



177 Lexington Avenue

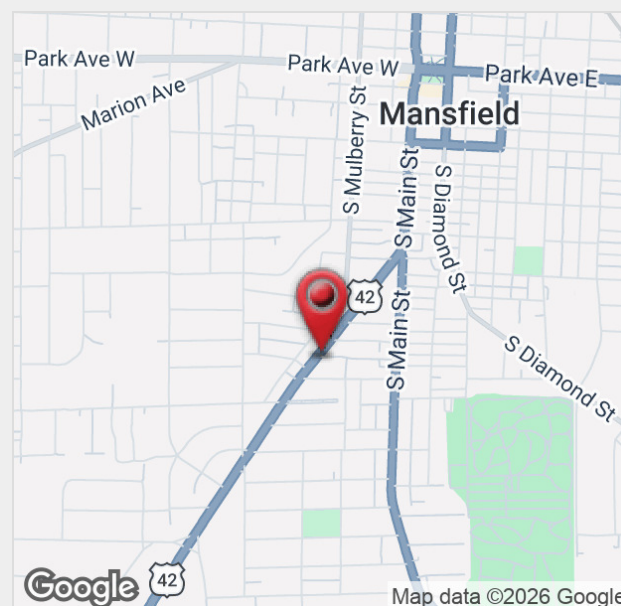
Mansfield, Ohio 44907

Property Features

- 5,675 SF Freestanding Retail Building
- Available Immediately for Tenant Occupancy
- Approximately 0.76 Acre Corner Site
- 165' of Frontage along Lexington Avenue and 153' of Frontage along Greenwood Avenue
- Prominent Building and Pylon Sign Visibility
- 35 Parking Spaces (6.17/1,000 SF Ratio)
- 9,363 VPD along Lexington Avenue
- Convenient Access to US-30, I-71, and Mansfield Lahm Regional Airport

Lease Rate: \$8.50 SF/Yr (NNN)

Sale Price: \$850,000



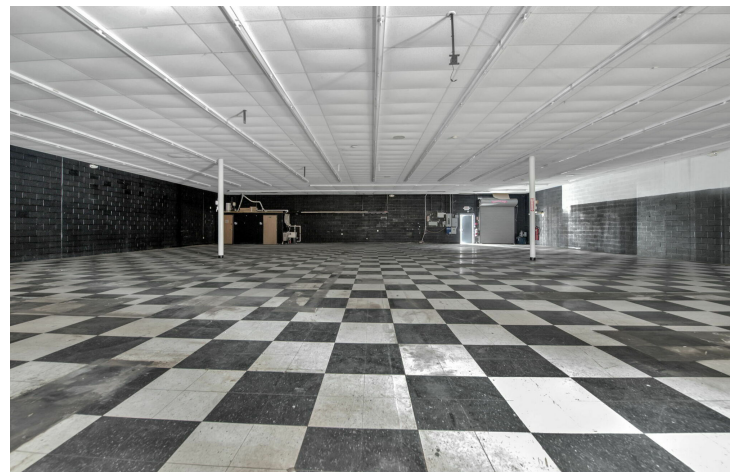
For more information:

Chad Boggs

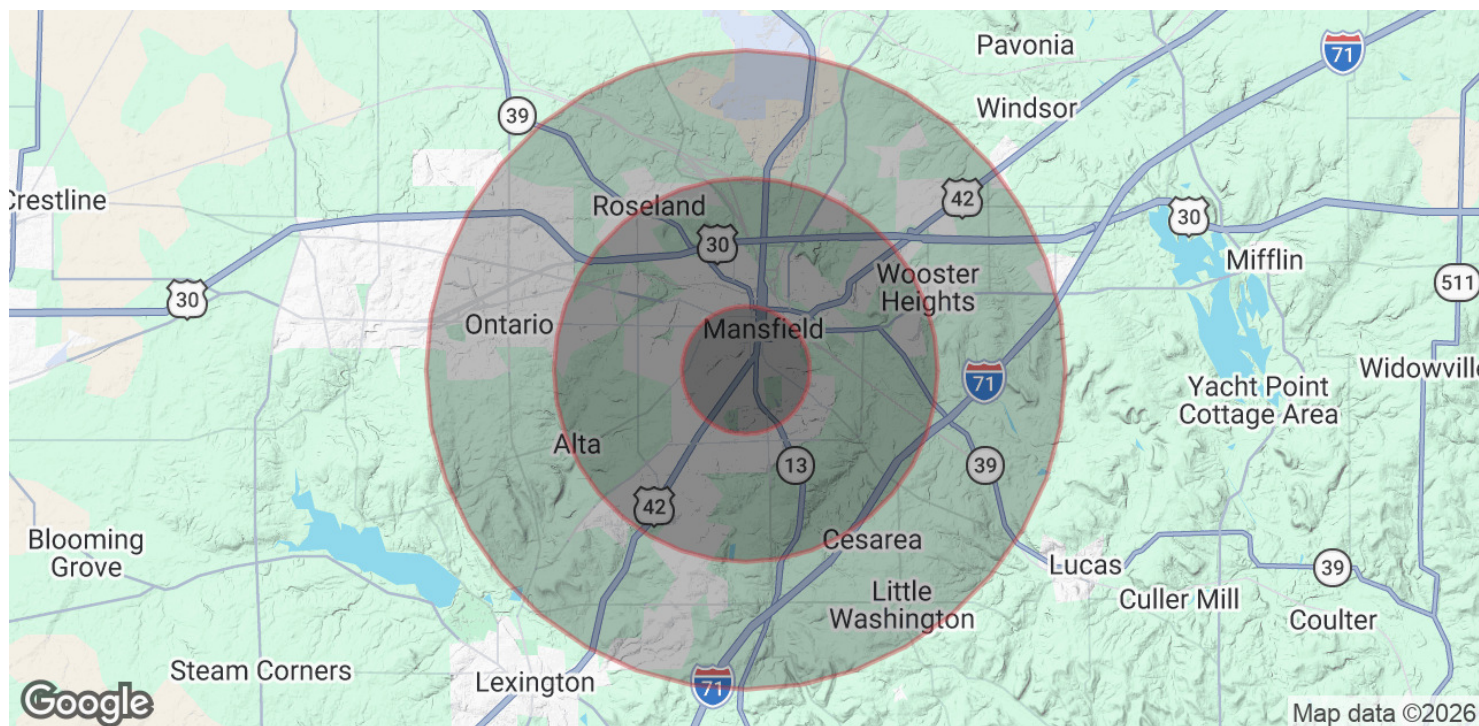
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,897	48,436	72,802
Average Age	39	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,634	20,757	29,873
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$49,914	\$55,915	\$63,095
Average House Value	\$120,773	\$139,474	\$157,078

Demographics data derived from AlphaMap