



24800 POSSUM RUN RD, MANSFIELD, OH 44903

INTERSTATE
71



SITE

**JOIN ALDI
AND SHEETZ**



FOR MORE INFO: 216.970.0071

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PASSOV GROUP
COMMERCIAL BROKERAGE



MANSFIELD LANDING

PROPERTY HIGHLIGHTS

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- Join Sheetz & Aldi in Mansfield's newest development!  
- Signalized Access: New full-access signalized intersection with direct off-ramp flow from I-71
- Proven Co-Tenancy: Adjacent Chipotle ranks in the top 90th percentile nationwide for performance
- Strong Local Traffic: 14,257 vehicles per day (VPD) along Possum Run Rd
- Pad-Ready Delivery: Landlord to deliver site with utilities extended from new access rd
- Exceptional Highway Exposure: 50,000+ VPD along I-71
- High-Visibility Signage: 50' highway pylon sign available
- 1 Acre Pad Available: Prime ground lease opportunity sharing signalized access with Sheetz
- 2 AC Available: Ground lease or sale option adjacent to newly leased Aldi
- Site Work Underway: Landlord actively grading site to deliver pad-ready condition with even topography

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	497	13,447	46,745
2030 Projection	488	13,152	45,499
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	33	417	1,700
2025 Estimated Total Employees	308	3,951	17,889
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$103,501	\$87,399	\$77,950
2025 Estimated Median Household Income	\$86,508	\$68,136	\$59,077



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EXHIBIT B - OUT PARCEL DELIVERY

The following information defines the guidelines that will be followed by the Landlord/Seller and the Landlord/Seller's Contractor(s) in completing certain site improvement work for the Delivery of an Out Parcel to Tenant/Buyer in accordance with the Agreement. This criterion does not include any preparation for a building pad and is considered an "As-Is" Delivery of Premises.

STANDARD FOR OUT PARCEL DELIVERY

Landlord/Seller shall, at its sole cost and expense, perform the following Work:

- A. Landlord/Seller will provide Tenant/Buyer a preliminary boundary plan of the defined Premises with the anticipated grade elevation including an approximate location and utility connection size of the intended Landlord/Seller installed utilities.
- B. Landlord/Seller shall prepare the Out Parcel to a rough grade condition within, plus or minus, 1/5 of a foot pursuant to its Civil Engineering plans and specifications compacted to 95% ASTM. 698 Standard Proctor. This rough grading specifically excludes any grading for Tenant's stormwater management, whether at grade or below ground. Any retaining walls required due to tenant's site plan shall be designed by Tenant and constructed at Tenant's expense. It is understood that any area that is designated for Out Parcel development shall not be utilized as a "borrow" area during site development except for any overburden that initially exists above the subgrade elevation as defined in the project documents.
- C. Landlord/Seller shall terminate and remove any existing abandoned utilities which are located less than 8'0" below the project finish grade underneath the building area of the Out Parcel Premises. It is understood that existing abandoned utilities 8'0" or deeper below the project finish grade underneath the buildings area of the Out Parcel Premises can be grouted solid and remain in place with approval of the Landlord/Seller's Geotechnical Engineer. Active utilities shall be relocated out of the building area of the Out Parcel as part of the initial site development by Landlord/Seller.
- D. Landlord/Seller shall provide the following permanent utilities and make available for Tenant/Buyer use at the boundary of the Out Parcel and/or within the adjacent Rights of Way:
 - i. Sanitary Sewer
 - ii. Storm Sewer
 - iii. Domestic Water and, if required by Code for Tenant's building, Fire Protection Line
 - iv. Electric
 - v. Telephone/Data
 - vi. Gas (If Available)

