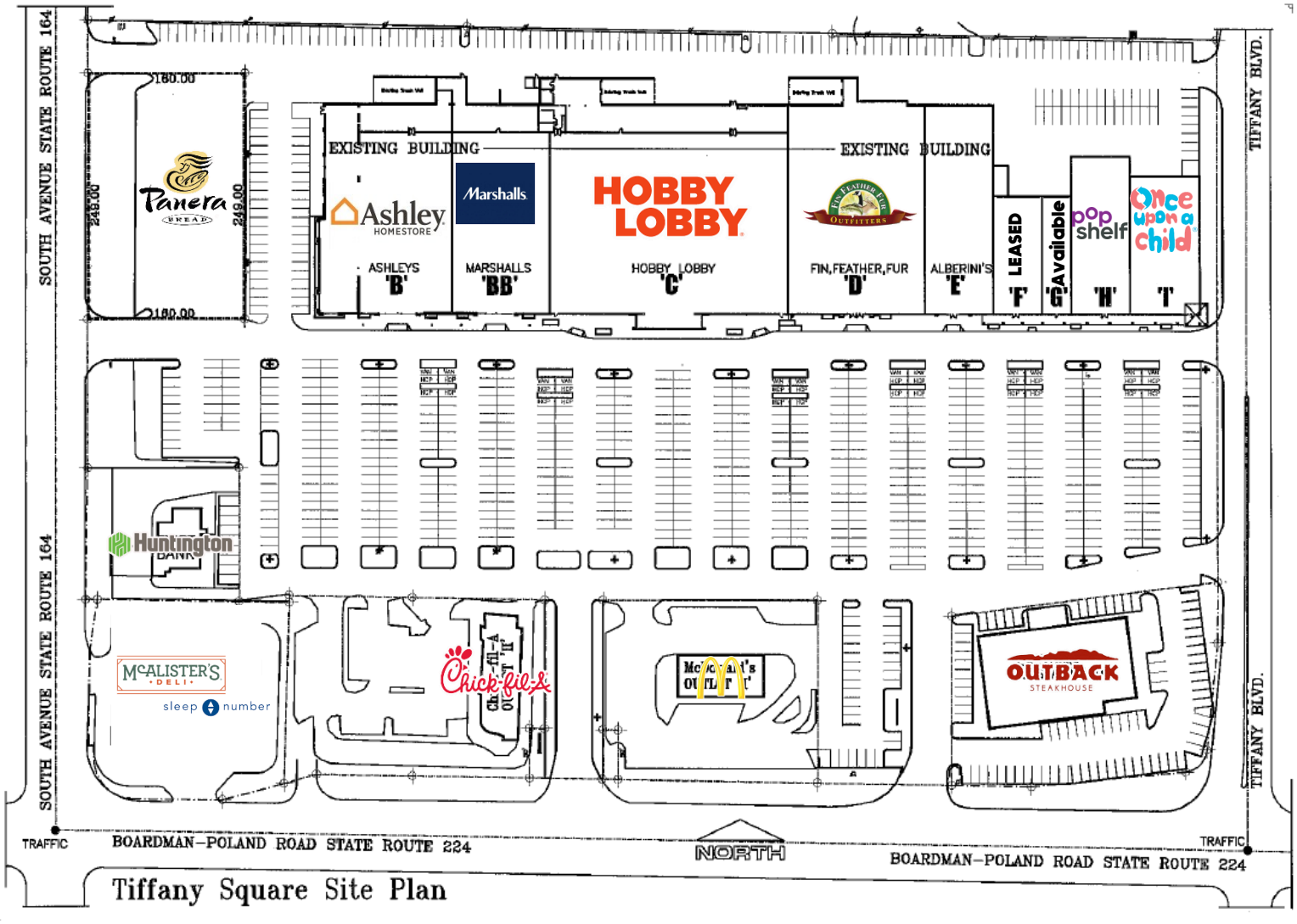
SITE PLAN



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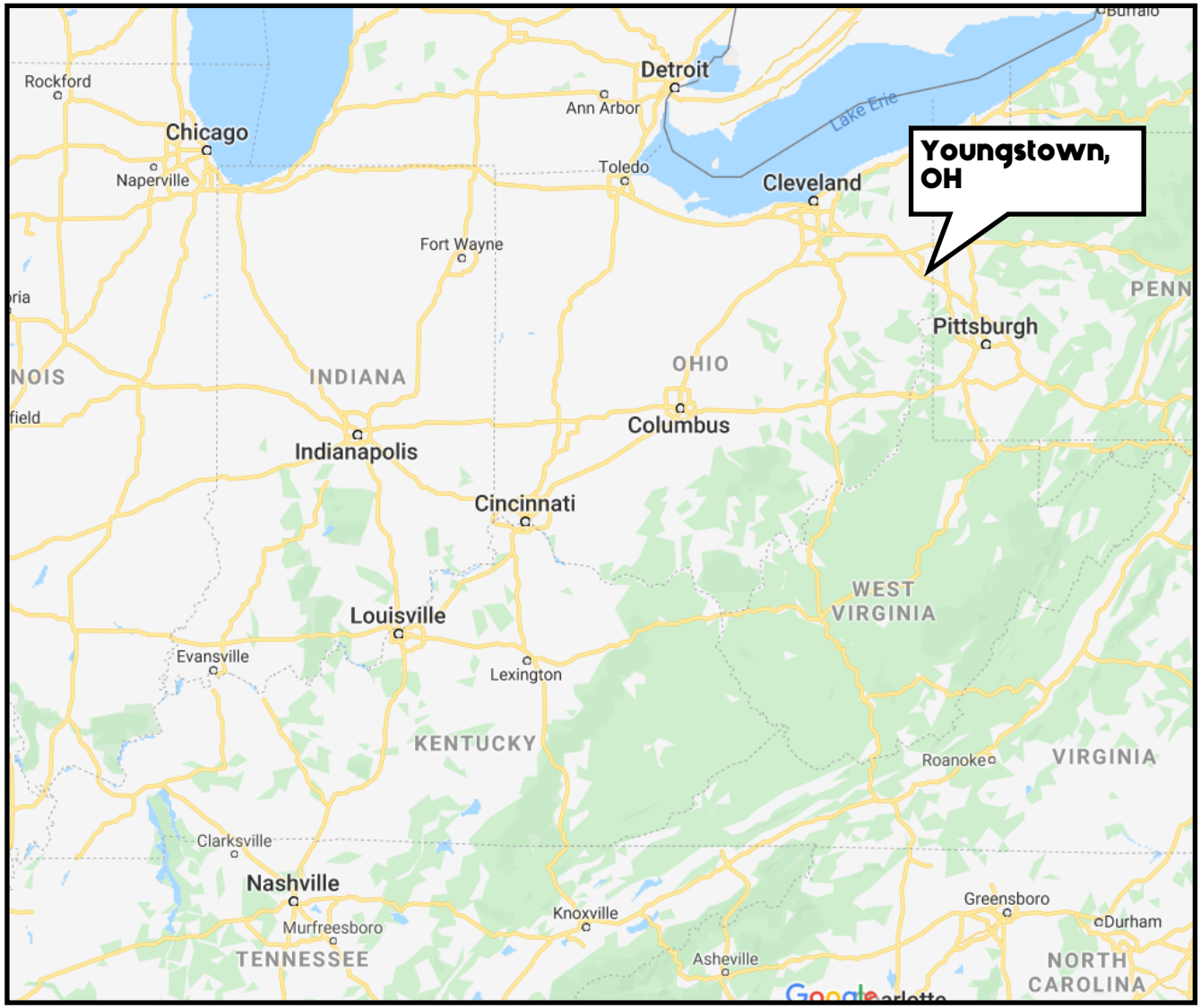
REGIONAL



Youngstown, OH is located on the Mahoning River, equidistant from Cleveland, OH and Pittsburgh, PA.

Youngstown is 10 miles from Pennsylvania and is midway between New York City and Chicago (via I-80).

Boardman, OH is a suburb of Youngstown.

Youngstown State University (YSU) is a public university and the largest employer in the city. The 175 acre campus houses about 15,000 students.

