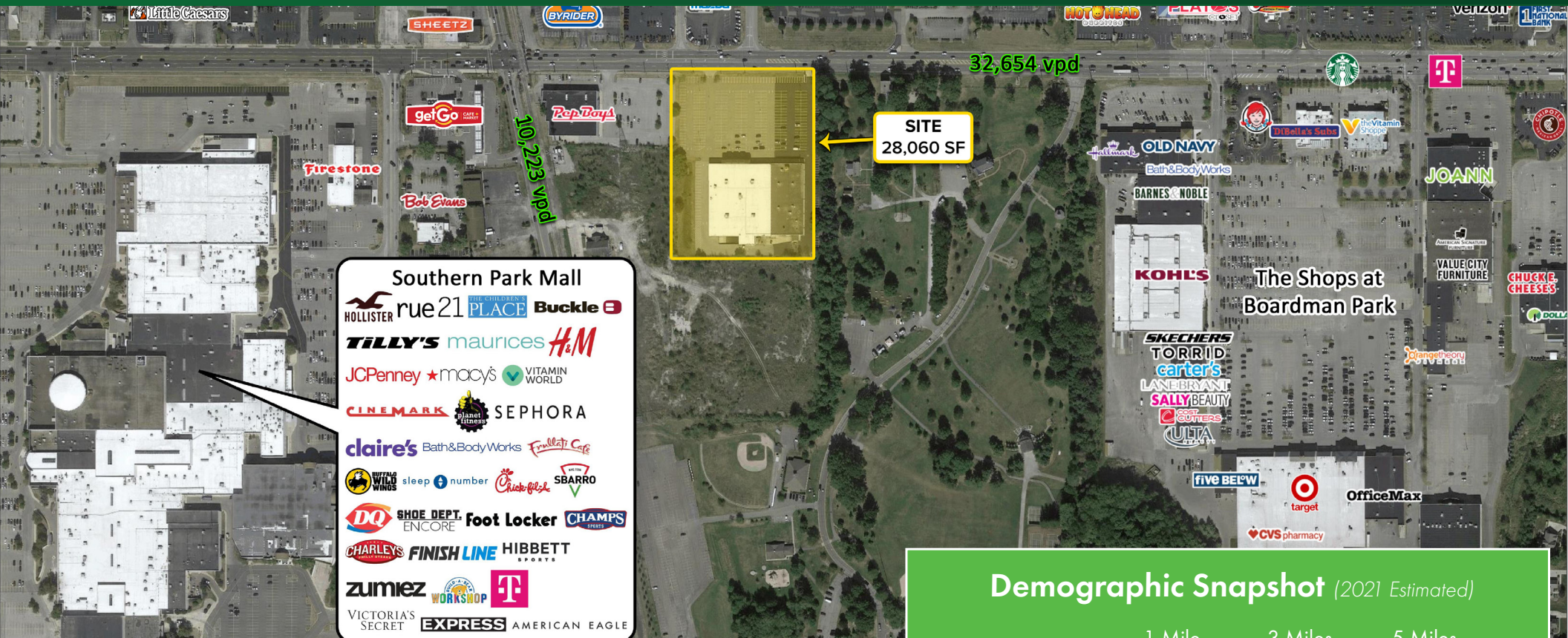


# FOR LEASE

## Redevelopment of Toys R Us in Boardman, OH 317 Boardman Poland Rd., Boardman, OH 44512



### PROPERTY OVERVIEW

- 28,060 SF Anchor tenant space available
- Located in the heart of the Boardman retail trade area
- Outstanding visibility with 32,654 VPD passing the site daily
- Minutes away from Southern Park Mall, The Shops at Boardman Park, Tiffany Square, and Southland Crossings
- CoTenants include brand new Harbor Freight and Party Place
- New façade and storefront opportunity available

