



600 SPRINGMILL ST, MANSFIELD, OH 44903



**FOR MORE INFO: 913.231.9833**

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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# 600 SPRINGMILL ST FOR SALE OR LEASE

## PROPERTY HIGHLIGHTS

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- Zoned B-2: General Business District – Allows for a broad range of commercial, retail, office, light industrial and service-oriented uses.
- Excellent visibility at a lighted intersection (10,358 VPD)
- Minutes from Downtown Mansfield and Major Highway US-30 (38,543 VPD)
- Ample On-Site Parking – 3.38/1,000 SF (41 Spaces)
- 1.055 Acres – Ideal for potential redevelopment
- Pylon Signage Available.
- Available for immediate occupancy

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	7,208	48,026	72,201
2030 Projection	7,106	46,819	70,405
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	422	1,793	2,653
2025 Estimated Total Employees	6,035	25,754	36,138
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$46,627	\$61,562	\$70,823
2025 Estimated Median Household Income	\$35,674	\$45,449	\$52,970w



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INTERIOR PHOTOS



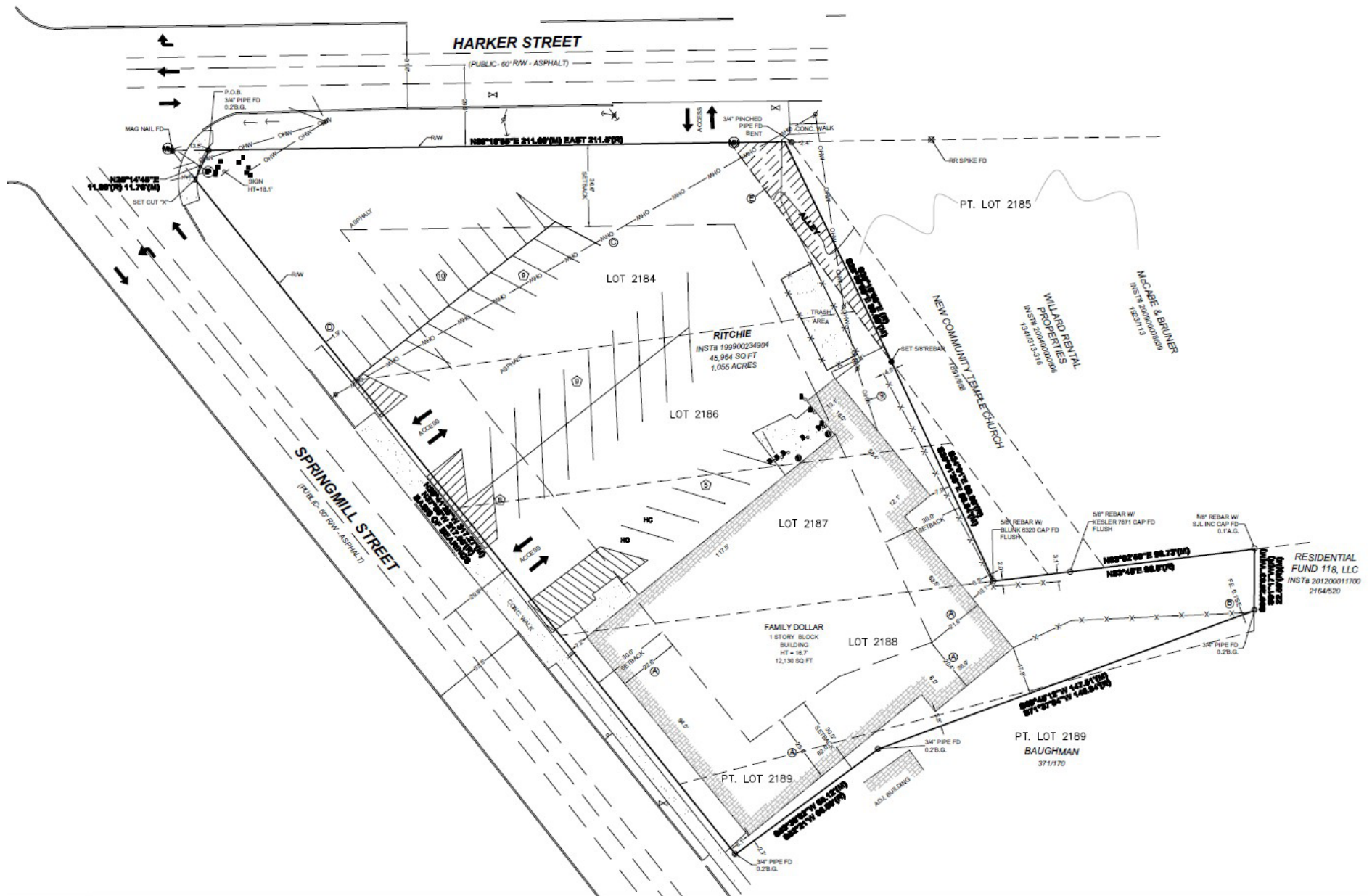
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EXTERIOR PHOTOS