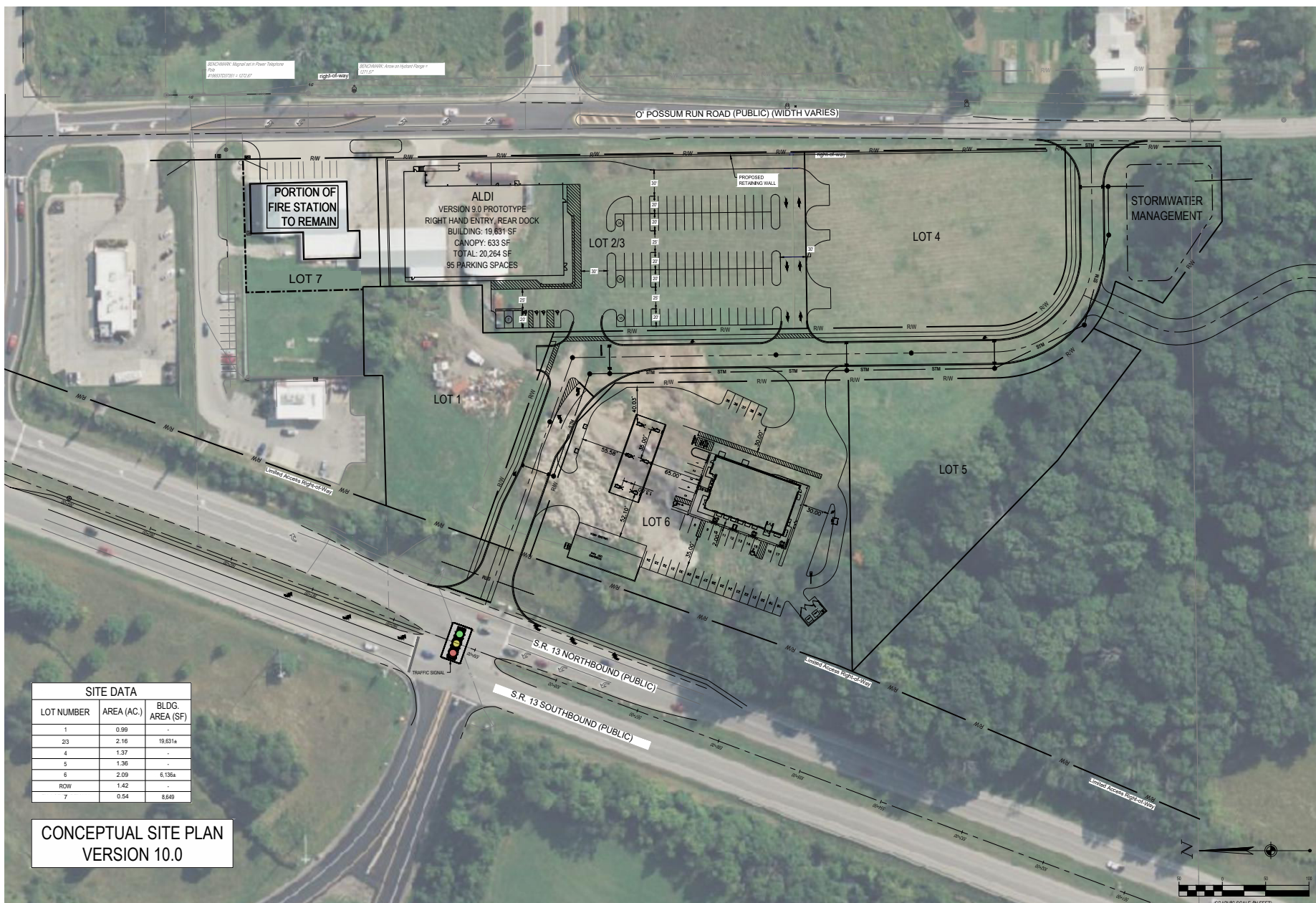
COMPLIANCE

In the event the Project mandates specific Development and/or Landlord/Seller Design Criteria related to items such as Tenant/Buyer Site and Building Design & Construction, Tenant Signage, Site Amenities, Site Lighting, etc., the guidelines will be reflected as an Exhibit in the Agreement accordingly.

It is further understood that Landlord/Seller Work and Tenant/Buyer Work must be performed within conformance of the Authority Having Jurisdiction.

