

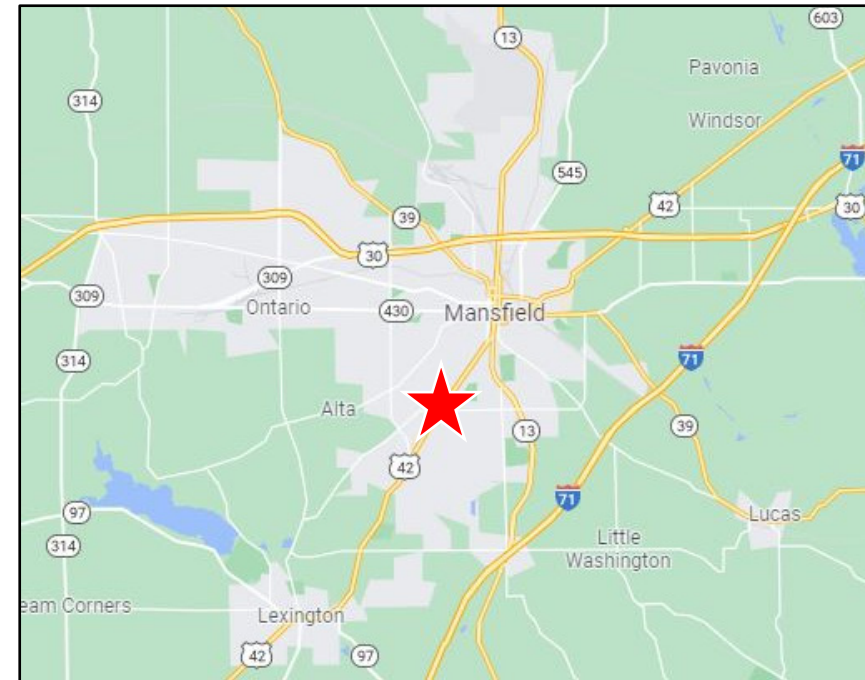


Highlights:

- 2,473 SF + additional space available in 18,600+ SF retail center
- Lease starting at \$12.00 SF/NNN
- NNN expenses of \$4.00 SF
- Space can be subdivided to 1,237 SF
 - Lease for subdivided space is \$13.00 SF/NNN
- Retail center is under new ownership
- 70 parking spaces with 3 ADA compliant spaces
- Pylon signage available
- 5 year NNN lease term minimum

Location:

- Located on a main throughfare in a busy retail center
- Zoned B-1 in City of Mansfield, Neighborhood Business District
- Directly adjacent to Donatos Pizza and a Karate Studio
- 16,184 average daily traffic on Lexington Ave and 9,749 average daily traffic on W Cook Rd
- Dollar Tree opened August 2025
- Area retailers include Buffalo Wild Wings, Park National Bank, Ohio Pet Depot, and Van's Auto Service & Tire Pros

