

11,218 SF
2.93 Acres
Signalized
Intersection

11,218 SF FORMER DRUG STORE AVAILABLE - HIGH TRAFFIC HARD CORNER LOCATION

**FORMER DRUG STORE
AVAILABLE - 11,218 SF
ON 2.93 AC**

1075 Ashland Rd. Mansfield. OH 44905

Exclusively Listed By:

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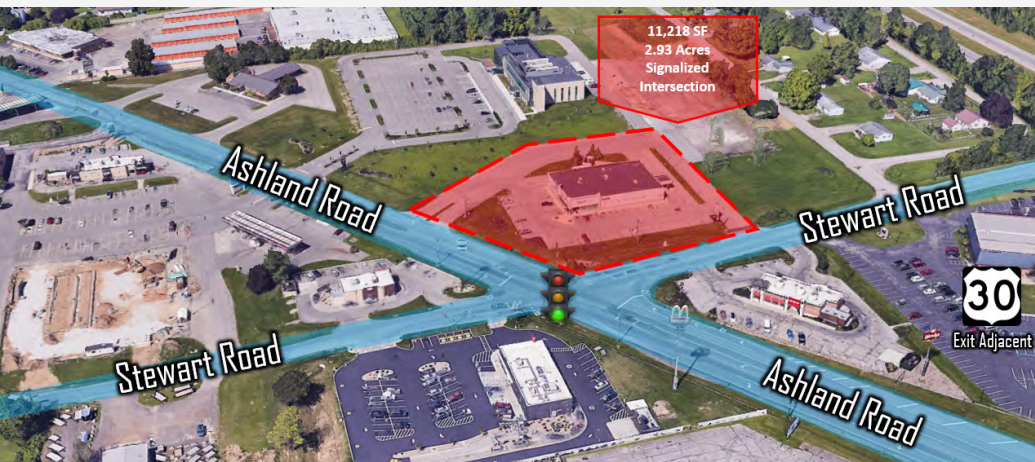
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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Determined by Market

Lease Price: Determined by Market

Year Built: 1998

Building Size: 11,218

Real Estate Taxes: \$26,206.51

Land Acreage: 2.93 Acres

PROPERTY HIGHLIGHTS

- 11,218 Square Foot Former Pharmacy Building Located on 2.93 Acres of Land
- Hard Corner Location at a Signalized Intersection - High Traffic Counts in a Strong Area
- Located at the Busy Signalized Intersection of Ashland Road (US 42) and Stewart Road in Mansfield
- Located Directly Adjacent off of a Busy Highway Exit - US-30's Ashland Road Exit
- Directly Adjacent to UH Samaritan Richland Health Center
- Drive Thru Equipped Former Pharmacy Building
- Excellent Visibility from the Intersection and Both Ashland and Stewart Road
- Prominent Signage
- Located Directly Across the Street from a Major Kroger Equipped with a Fuel Center and Directly Across the Street from Wendy's, McDonalds and Numerous National Retailers



Actual Building Photo



The University Hospitals Samaritan Richland Health Center was recently built on the former Big Lots property.

The \$17 million, 30,000-square-foot outpatient facility will include an urgent care and services by specialists, including radiology, rehabilitation, laboratory, urology and cardiology. Primary care physicians and other specialists will be added in the coming months. The idea is to meet the needs of the population, the people in the community and provide high-quality care at low costs.