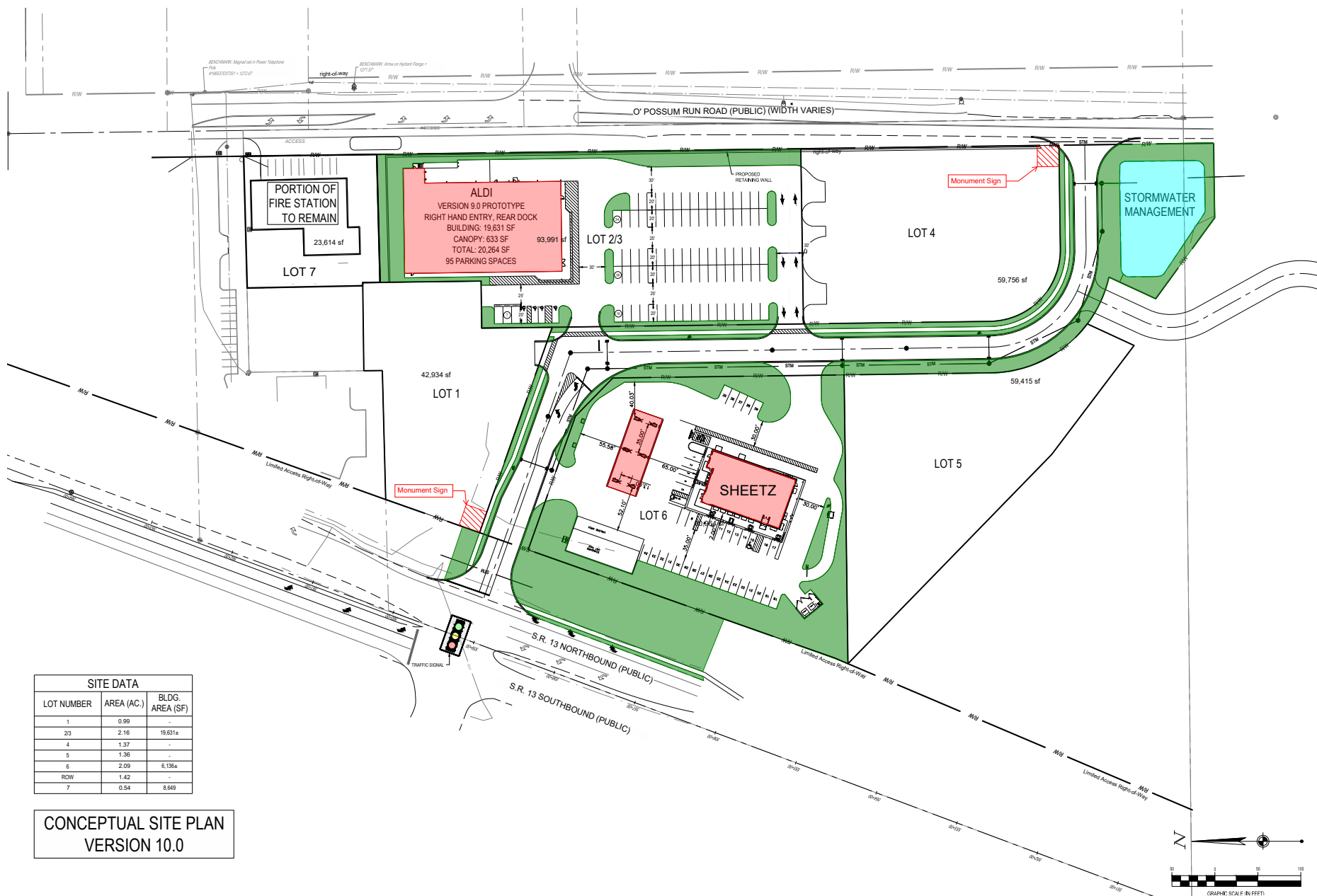
MANSFIELD LANDING

SITE PLAN



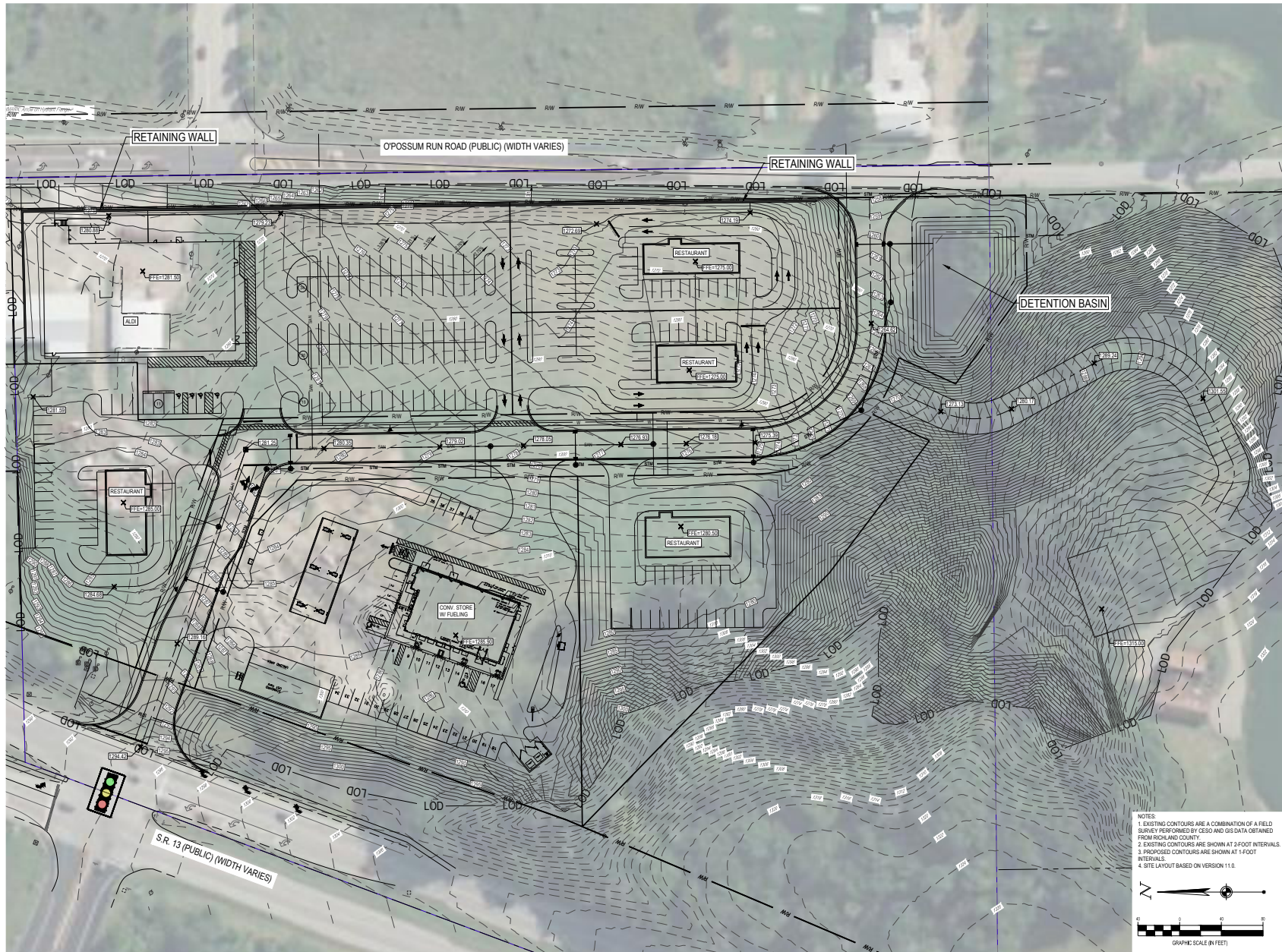
MANSFIELD LANDING

SITE PLAN



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RETAIL-READY GRADING IN PROGRESS