- Undergraduate Enrollment: 15,000
- Undergraduate Programs: 115
- YSU also offers Graduate Programs

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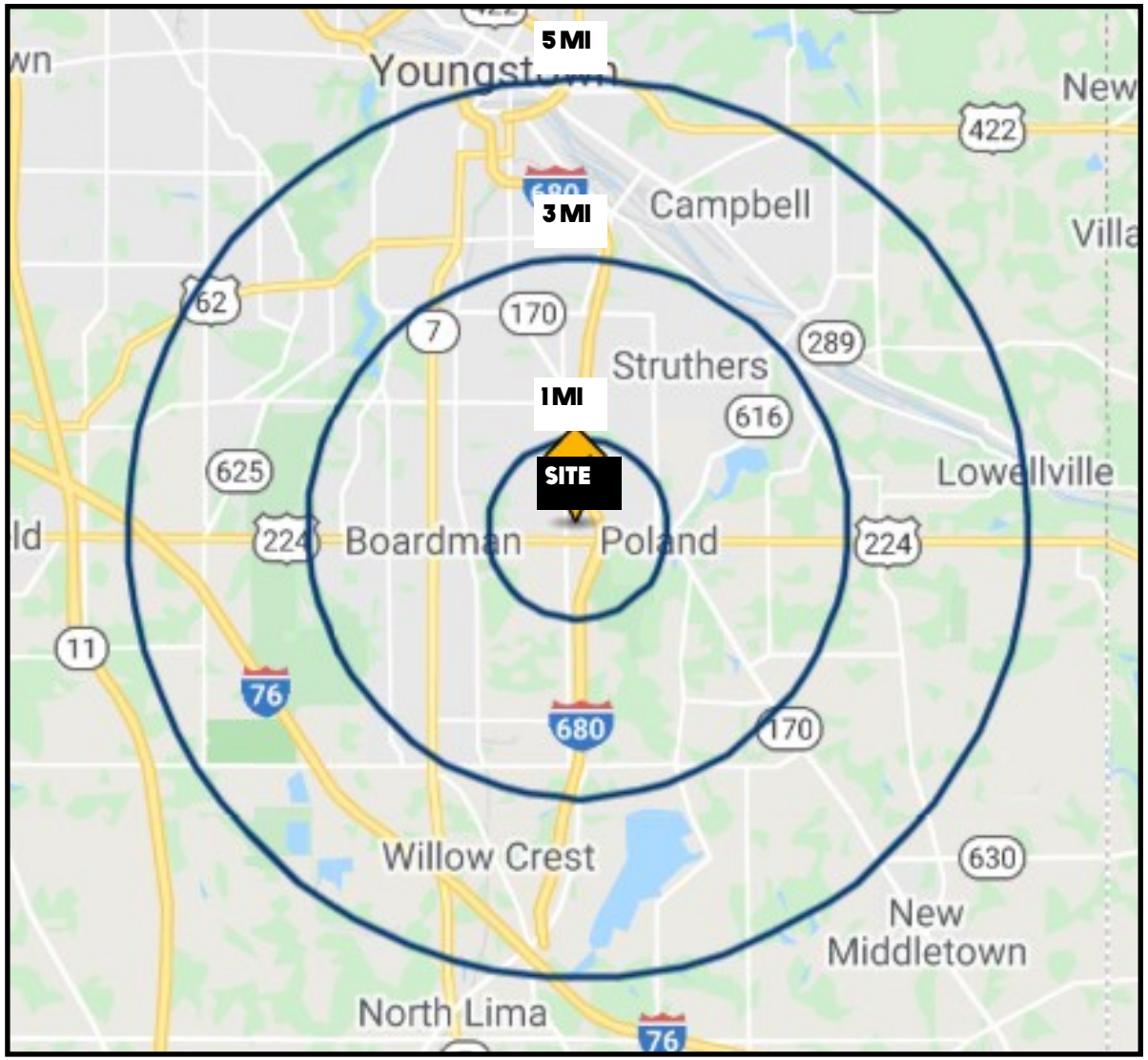
SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,243	61,731	111,180
HOUSEHOLDS	2,239	26,142	46,878
AVERAGE AGE	44	42	42
MEDIAN HH INCOME	$72,832	$55,752	$49,144

SITE INFORMATION

LOCATION	Boardman Township; Mahoning County
BUILDING SIZE	179,791 SF
ACREAGE	14.7 acres
YEAR RENOVATED	2017
CURBCUTS	7
SIGNAGE	Boardman Poland Rd and South Ave
AVAILABLE UNITS	G: 3,600 SF (30' x 120') (Former Catherines) 3D Tour: 1260
RENT	Base: $15.00/SF Cam/Taxes/Insur: $3.10/SF

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