



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER



giant eagle

Youngstown
SKATE

TIFFANY BLVD

Marc's
Fresh Savings. Smart Living.

WINDOW DEPOT

AT&T

TAX 29

Republic
FINANCE

SHERWIN
WILLIAMS

Classic
bakery

THE
MOCHA
HOUSE
CAFE & BAKERY

American Renal Associates
Boardman Dialysis Center

FIT BODY
BOOT CAMP

Pole
JUICE AND SMOOTHIE BAR

TWIN PEAKS
BREW & BAKERY

RED LOBSTER
FRESH FISH - LIVE LOBSTER

TIFFANY PLAZA

33,939 VPD

POTENTIAL OUTLOT
OPPORTUNITY



HOBBY
LOBBY
Marshalls

FIN FEATHER
OUTITTERS

pop
shelf
child

Aspen Dental
Sport Clips
HAIRCUTS
OUTBACK
STEAKHOUSES



Chick
fil

BOARDMAN-POLAND RD

CONDADO
TEQUILA MARGARITAS



TEXAS
ROADHOUSE

Swensons
DRIVE-IN

DUNKIN'

INTERSTATE
680

224

39,472 VPD

TIFFANY PLAZA

7121-7165 Tiffany Blvd
Boardman, Ohio 44514

RETAIL SPACE & OUTPARCEL AVAILABLE

TIFFANY PLAZA

7121-7165 Tiffany Blvd | Boardman, Ohio 44514

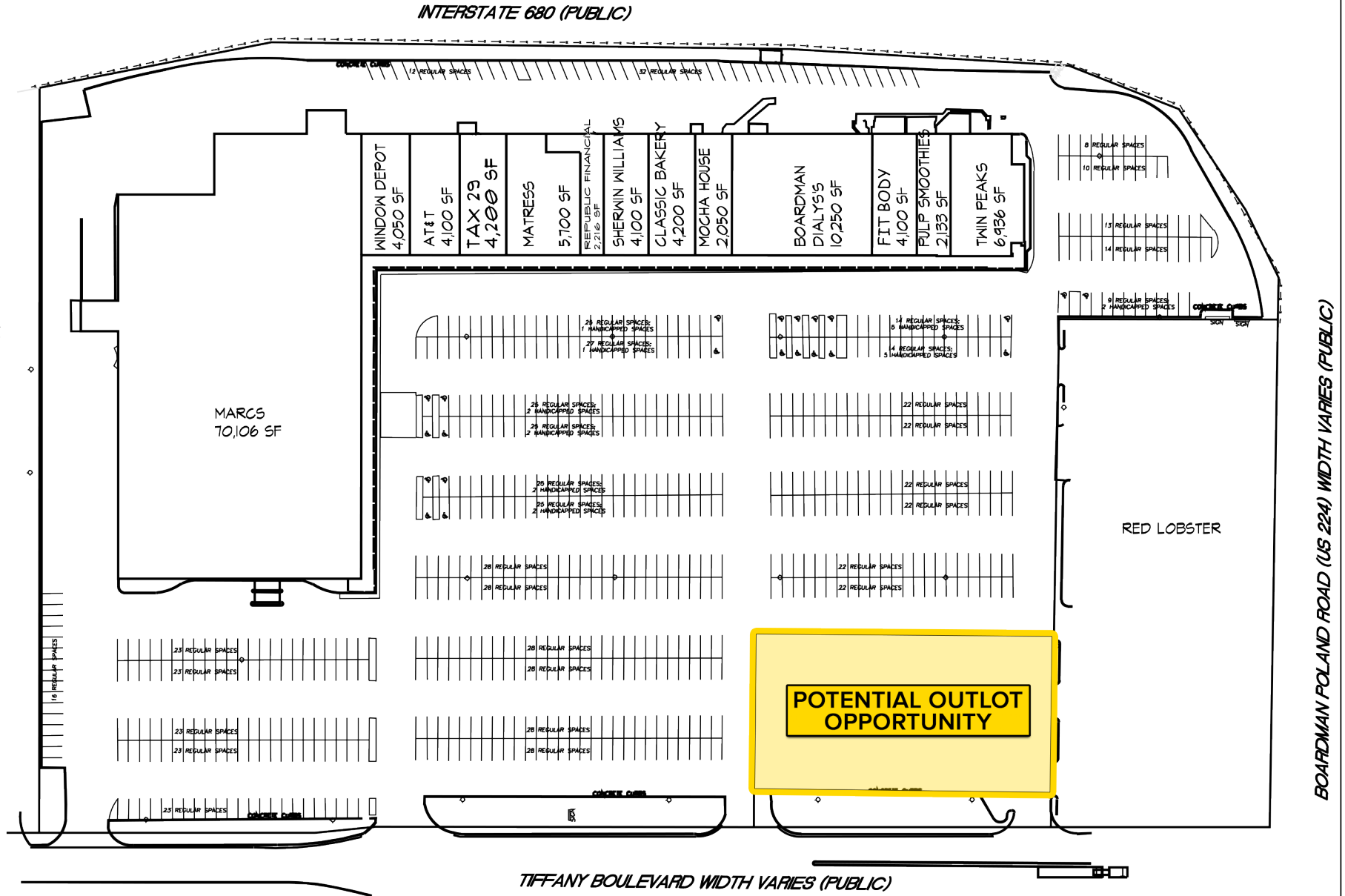


HIGHLIGHTS

- ▶ 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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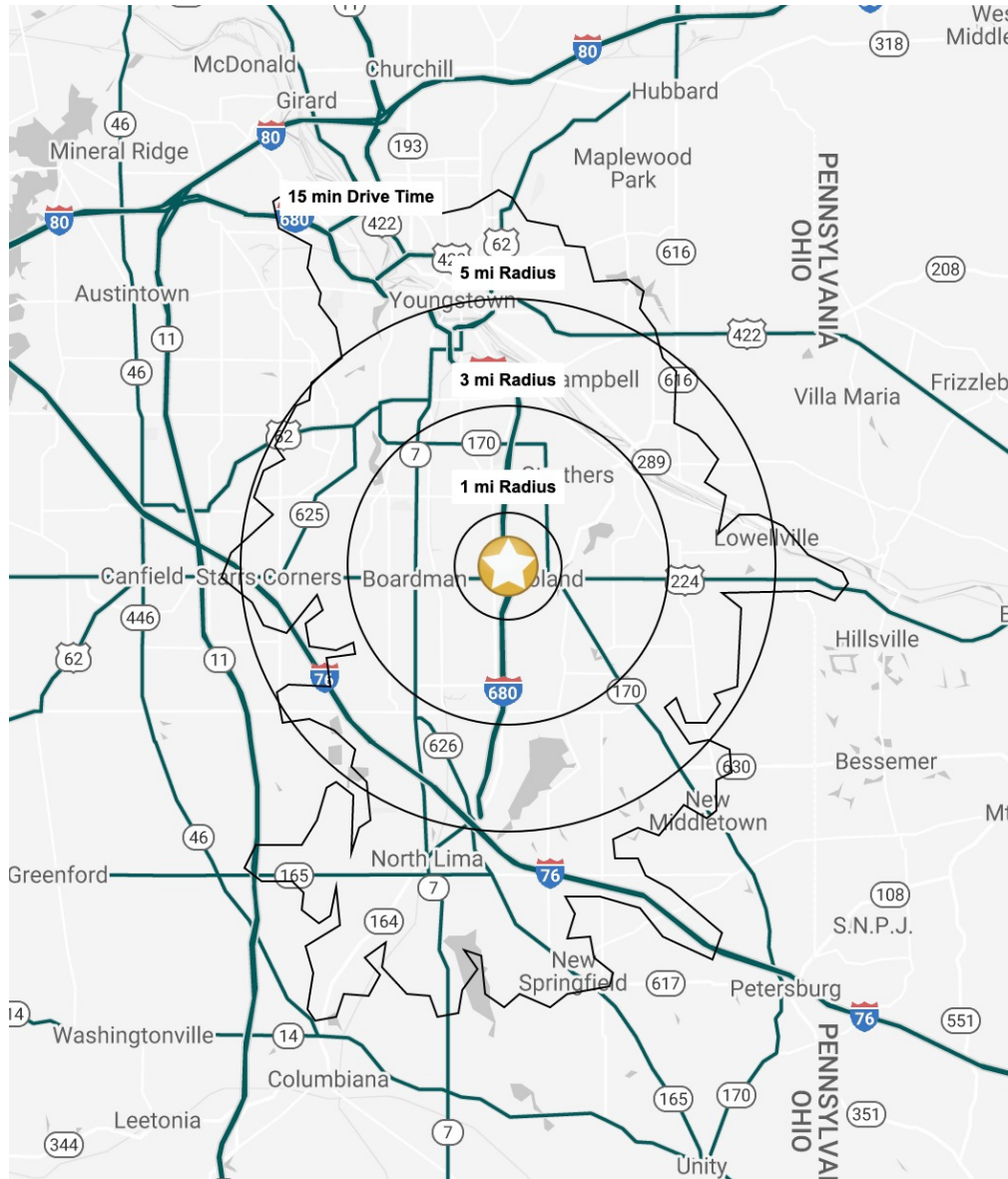
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DEMOGRAPHIC SNAPSHOT

	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%



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