

AR | ANCHOR RETAIL

REALTY
RESOURCES
MEMBER



TIFFANY PLAZA

7121-7165 Tiffany Blvd
Boardman, Ohio 44514

RETAIL SPACE & OUTPARCEL AVAILABLE

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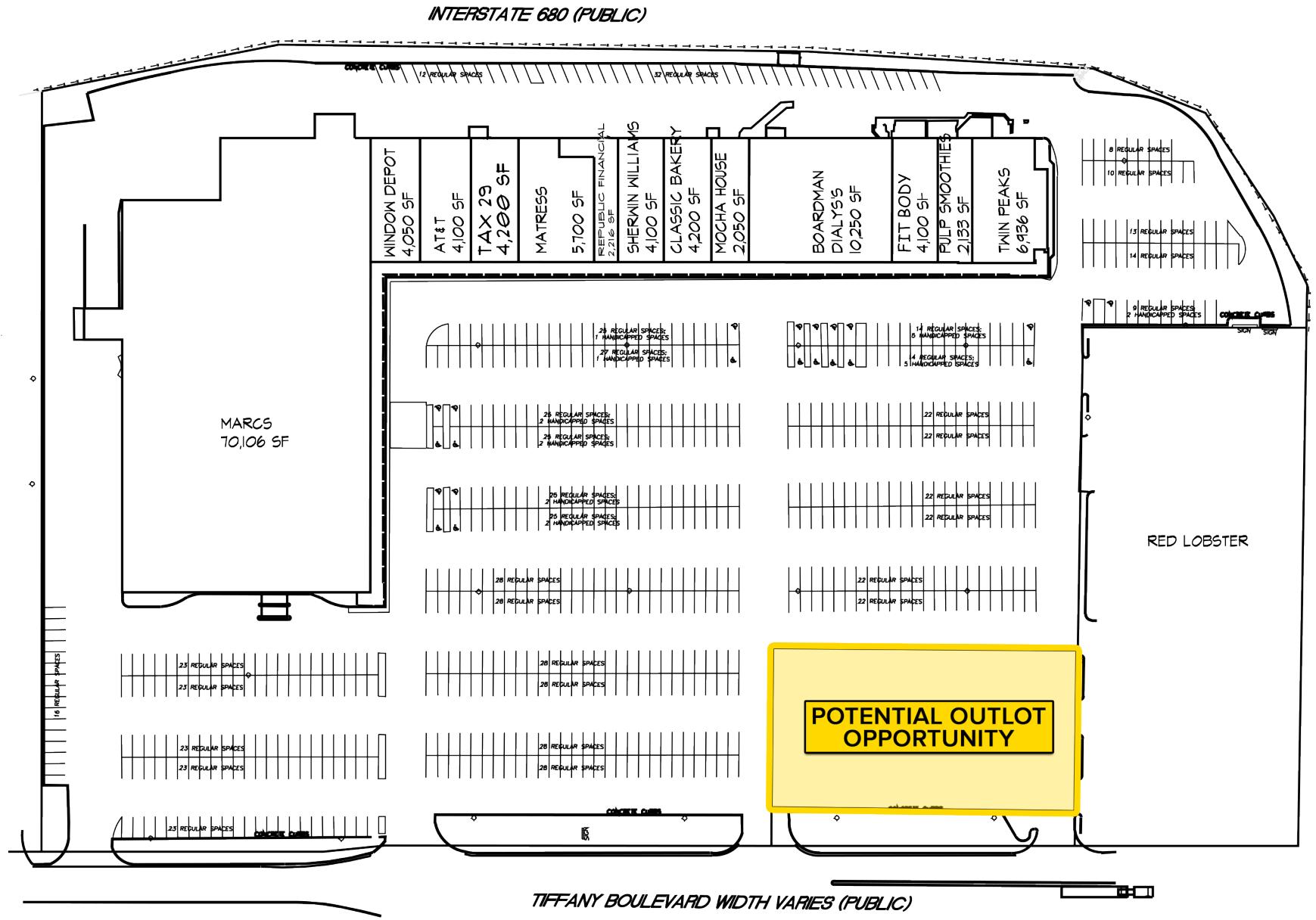


HIGHLIGHTS

- ▶ FULLY LEASED SHOPPING CENTER
- ▶ Potential +/- 0.92 acre outparcel opportunity
- ▶ Located in one of two major retail hubs in the Mahoning Valley with convenient highway access to I-680
- ▶ Signalized entry at the intersection of Boardman-Poland Road (US-224) and Tiffany Boulevard
- ▶ Anchored by Marc's with co-tenants including Sherwin-Williams, Fit Body Boot Camp, AT&T, Pulp Juice & Smoothie Bar, Quality Mattress Outlet, Window Depot, and more
- ▶ Join other major area retailers including Walmart, Lowe's, Giant Eagle, DSW, PetSmart, Hobby Lobby, Marshalls, Big Lots, Gabe's, Target, Kohl's, Ulta, Dick's Sporting Goods, TJ Maxx & HomeGoods, Southern Park Mall, and many more!

