



TRIMBLE RD. & COOK RD, MANSFIELD, OH 44906



SITE

Marion Ave.

Trimble Rd

Cook Rd.

FOR MORE INFO: 216.970.0071

Jakob Passov | jpassov@passovgroup.com

Bryant Bitar | bbitar@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE

RAEMELTON PARK

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 20,000 VPD
- 30+ acres available for development
- Adjacent to Akron Children's Hospital
- 52 acres of proposed single family & multifamily directly adjacent to parcel
- Ideal for Medical & Office
- Landlord will build to suit
- Full access

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	4,219	40,665	71,610
2029 Projection	4,138	39,735	70,187
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	223	1,387	2,627
2024 Estimated Total Employees	1,364	15,829	33,116
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$81,065	\$77,609	\$76,629
2024 Estimated Median Household Income	\$53,533	\$54,373	\$55,879

PRICING Negotiable



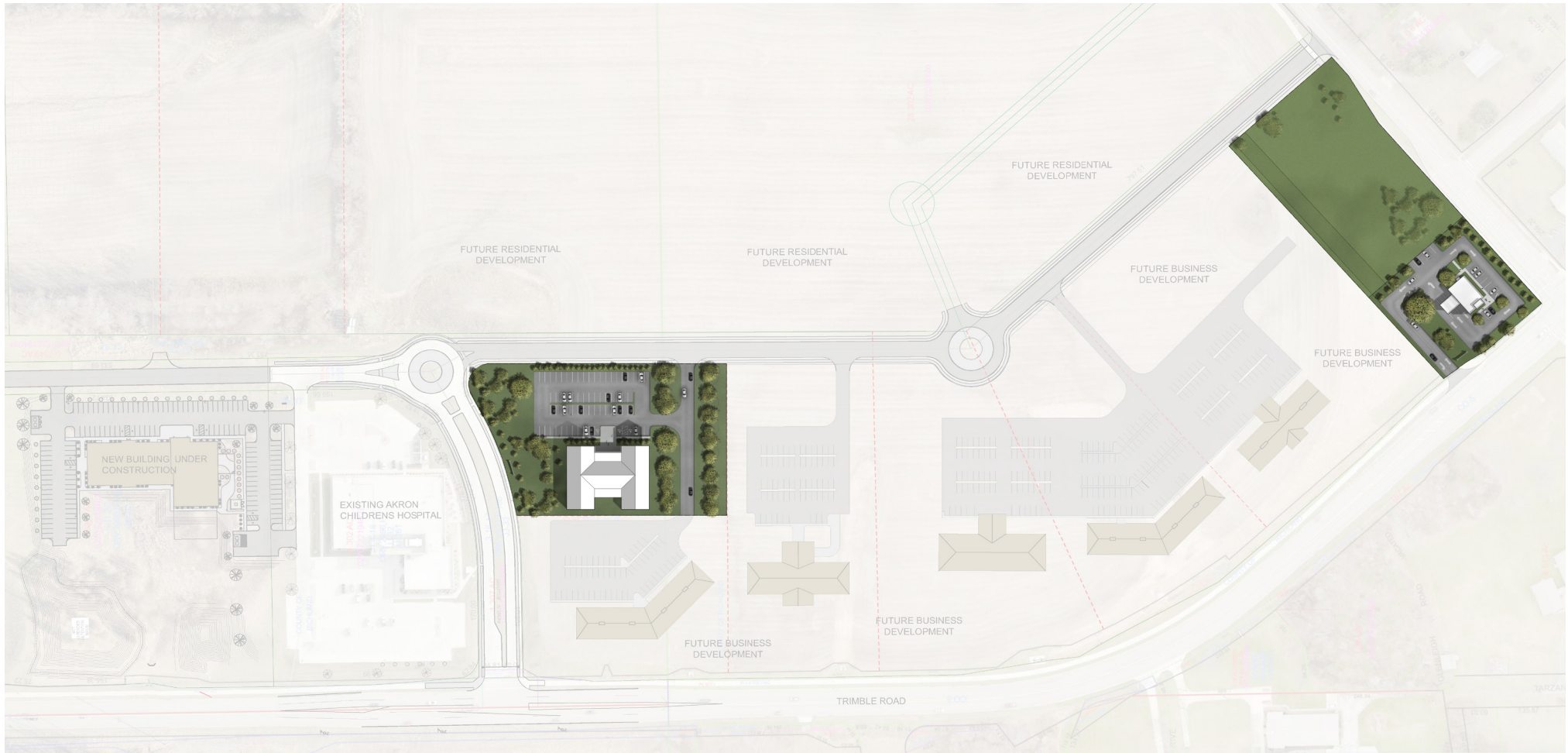
RAEMELTON PARK

