



GOODMANREALESTATE.COM
216.381.8200

POLAND PAD SITE

8535 South Avenue
Poland, Ohio



**1.45 AC
AVAILABLE**

HIGHLIGHTS

- 1.45-acre outparcel available
- 163' of frontage on South Avenue
- PPN: 29-049-0-006.02-0
- Great visibility and accessibility to Interstate 680 at East Western Reserve Road, the first exit south of SR 224 along Interstate 680
- Area retailers include McDonald's, Wendy's, Taco Bell, Dunkin', and Shell
- 2.4 miles from the Boardman trade area

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	23,468	72,936	122,647
2018 Estimate	23,844	74,936	125,947
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$77,625	\$67,818	\$62,511
2018 Median	\$61,673	\$52,981	\$45,865
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	20,557	38,354	50,672

LEASING INFORMATION

www.goodmanrealestate.com
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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

ZACK SOGOLOFF

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SETH MARKS

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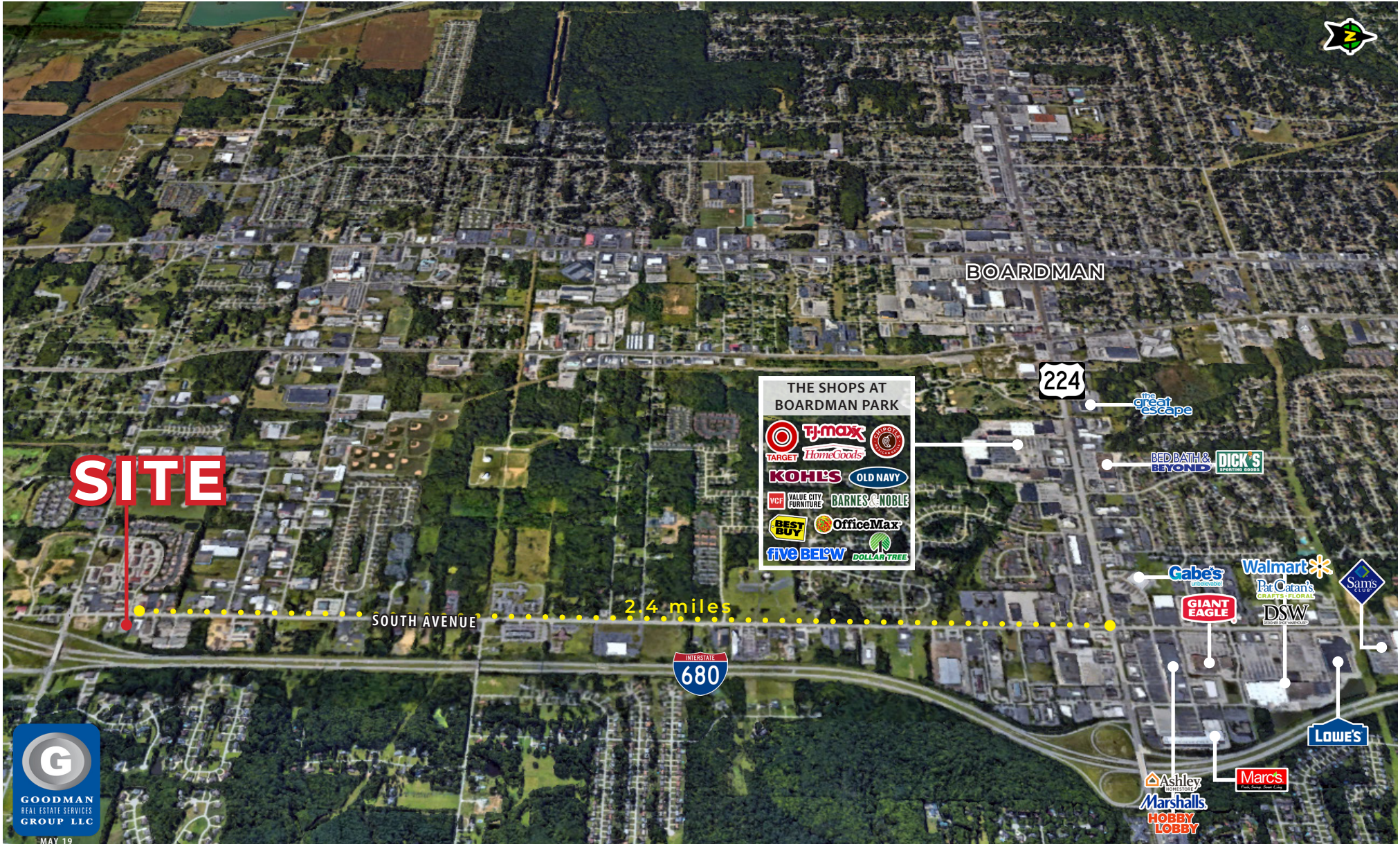
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