### Demographic Snapshot (2021 Estimated)

	1 Mile	3 Miles	5 Miles
Population	5,844	52,668	106,964
Households	2,578	22,939	45,269
Median HH Inc	\$58,147	\$57,396	\$53,626
Average HH Inc	\$76,057	\$75,528	\$73,975
Daytime Pop	7,407	28,890	44,384

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**Vincenzo Calabrese**

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**Sean Wall**

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317 Boardman Poland Rd., Boardman, OH 44512



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Boardman, OH

### The Shops at Boardman Park

OLD NAVY LANE BRYANT SKECHERS  
carter's JOANN Starbucks T-BEST BUY  
TORRID DOLLAR TREE  
five BELOW KOHL'S BARNES & NOBLE  
TJ-maxx target the Vitamin Shoppe DiBella's Subs  
CVS pharmacy CHUCK E. CHEESE'S Hallmark  
HomeGoods VALUE CITY FURNITURE OfficeMax  
Orange Theory Fitness AMERICAN SIGNATURE FURNITURE Bath & Body Works  
ULTA SALLY BEAUTY COST CUTTERS

10,223 vpd

32,654 vpd

SITE  
28,060 SF

### Southern Park Mall

HOLLISTER rue21 PLACE Buckle  
TILLY'S maurices H&M VICTORIA'S SECRET  
JCPenney macys VITAMIN WORLD EXPRESS  
CINEMARK planet fitness SEPHORA AMERICAN EAGLE  
claire's Bath & Body Works Follie's Cafe T  
sleep number Chick-fil-A SBARRO WORKSHOP  
DQ SHOE DEPT. ENCORE Foot Locker CHAMPS  
CHARLEY'S FINISH LINE HIBBETT SPORTS



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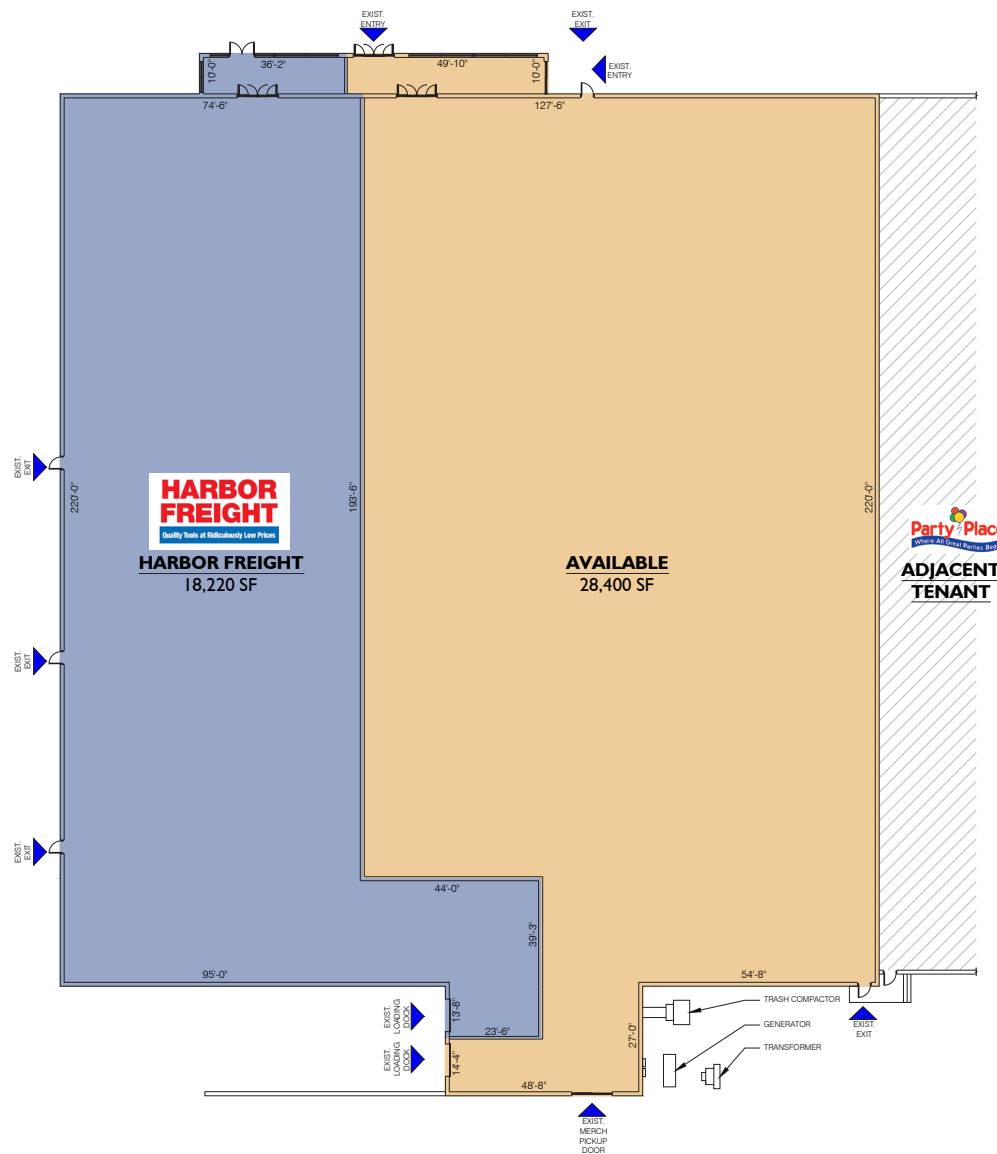
**FOR LEASE**