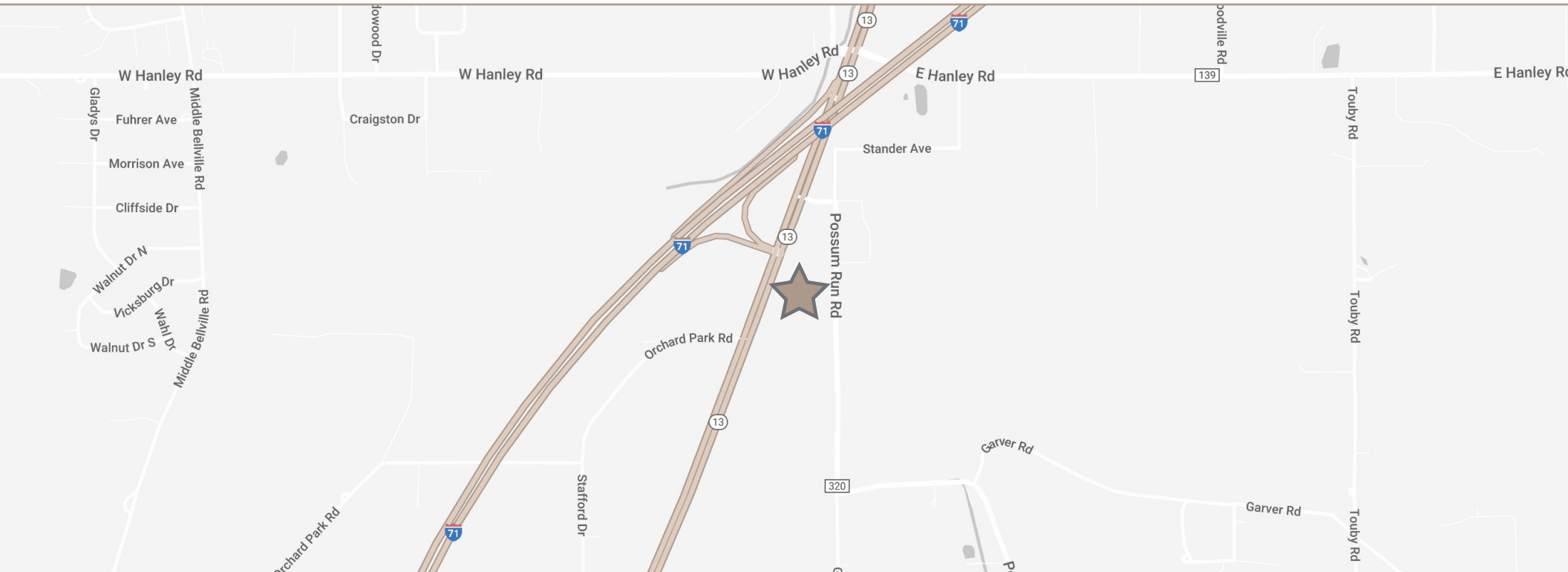
MANSFIELD LANDING

TRADE AERIAL



MANSFIELD LANDING

LOCATION OVERVIEW

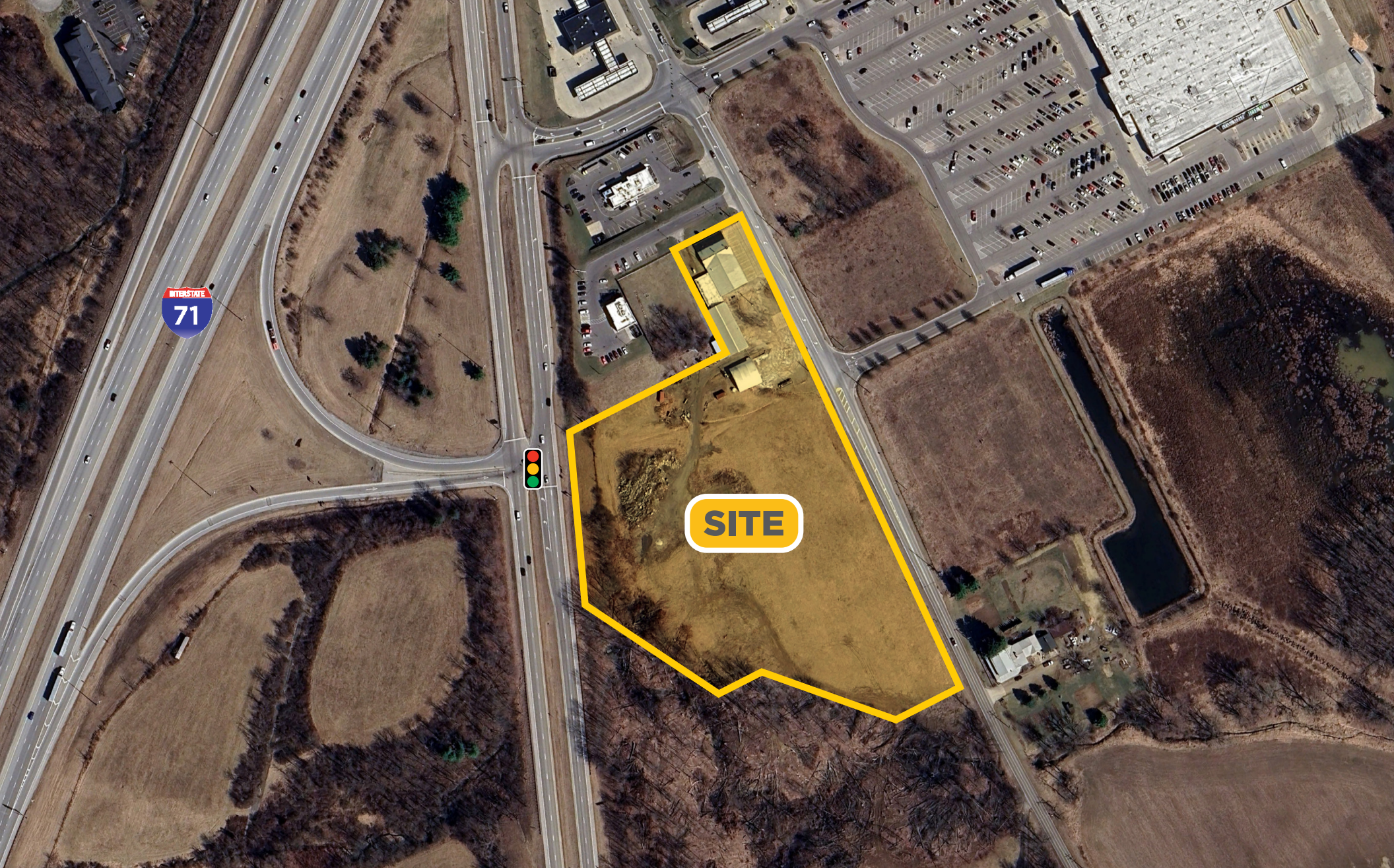


Mansfield, Ohio is a centrally located city in north-central Ohio, offering strategic access to major markets like Columbus, Cleveland, and Akron. Positioned along I-71 and U.S. Route 30, Mansfield provides excellent transportation routes for businesses in logistics, manufacturing, and distribution. The city's location, combined with a skilled regional workforce and lower operating costs, makes it an attractive hub for commercial activity and long-term growth.

Mansfield's commercial real estate market is diverse, featuring a mix of retail, office, industrial, and redevelopment opportunities. The downtown area offers historic charm with buildings well-suited for boutique shops, professional services, or mixed-use developments. Major corridors such as Lexington Avenue, Park Avenue West, and Trimble Road support national

retailers, restaurants, and service providers. Industrial parks throughout the city provide flexible warehousing, light manufacturing space, and build-to-suit options with room for expansion.

What sets Mansfield apart is its affordability, infrastructure readiness, and business-friendly climate. Commercial properties are competitively priced, and the city offers attractive development incentives including tax abatements and enterprise zone benefits. Streamlined permitting and city-backed support for redevelopment projects create a strong foundation for commercial success. With ongoing investment in public infrastructure, a supportive community, and a central location, Mansfield offers an ideal setting for businesses and investors looking to grow in a steady, strategically positioned market.



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