



ANCHOR RETAIL



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 & PATISserie

American Renal Associates
Boardman Dialysis Center

FIT BODY BOOT CAMP

FULC
JUICE AND SMOOTHIE BAR

POTENTIAL OUTLOT OPPORTUNITY



AVAILABLE ENDCAP SPACE
6,936 SF



RED LOBSTER
FRESH FISH-LIVE LOBSTER

TIFFANY PLAZA

33,939 VPD



HOBBY LOBBY

FIN FEATHER FLY
OUTFITTERS

pop shelf child
Once upon a

Marshalls

Chick-fil-A



Aspen Dental
Sport Clips
OUTBACK
HAIRCUTS
BY APPOINTMENT

BOARDMAN-POLAND RD



TEXAS ROADHOUSE

Swensons
DRIVE-IN

DUNKIN'

MISSION BBQ

TIFFANY PLAZA

7121-7165 Tiffany Blvd
Boardman, Ohio 44514

RETAIL SPACE & OUTPARCEL AVAILABLE

TIFFANY PLAZA

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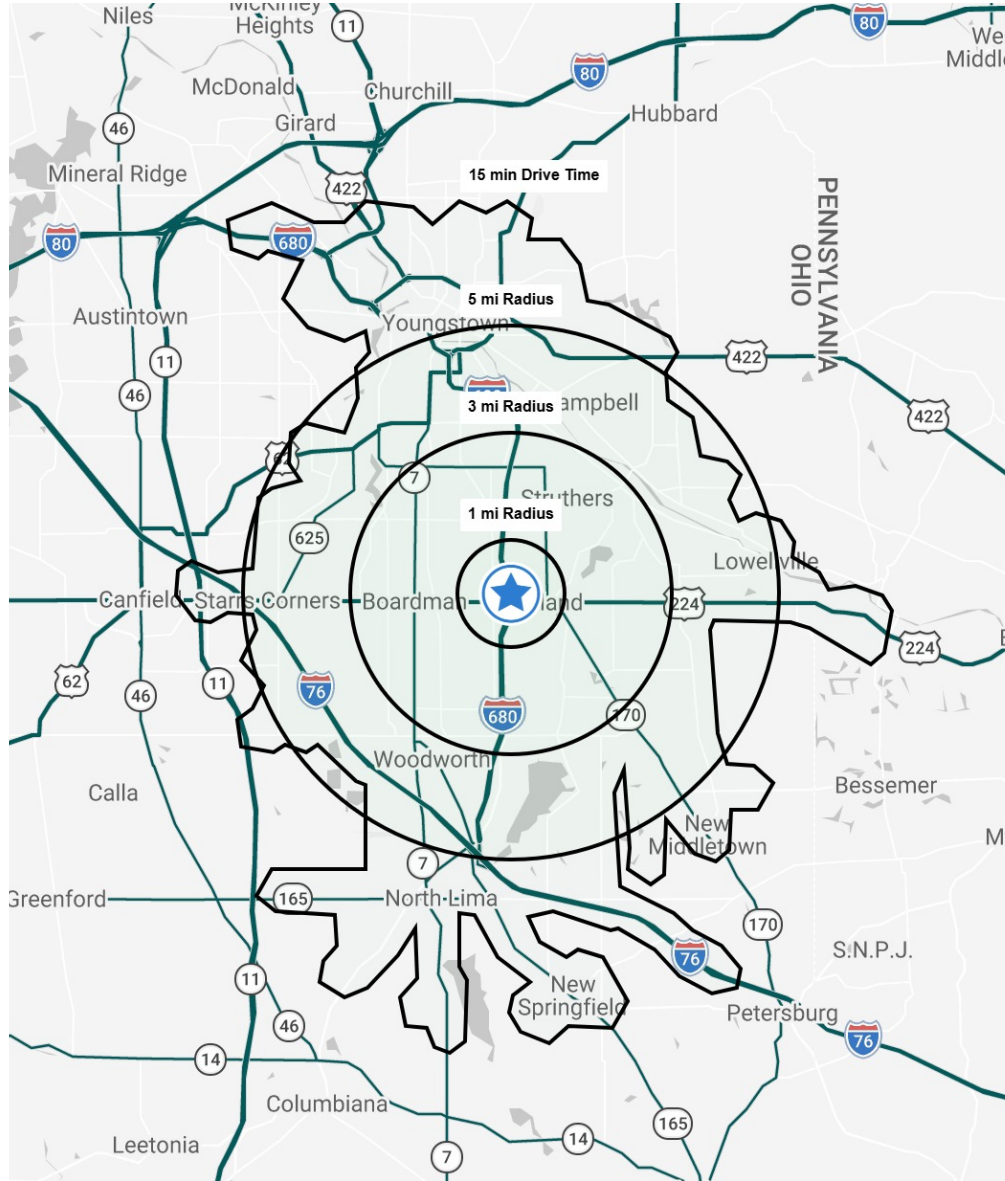
HIGHLIGHTS

- ▶ 6,936 SF restaurant end-cap with FF&E available - **DO NOT DISTURB TENANT**
- ▶ 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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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	4,520	58,088	107,372	137,556
HOUSEHOLDS	1,981	25,465	47,065	59,054
MEDIAN AGE	44.3	42.2	42.3	41.2
AVERAGE HH INCOME	\$110,477	\$90,399	\$86,555	\$80,077
MEDIAN HH INCOME	\$83,362	\$68,853	\$63,507	\$58,768
BUSINESSES	462	2,580	4,263	5,664
EMPLOYEES	4,116	24,734	39,393	59,488
EDUCATION: BACHELORS +	35.2%	28.0%	26.1%	24.6%



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