# Redevelopment of Toys R Us in Boardman, OH

317 Boardman Poland Rd., Boardman, OH 44512

BOARDMAN, OH  
Commercial

317 Boardman Poland Rd  
Boardman, OH 44512



LOD - OPT A  
FLOOR PLAN  
SCALE: 1/16" = 1'-0"  
0 8 16 32



THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



08/19/21



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# Redevelopment of Toys R Us in Boardman, OH

## 317 Boardman Poland Rd., Boardman, OH 44512

### SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

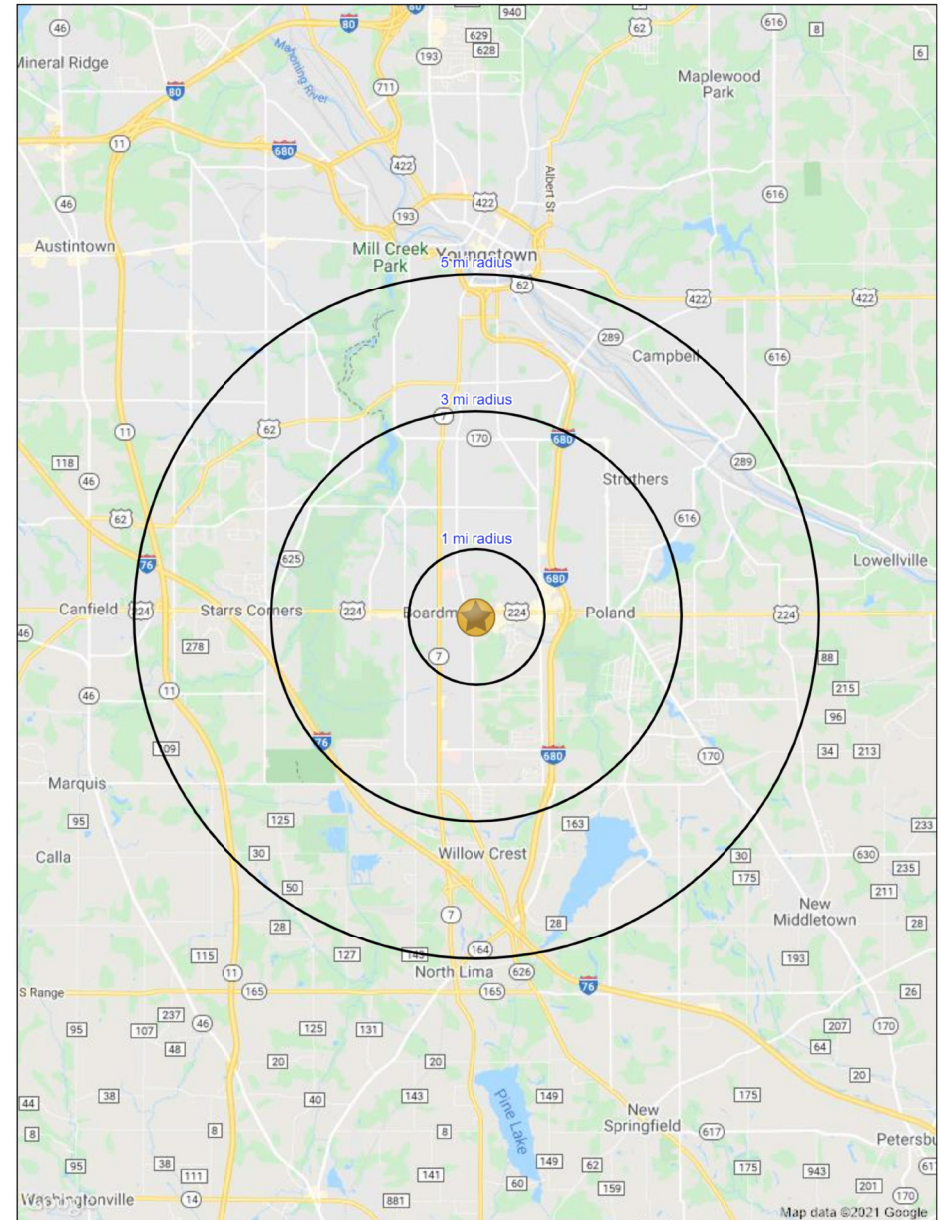
Lat/Lon: 41.0233/-80.6523

317 Boardman Poland Rd

Boardman, OH 44512

POPULATION	2021 Estimated Population	5,844	52,668	106,964
	2026 Projected Population	5,767	52,179	106,138
	2010 Census Population	6,195	55,584	112,800
	2000 Census Population	6,370	59,762	123,630
	Projected Annual Growth 2021 to 2026	-0.3%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2021	-0.4%	-0.6%	-0.6%
	2021 Median Age	46.0	44.2	43.0
HOUSEHOLDS	2021 Estimated Households	2,578	22,939	45,269
	2026 Projected Households	2,533	22,631	44,744
	2010 Census Households	2,742	24,267	47,916
	2000 Census Households	2,687	25,025	50,380
	Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2021	-0.2%	-0.4%	-0.5%
