



GOODMANREALESTATE.COM
216.381.8200

BOARDMAN DEVELOPMENT SITE

Boardman, Ohio



HIGHLIGHTS

- AVAILABLE: Approximately 2.0 AC with an existing 9,000 SF building
- LOCATION: SW Corner of the signalized intersection of Boardman Poland Road and Tiffany South
- TRAFFIC: Exceeding 32,000 vehicles daily
- ZONING: Permits medical office, drug store, and restaurant (Fuel Station is a conditional use)
- CUSTOMERS - Over 108,000 people within a 5-mile radius
- AVERAGE HOUSEHOLD INCOME - Over \$62,000 within a 5-mile radius
- DAYTIME POPULATION - Over 18,000 employees within a 5-minute drive

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2024 Projection	58,074	104,655	157,476
2019 Estimate	59,963	108,411	163,008
INCOME	3 MILE	5 MILE	7 MILE
2019 Average	\$66,476	\$62,451	\$60,304
2019 Median	\$50,923	\$44,776	\$42,854
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2019 Employees	33,150	47,550	74,900

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

STEVE ALTEMARE

Senior Vice President

steve@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

STEVE ALTEMARE
Senior Vice President
steve@goodmanrealestate.com

BOARDMAN DEVELOPMENT SITE

Boardman, Ohio



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.