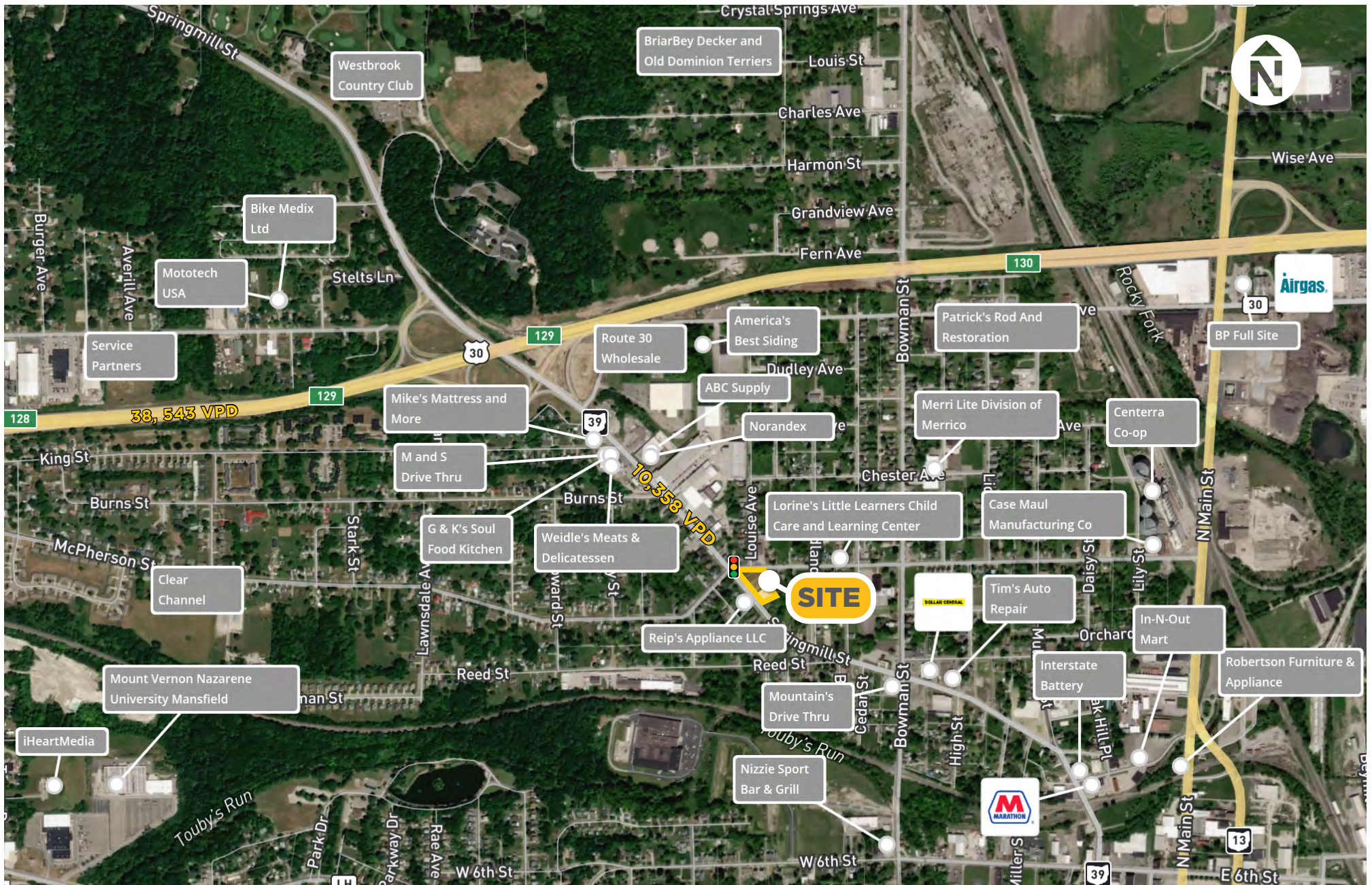
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SITE PLAN