RACE AND ETHNICITY	2021 Estimated White	88.0%	84.4%	78.3%
	2021 Estimated Black or African American	6.3%	10.4%	15.9%
	2021 Estimated Asian or Pacific Islander	2.2%	1.5%	1.2%
	2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2021 Estimated Other Races	3.3%	3.5%	4.4%
	2021 Estimated Hispanic	4.5%	4.6%	5.8%
INCOME	2021 Estimated Average Household Income	\$76,057	\$75,528	\$73,975
	2021 Estimated Median Household Income	\$58,147	\$57,396	\$53,626
	2021 Estimated Per Capita Income	\$33,733	\$33,004	\$31,447
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	2.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.6%	4.3%	5.5%
	2021 Estimated High School Graduate	32.0%	31.8%	34.2%
	2021 Estimated Some College	23.4%	22.8%	21.9%
	2021 Estimated Associates Degree Only	8.8%	7.9%	8.0%
	2021 Estimated Bachelors Degree Only	19.3%	21.0%	19.0%
	2021 Estimated Graduate Degree	10.7%	10.6%	9.2%
BUSINESS	2021 Estimated Total Businesses	645	2,685	4,228
	2021 Estimated Total Employees	7,407	28,890	44,384
	2021 Estimated Employee Population per Business	11.5	10.8	10.5
	2021 Estimated Residential Population per Business	9.1	19.6	25.3

The report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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