Actual Building Photo

**SUBJECT
PROPERTY**



**DOLLAR
GENERAL**

15,957+

32,974+

30

42

Madison High
School

Madison Middle
School

**DOLLAR
GENERAL**

**CVS
pharmacy**

**MARCO'S
PIZZA**

SUBWAY

TACO BELL

**BURGER
KING**

Kroger

Tim Hortons

McDonald's

Wendy's

**FAMILY
DOLLAR**

**O'Reilly
AUTO PARTS**

**Advance
Auto Parts**

**Save
A Lot**

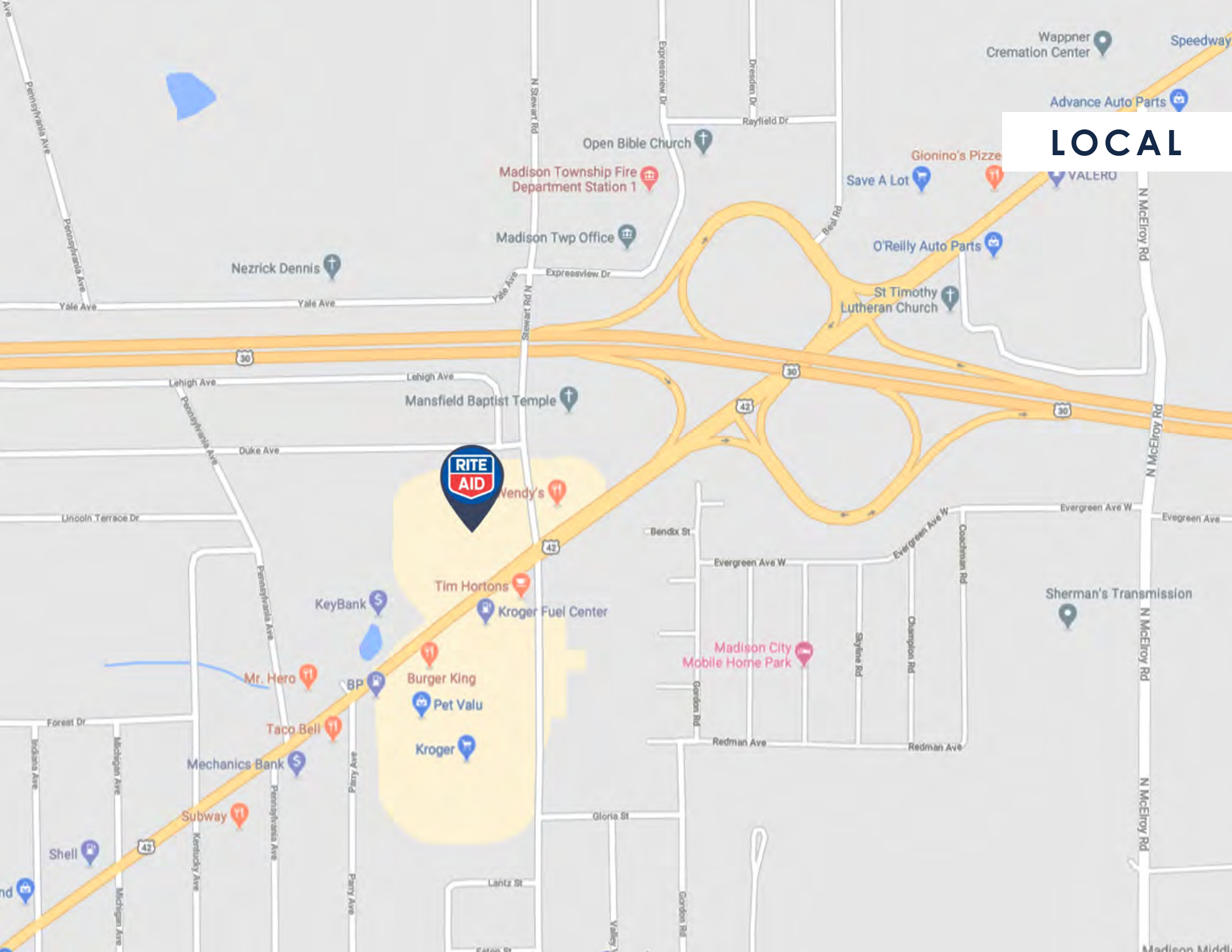
**Auto
Zone**

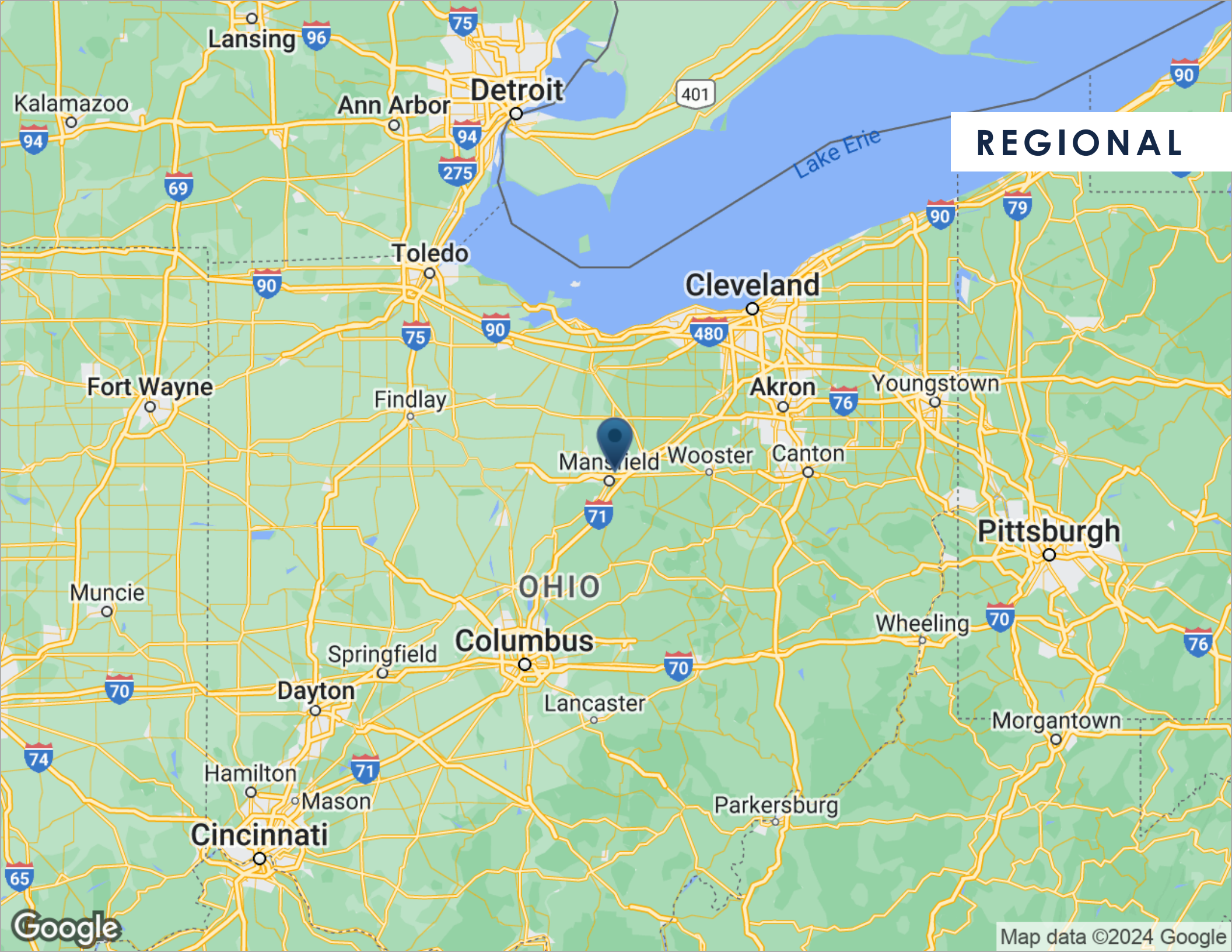






LOCAL





REGIONAL

Lansing 



Detroit

401



Kalamazoo

Ann Arbor







Toledo



Cleveland











Fort Wayne

Findlay

Akron

Youngstown



Mansfield

Wooster

Canton



Pittsburgh

Muncie

OHIO

Columbus

Wheeling



Springfield

Dayton

Lancaster





Morgantown

Hamilton

Mason

Parkersburg

Cincinnati

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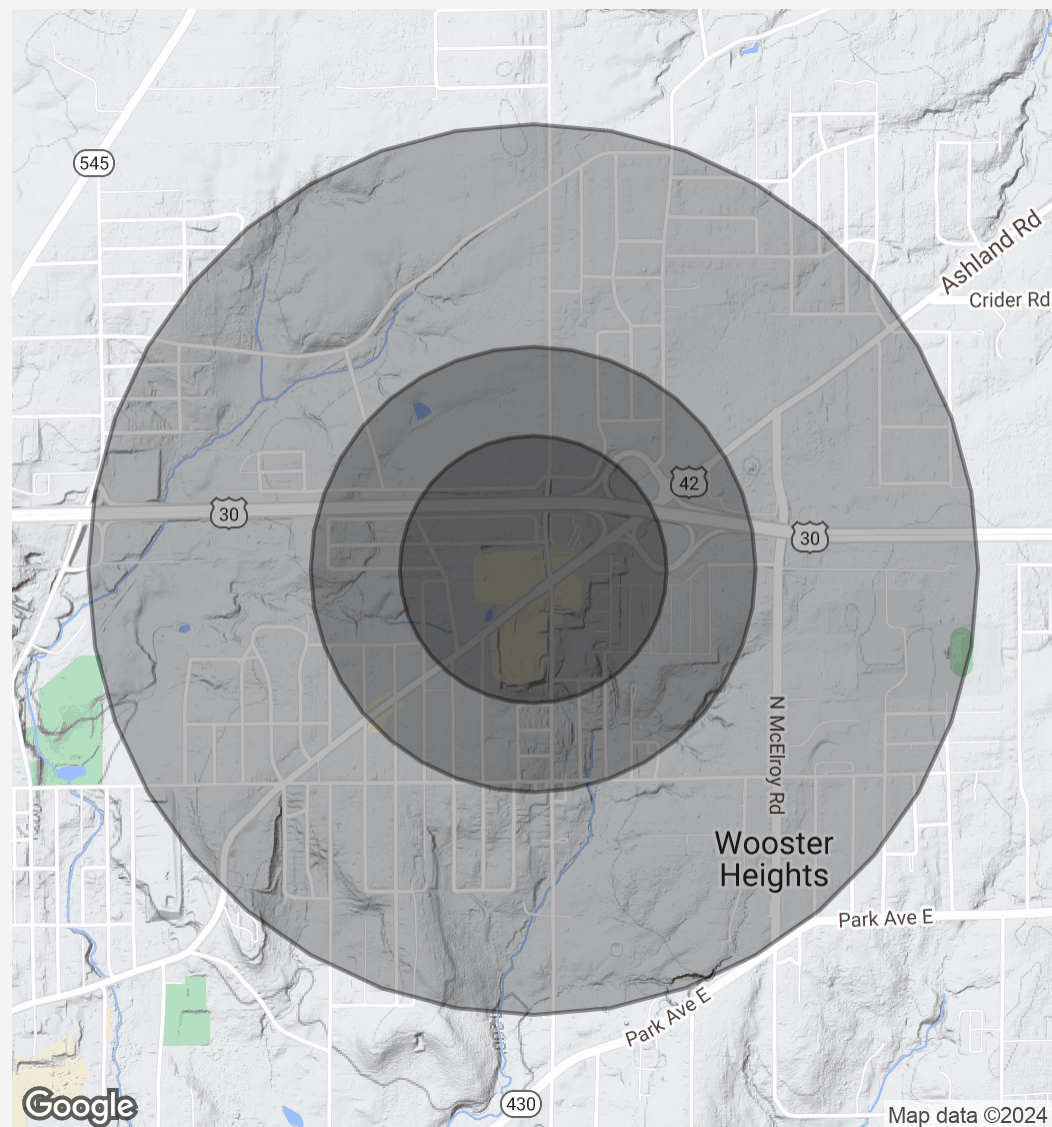