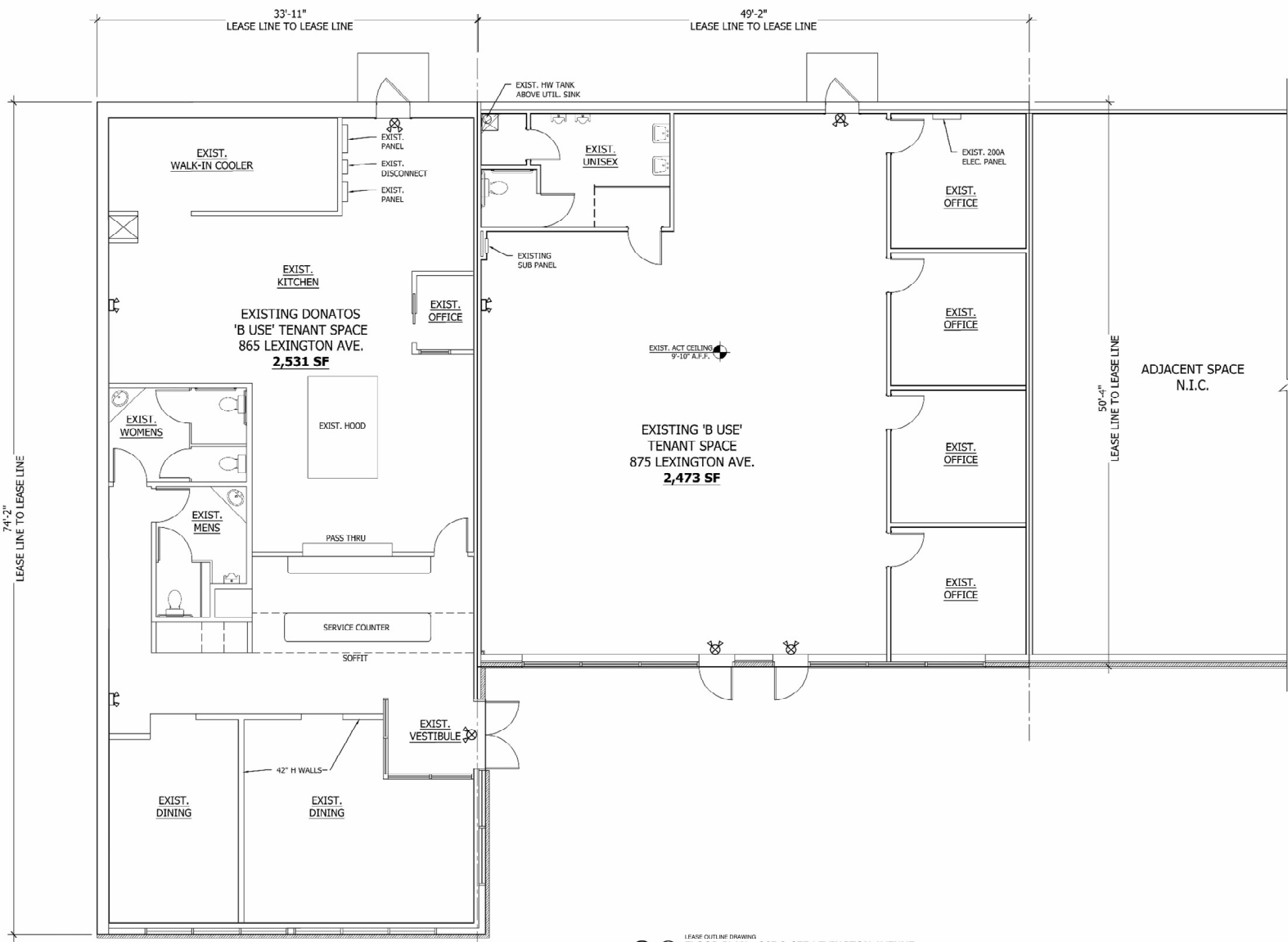


The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

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PREPARED FOR

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SEAL

NOT FOR CONSTRUCTION

LEASE OUTLINE DRAWING FOR:
865 - 875 LEXINGTON AVENUE
MANSFIELD, OH 44807

DRAWING SET

□	PRELIMINARY DATE
■	LOD
□	REV
□	PERMIT
□	CONSTRUCTION

REVISIONS:

PROJECT NUMBER: 25009

SHEET TITLE: LOD - FLOOR PLAN

SHEET NUMBER: A100

LEASE OUTLINE DRAWING
FLOOR PLAN - 865 & 875 LEXINGTON AVENUE
SCALE: 1/8" = 1'-0"