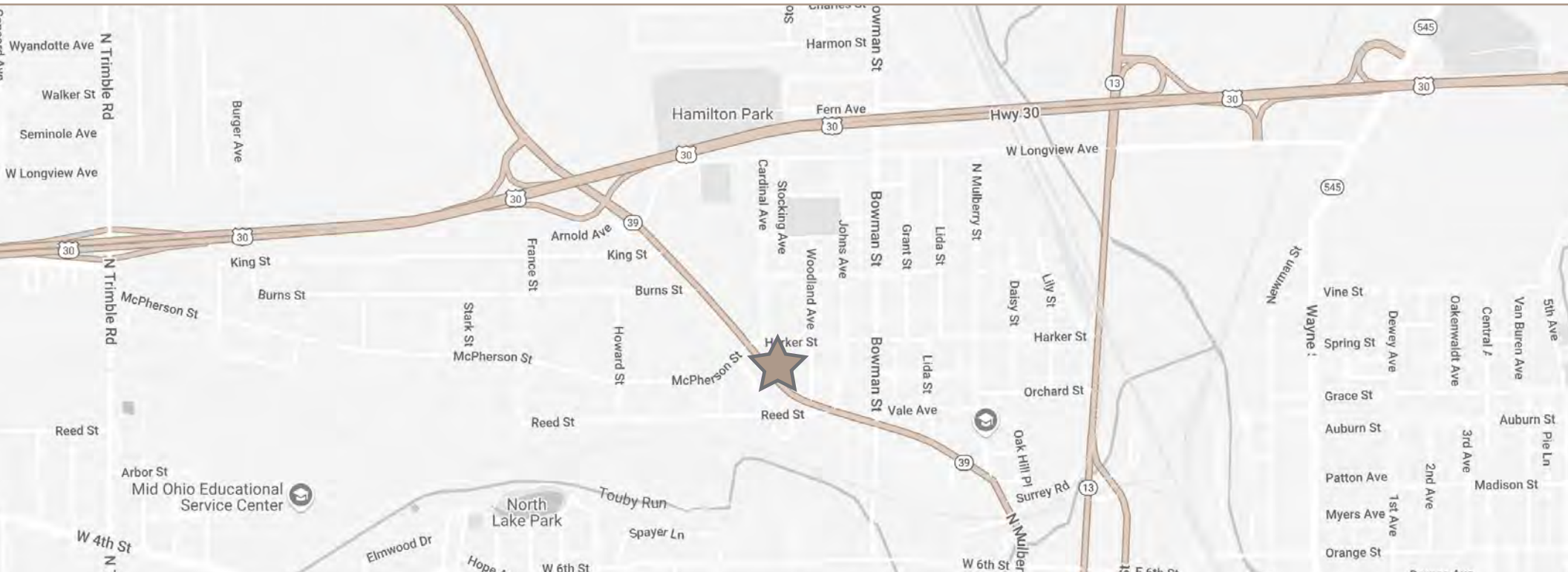
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TRADE AERIAL



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## LOCATION OVERVIEW



Mansfield, Ohio, located midway between Columbus and Cleveland, is a historic city known for its strong industrial roots, scenic surroundings, and central location. With a population of approximately 47,000, Mansfield serves as the county seat of Richland County and a key hub in North Central Ohio. Its accessibility via major highways such as I-71, U.S. Route 30, and State Route 13 makes it a strategic location for commerce, logistics, and business operations.

The local economy has evolved from traditional manufacturing to a more diverse base that includes healthcare, education, public services, and advanced manufacturing. Key employers include OhioHealth, educational institutions like North Central State College, and a range of light manufacturing and service-based companies. The city is also known for tourism attractions like the Ohio State Reformatory and its growing arts

and cultural scene.

Mansfield presents a wide range of commercial real estate opportunities. The downtown area is undergoing revitalization, with mixed-use developments, office space conversions, and restaurant and retail growth. Industrial real estate is especially strong, with large warehouse and manufacturing spaces available at competitive prices. Retail centers throughout the city offer space for both national brands and local businesses, while several Opportunity Zones provide tax incentives for investors and developers.

With its central location, skilled workforce, infrastructure, and affordability, Mansfield is an appealing market for commercial real estate investment. Whether for retail, industrial, office, or redevelopment projects, the city offers strong potential for growth and long-term success in a business-friendly environment.



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