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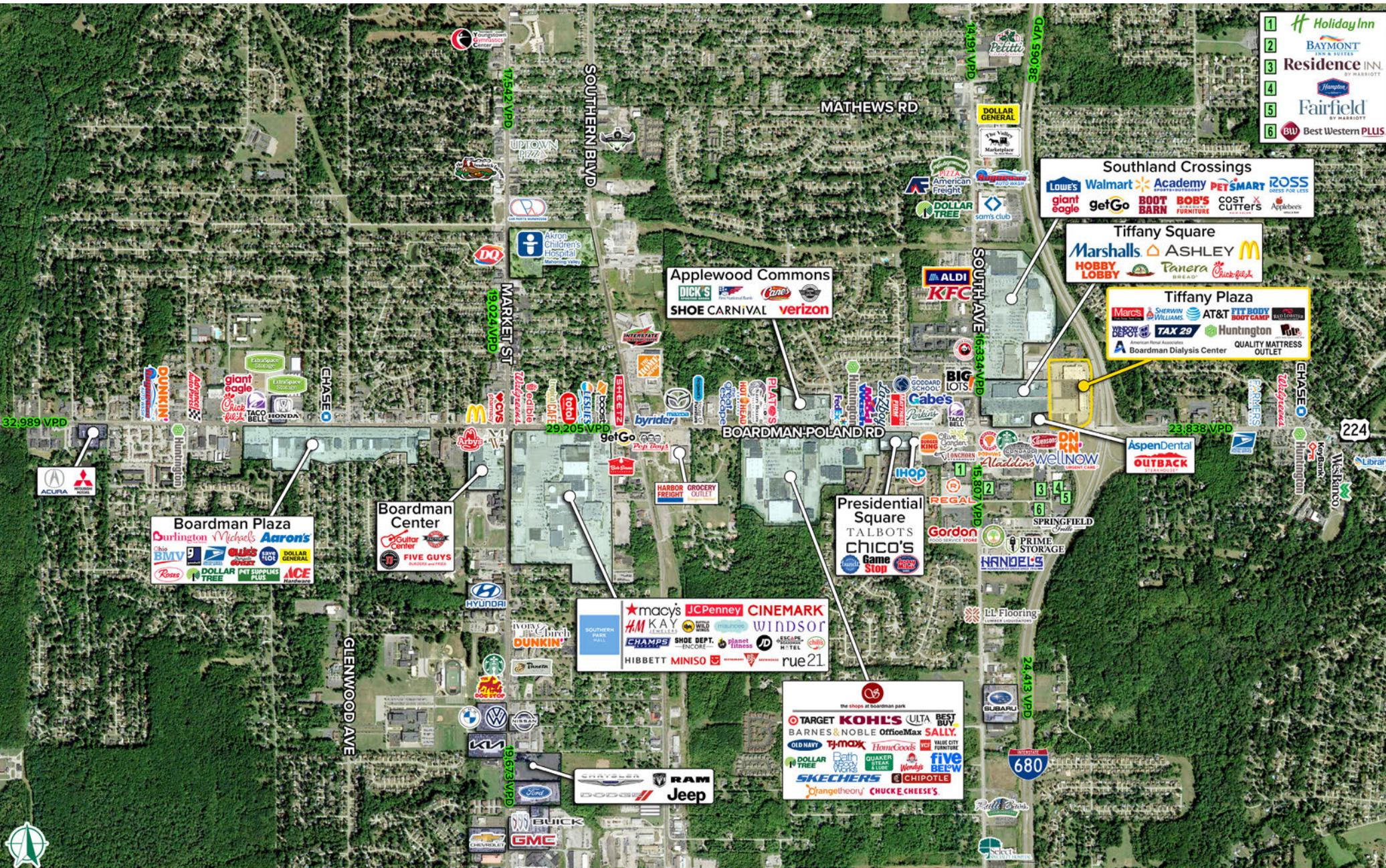
BOARDMAN POLAND ROAD (US 224) WIDTH VARIES (PUB 1C)



