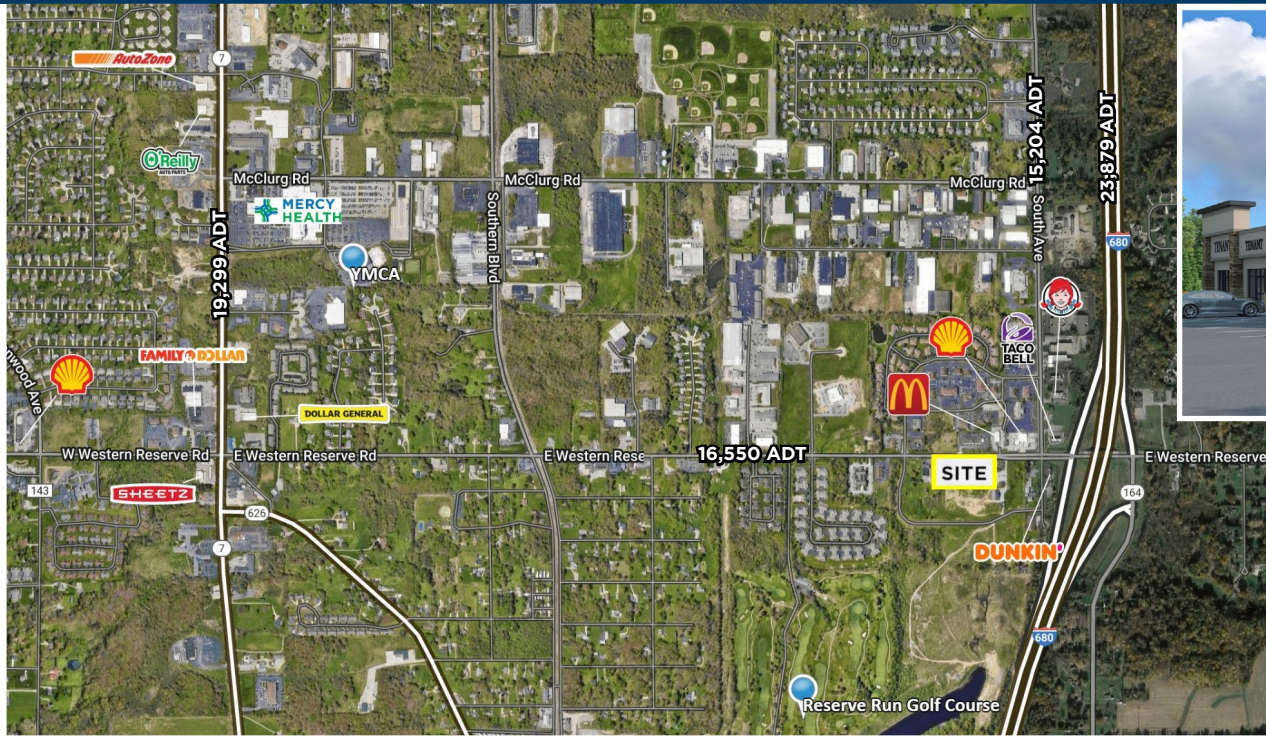


New 15,000 s.f. Multi-Tenant Retail Center Available

859 E. Western Reserve Road | Poland, Ohio



New 15,000 SF retail center on high traffic Western Reserve Road and I-680 interchange with estimated delivery in Spring of 2024. Flexible space sizes ideal for restaurant, retail, medical/office, and service tenants. Great access to Boardman, Poland, Canfield and surrounding areas.



Location

859 E. Western Reserve Road
Poland, Ohio 44514
(40.987614, -80.636317)
Click to navigate to Google Maps

Traffic Counts

E Western Reserve Rd: 16,550 ADT
I-680: 23,879 ADT
South Ave: 15,204 ADT
Market St: 19,299 ADT

Key Tenants



Key Demographics

Population	5-Mile Radius
Current Estimated Population	69,669
Households	
Current Estimated Households	30,076
Income	
Average Household Income	\$78,578
Household Income \$50,000+	58.6%
Median Age	42.4
Daytime Demographics	
Number of Businesses	2,480
Consumer Expenditures	
Total Retail Expenditures	\$846.6M

Leasing Contacts

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BKrichbaum@castoinfo.com
614.744.2036 Direct
CASTO