SITE PLAN



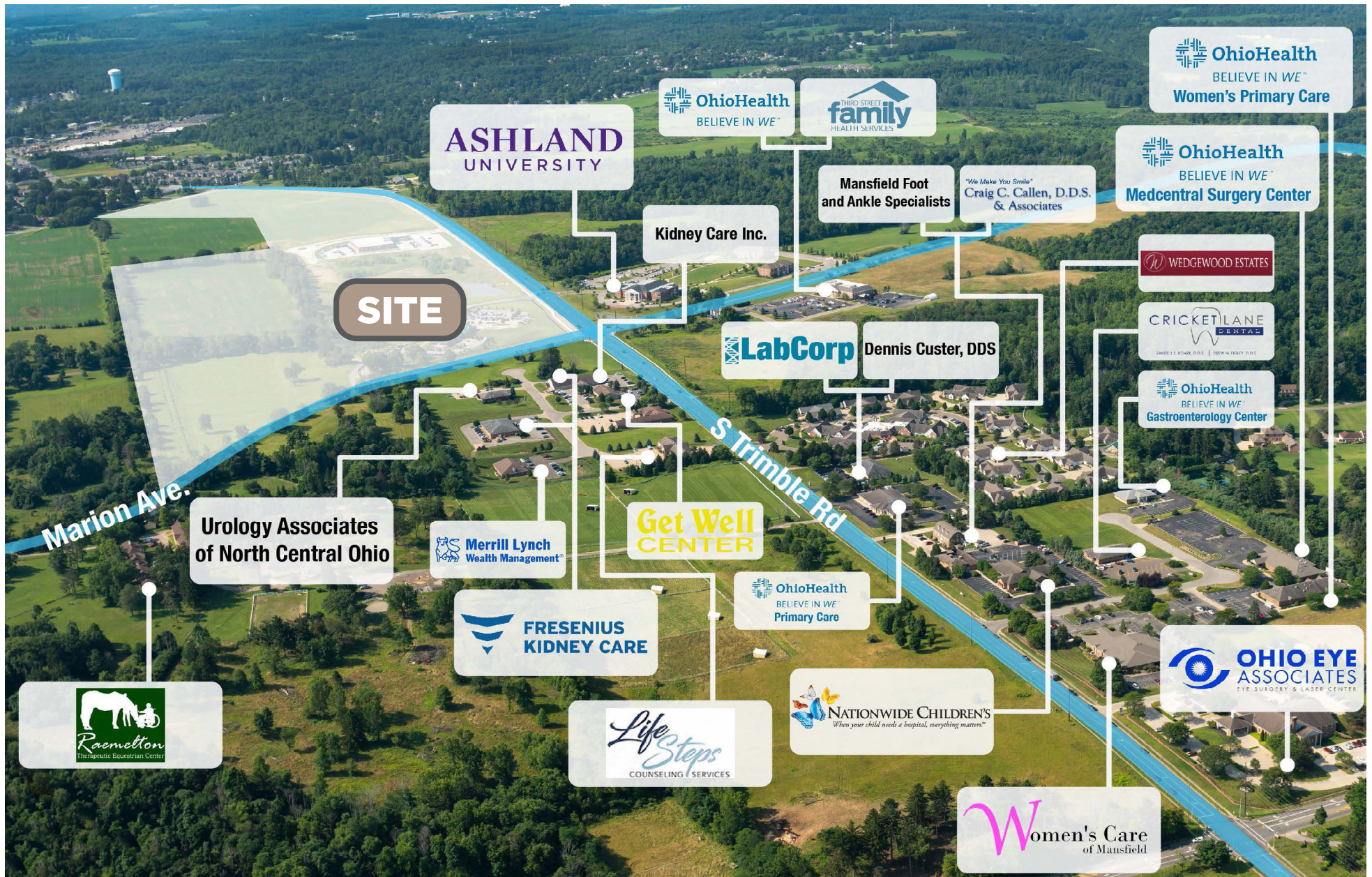
RAEMELTON PARK

SITE PLAN RENDERING



RAEMELTON PARK

PROPERTY AERIAL



RAEMELTON PARK

PROPERTY AERIAL



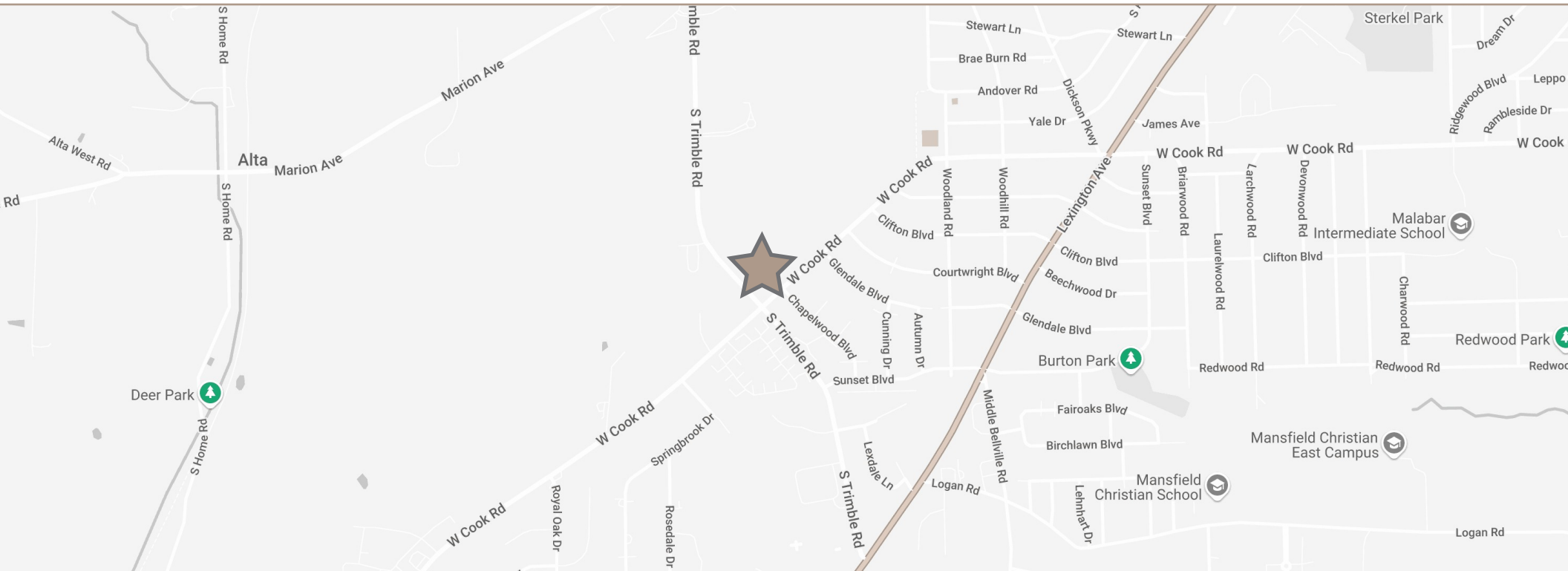
RAEMELTON PARK

TRADE AERIAL



RAEMELTON PARK

LOCATION OVERVIEW



Mansfield, Ohio, is a vibrant city located midway between Cleveland and Columbus, offering a unique combination of urban amenities and small-town charm. Known as the “Carousel Capital of Ohio,” Mansfield is a hub of culture, history, and outdoor recreation, drawing visitors to attractions such as the Ohio State Reformatory, Kingwood Center Gardens, and the Richland Carrousel Park. With its strategic location along Interstate 71 and U.S. Routes 30 and 42, Mansfield provides excellent transportation access, making it an ideal location for businesses and residents alike.

The city’s economy is diverse, anchored by industries such as manufacturing, healthcare, education, and retail. Mansfield is home to a skilled workforce and benefits from the presence of institutions like OhioHealth Mansfield Hospital and North Central State College. Recent efforts to revitalize the

downtown area have spurred growth, attracting new businesses and enhancing the city’s appeal. As Mansfield continues to evolve, the demand for commercial real estate across various sectors has grown.

Commercial real estate opportunities in Mansfield are extensive. Downtown Mansfield is undergoing a renaissance, with historic buildings being repurposed into retail spaces, restaurants, and office complexes. The city’s industrial parks and sites along major highways offer prime locations for manufacturing, distribution, and warehousing. Additionally, mixed-use developments and retail centers in suburban areas cater to the needs of a growing population. With its central location, supportive community, and diverse economy, Mansfield presents a promising landscape for businesses and investors seeking opportunities in commercial real estate.