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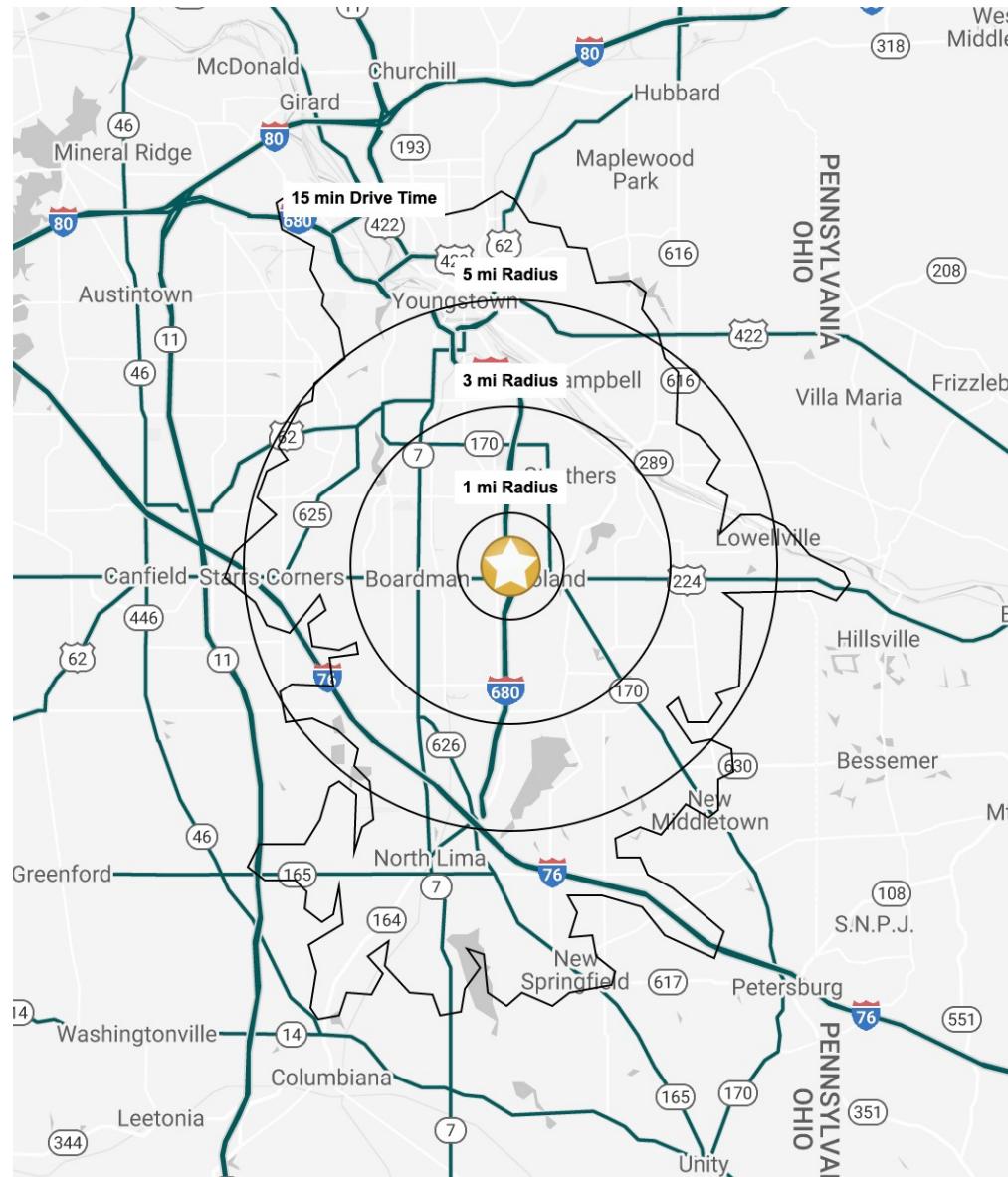
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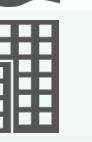


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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE	
	POPULATION	5,069	58,663	10,695	128,858
	HOUSEHOLDS	2,242	25,782	46,708	55,526
	MEDIAN AGE	48.4	44.9	44.6	43.4
	AVERAGE HH INCOME	\$79,155	\$70,310	\$67,209	\$64,923
	MEDIAN HH INCOME	\$66,407	\$57,378	\$53,115	\$50,316
	BUSINESSES	442	2,473	4,092	5,080
	EMPLOYEES	5,427	29,951	46,021	70,898
	EDUCATION: BACHELORS +	35.2%	28.0%	26.1%	24.6%

 **ANCHOR**
RETAIL

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