



**FREESTANDING QSR
DRIVE-THRU**

940 Boardman Poland Road
Boardman, Ohio 44512

FOR LEASE

FREESTANDING QSR DRIVE-THRU

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HIGHLIGHTS

- ▶ Freestanding 2,036 SF QSR building with existing drive-thru
- ▶ Option to ground lease on 0.82-acre parcel
- ▶ Excellent visibility with prominent pylon signage and over 48,000 VPD on US-224/Boardman-Poland Road
- ▶ Established trade area anchored by national retailers, grocers, restaurants, and other daily-need services
- ▶ Regional retail hub draws shoppers from Boardman, Poland, Canfield, Youngstown, and the greater Mahoning Valley



ANCHOR
RETAIL

REALTY
RESOURCES
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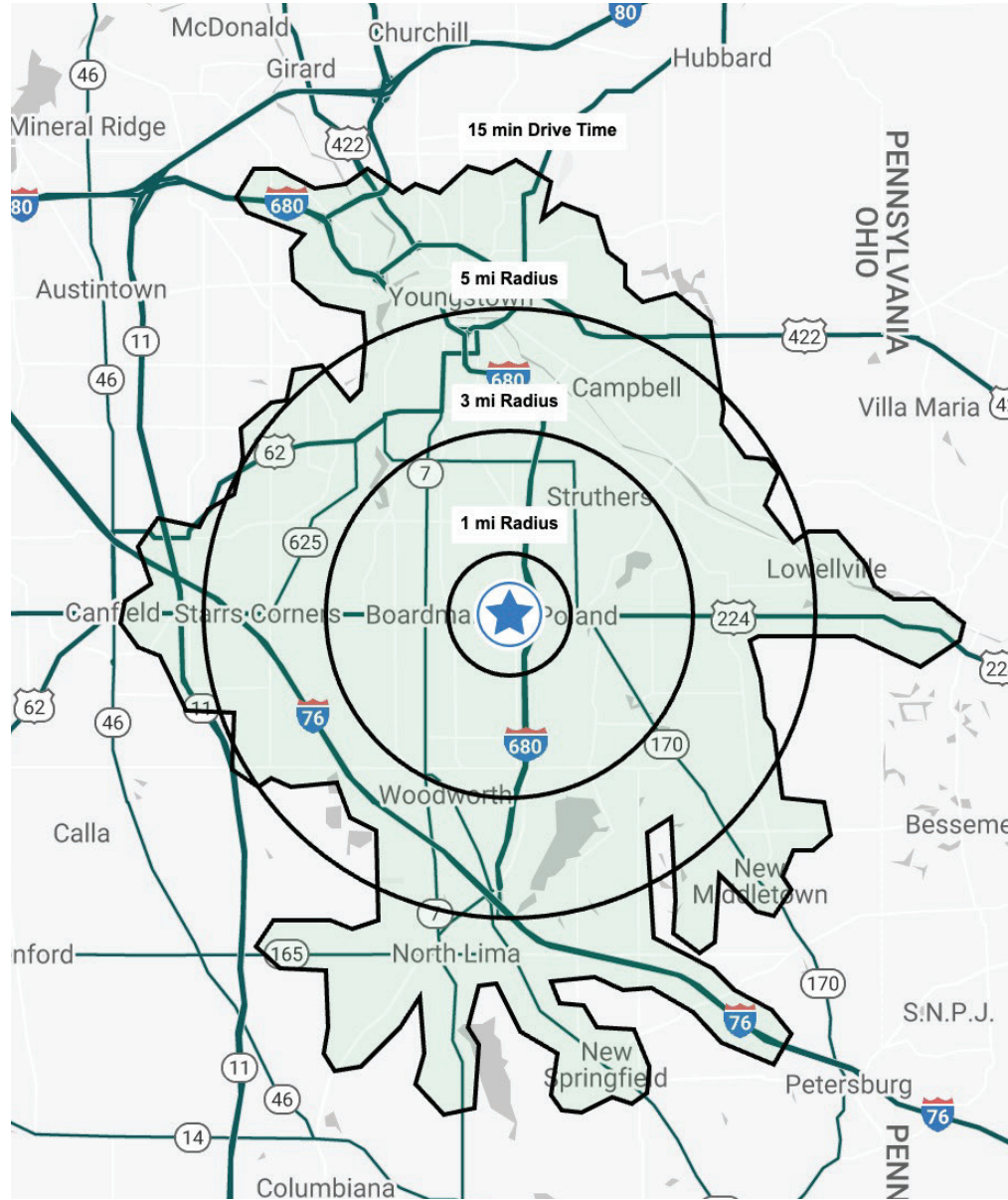
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	4,797	59,397	107,156	140,116
HOUSEHOLDS	2,152	26,269	46,986	60,308
MEDIAN AGE	46.8	42.7	42.6	41.6
AVERAGE HH INCOME	\$108,044	\$89,005	\$87,779	\$81,893
MEDIAN HH INCOME	\$76,326	\$68,154	\$63,821	\$59,701
BUSINESSES	469	2,791	4,280	5,723
EMPLOYEES	4,607	26,292	39,594	59,660
EDUCATION: BACHELORS +	40.1%	31.0%	29.9%	27.9%



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