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 218 | 1,515 | 4,638 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 43 | 42 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 91 | 639 | 1,962 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$52,840 | \$51,266 | \$56,543 |
| Average House Value | \$142,605 | \$141,753 | \$138,714 |

* Demographic data derived from 2020 ACS - US Census



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LOCATION OVERVIEW



MANSFIELD, OHIO

Mansfield is a city in and the county seat of Richland County, Ohio, United States. Located midway between Columbus and Cleveland via Interstate 71, it is part of Northeast Ohio and North-central Ohio regions in the western foothills of the Allegheny Plateau. The city lies approximately 65 miles (105 km) northeast of Columbus, 65 miles (105 km) southwest of Cleveland and 91 miles (146 km) southeast of Toledo.

The city was founded in 1808 on a fork of the Mohican River in a hilly region surrounded by fertile farmlands, and became a manufacturing center owing to its location with numerous railroad lines. After the decline of heavy manufacturing, the city's economy has since diversified into a service economy, including retailing, education, and healthcare sectors. The 2010 Census showed that the city had a total population of 47,821, making it Ohio's nineteenth largest city. The city anchors the Mansfield Metropolitan Statistical Area (MSA), which had a population of 124,475 residents in 2010, while the Mansfield-Bucyrus, OH Combined Statistical Area (CSA) had 221,398 residents.

Mansfield's official nickname is "The Fun Center of Ohio". It is the largest city in the Mid-Ohio region of the state, the north-central region which is generally considered to extend from Marion, Delaware, Knox, Morrow, Crawford, Ashland and Richland counties in the south, to the Firelands area south of Sandusky in the north. Mansfield is also known as the "Carousel Capital of Ohio," "Danger City," "The Queen of Ohio," and "Racing Capital of Ohio".

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