

2.58 AC HIGHWAY DEVELOPMENT SITE

LOCATED AT THE MANSFIELD I-71 HIGHWAY EXIT

129 STANDER AVE, MANSFIELD, OHIO 44903

CBRE

FOR SALE



EXCLUSIVE CONTACTS:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

THE OPPORTUNITY

- 2.58 AC Mansfield I-71 Highway Development Site For Sale
- Price: \$500,000
- Join Walmart, Tractor Supply, Five Below, Chipotle, Cracker Barrel, Wendys, future Sheetz and Aldi, and may more!
- Zoned: B-2 General Business
- Highway visible with over 350' frontage along I-71, with over 58k VPD (source ODOT)
- Buccees is coming 3.9 miles north at the next exit!



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
108,149



POPULATION
108,129



HOUSEHOLDS
44,171



POPULATION
25 & OVER
77,606



AVG. HOUSEHOLD
INCOME
\$74,999

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	38,950	108,129	218,971
2030 Population - 5 Year Projection	39,020	108,149	219,058
2025 Daytime Population	43,339	107,938	205,625
2025 Households - Current Year Estimate	17,548	44,171	89,087
2025 Average Household Income	\$70,479	\$74,999	\$78,066
2030 Average Household Income Projection	\$76,432	\$81,941	\$85,438
2025 Median Household Income	\$52,552	\$56,204	\$60,317
2025 Population Over 25	27,879	77,606	154,633

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