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FOR LEASE



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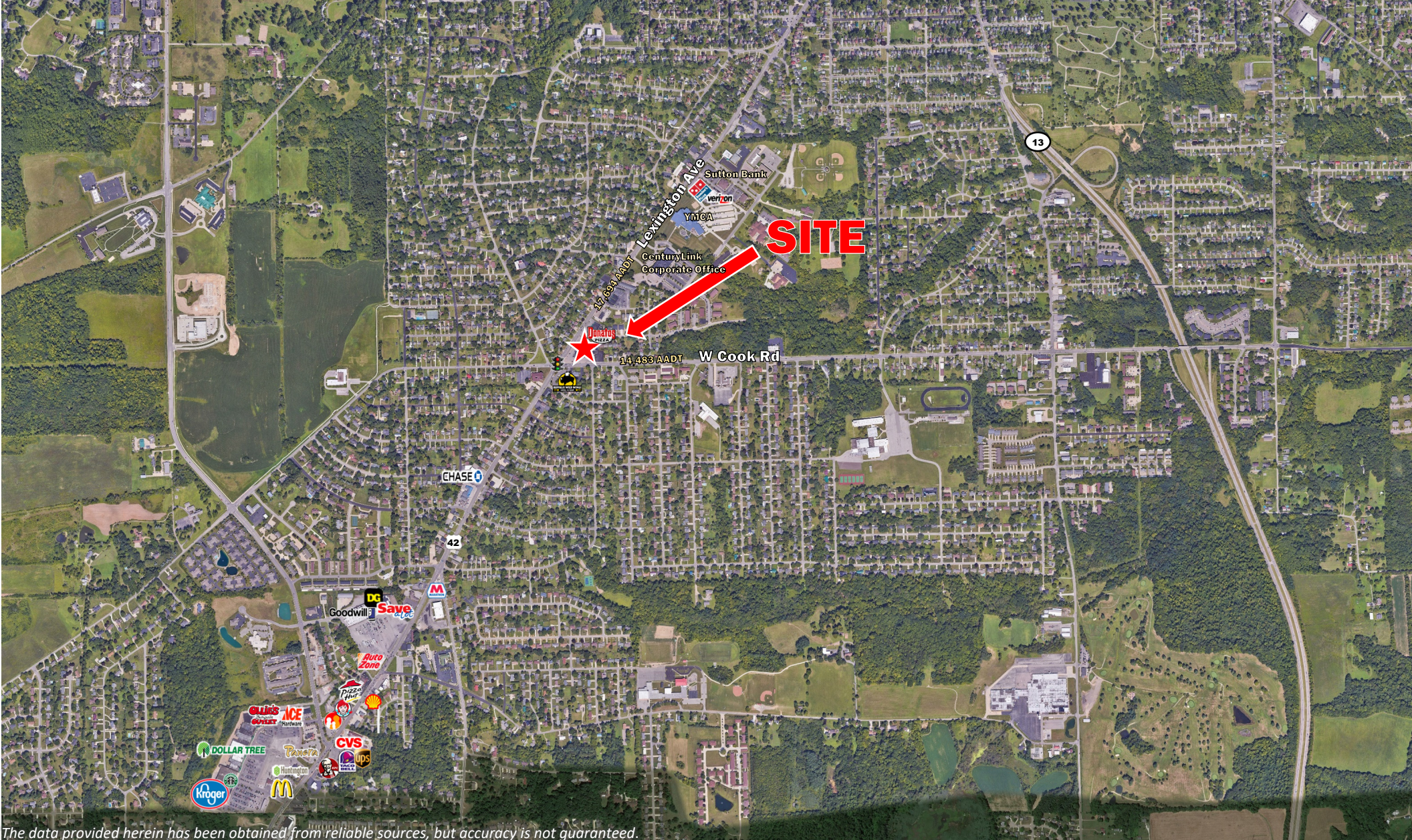
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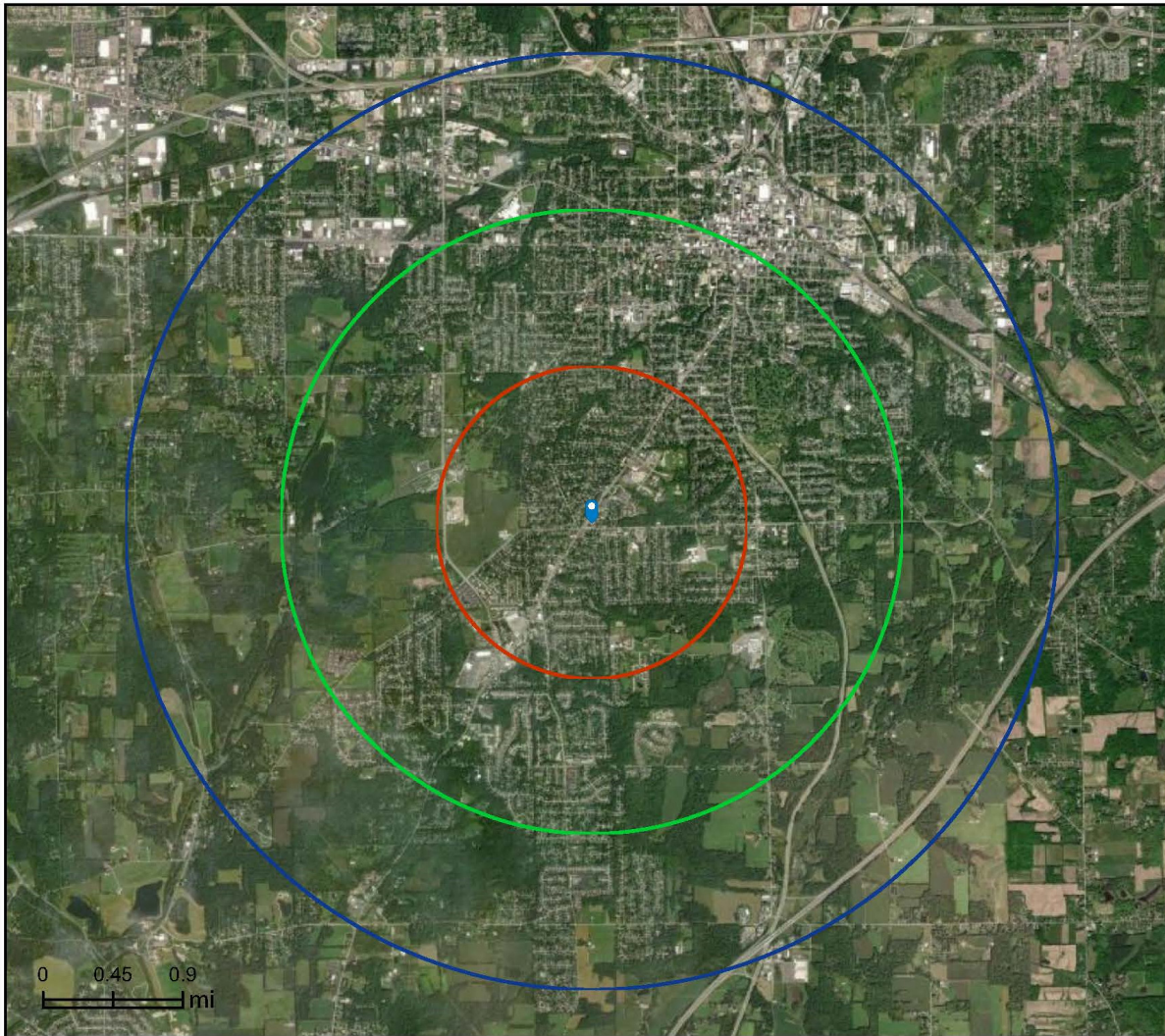