Dominic C. Marchionda
Dominic@burganfriedkin.com
330.754.1618 Direct
Burgan Friedkin

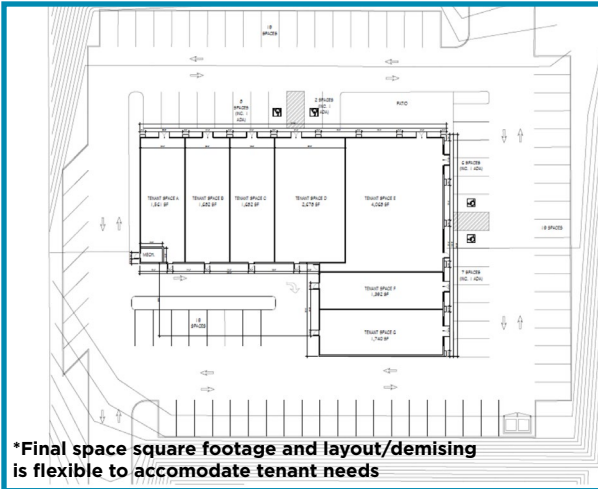


Inspired ideas. Integrated real estate solutions.

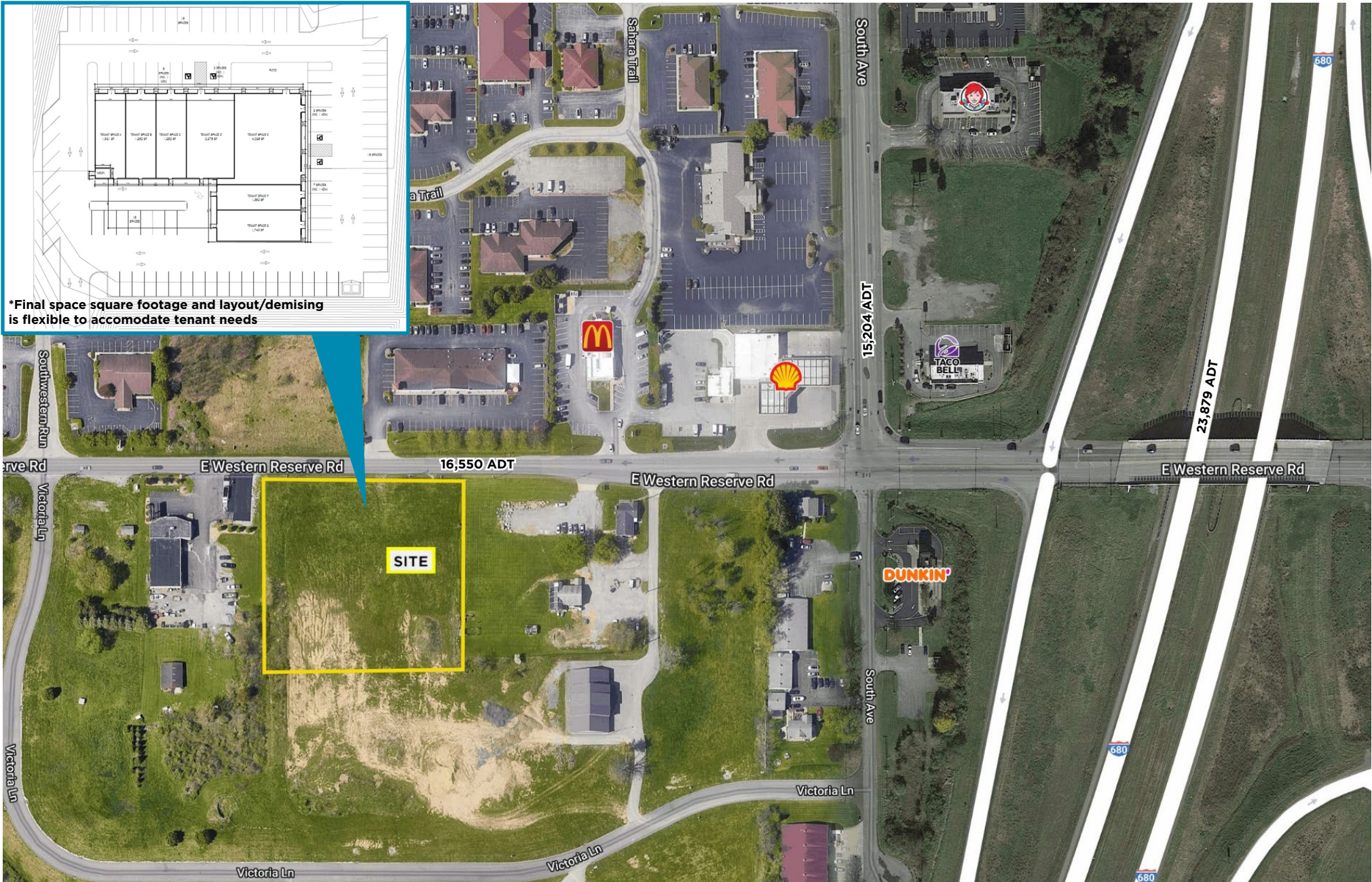
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New 15,000 s.f. Multi-Tenant Retail Center Available