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	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	6,803	31,398	49,808
2010 Total Population	6,840	29,010	43,377
2018 Total Population	7,179	29,697	43,899
2018 Group Quarters	232	732	917
2024 Total Population	7,129	29,586	43,658
2018-2023 Annual Rate	-0.14%	-0.07%	-0.11%
2018 Total Daytime Population	8,026	33,570	49,813
Workers	3,789	16,157	24,015
Residents	4,237	17,413	25,798
Household Summary			
2000 Households	3,276	13,850	20,398
2000 Average Household Size	2.03	2.21	2.30
2010 Households	3,312	12,988	18,923
2010 Average Household Size	1.99	2.15	2.23
2018 Households	3,469	13,752	19,900
2018 Average Household Size	2.00	2.11	2.16
2024 Households	3,489	13,893	20,095
2024 Average Household Size	1.98	2.08	2.13
2018-2023 Annual Rate	0.12%	0.20%	0.20%
2010 Families	1,828	7,349	11,136
2010 Average Family Size	2.65	2.83	2.87
2018 Families	1,797	7,057	10,606
2018 Average Family Size	2.80	2.93	2.95
2024 Families	1,781	7,028	10,567
2024 Average Family Size	2.78	2.90	2.93
2018-2023 Annual Rate	-0.18%	-0.08%	-0.07%
Housing Unit Summary			
2000 Housing Units	3,430	15,067	22,358
Owner Occupied Housing Units	65.4%	53.6%	54.4%
Renter Occupied Housing Units	30.1%	38.3%	36.8%
Vacant Housing Units	4.5%	8.1%	8.8%
2010 Housing Units	3,647	15,163	22,101
Owner Occupied Housing Units	58.2%	48.4%	48.8%
Renter Occupied Housing Units	32.6%	37.2%	36.8%
Vacant Housing Units	9.2%	14.3%	14.4%
2018 Housing Units	3,681	15,113	21,885
Owner Occupied Housing Units	59.4%	48.6%	49.0%
Renter Occupied Housing Units	34.8%	42.4%	42.0%
Vacant Housing Units	5.8%	9.0%	9.1%
2024 Housing Units	3,690	15,211	22,022
Owner Occupied Housing Units	61.7%	50.7%	51.1%
Renter Occupied Housing Units	32.8%	40.6%	40.1%
Vacant Housing Units	5.4%	8.7%	8.8%
Median Household Income			
2018	\$46,444	\$42,750	\$43,118
2024	\$52,161	\$47,190	\$47,555
Median Home Value			
2018	\$157,292	\$144,658	\$146,780
2024	\$194,969	\$186,403	\$190,025
Per Capita Income			
2018	\$31,929	\$28,427	\$28,273
2024	\$37,316	\$33,106	\$32,914
Median Age			
2010	49.4	42.2	41.2
2018	50.0	43.1	42.1
2024	50.7	44.0	42.9