859 E. Western Reserve Road | Poland, Ohio



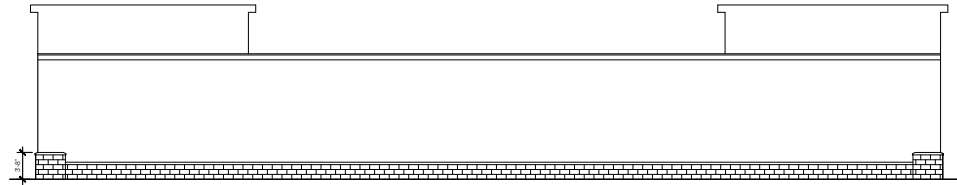
*Final space square footage and layout/demising is flexible to accommodate tenant needs



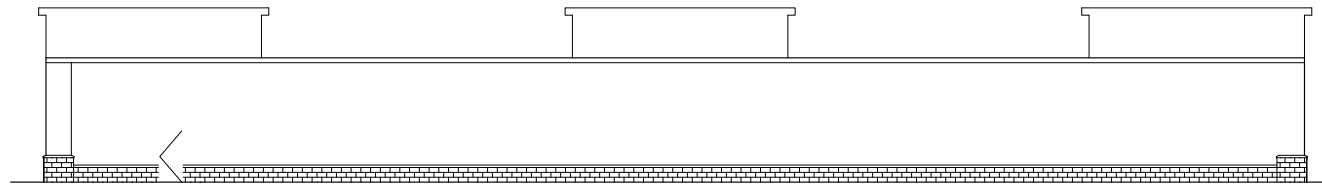
New 15,000 s.f. Multi-Tenant Retail Center Available

859 E. Western Reserve Road | Poland, Ohio

Site Elevations



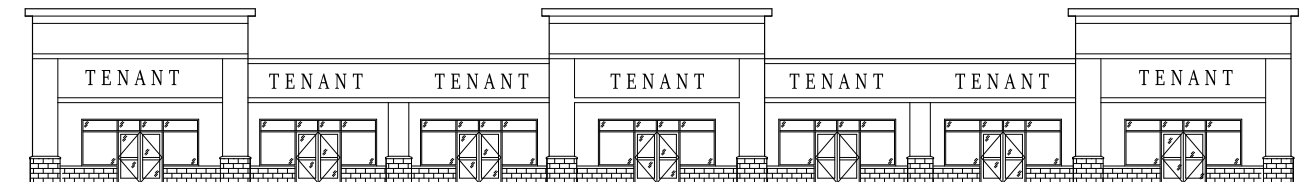
4 WEST ELEVATION
A-300 1/8" = 1'-0"



3 SOUTH ELEVATION
A-300 1/8" = 1'-0"



2 EAST ELEVATION
A-300 1/8" = 1'-0"



1 NORTH ELEVATION
A-300 1/8" = 1'-0"



A. NEIDER
ARCHITECTURE

SEAL

NOT FOR
CONSTRUCTION

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DIGGING SHOWS LLC
NEW PLAZA BUILDING
WESTERN RESERVE RD
BANDWAGON, OHIO 44512

CLIENT:

DATE:

7/6/2023

SUBMISSION:

OWNER REVIEW

DRAWN BY:

AKNES

JOB NO.:

A-0047-23

SHEET NO.:

EXTERIOR ELEVATIONS

A-300



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