

AMBERWOOD PARKWAY AVAILABLE FOR LEASE

25 AMBERWOOD PKWY, ASHLAND, OH 44805



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PASSOV GROUP
COMMERCIAL BROKERAGE

THE OPPORTUNITY

AMBERWOOD PARKWAY
ASHLAND, OH 44805

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Prime, High-Traffic Location — Located just off I-71 Exit 186 and US-250, with quick access to State Route 511, US-42, and State Route 60
- Shadow-Anchored by Walmart Supercenter — Attracting 3.2M visits per year to Amberwood Plaza per Placer.AI
- Strong, Proven National Tenant Roster — Current national tenants include Great Clips, Shoe Dept., and Cricket Wireless.
- Exceptional Tenant Retention — Over 28% of the center has been leased to the same tenants for more than 15 years, signaling strong sales performance and long-term tenant confidence in the location.



PROPERTY INFORMATION

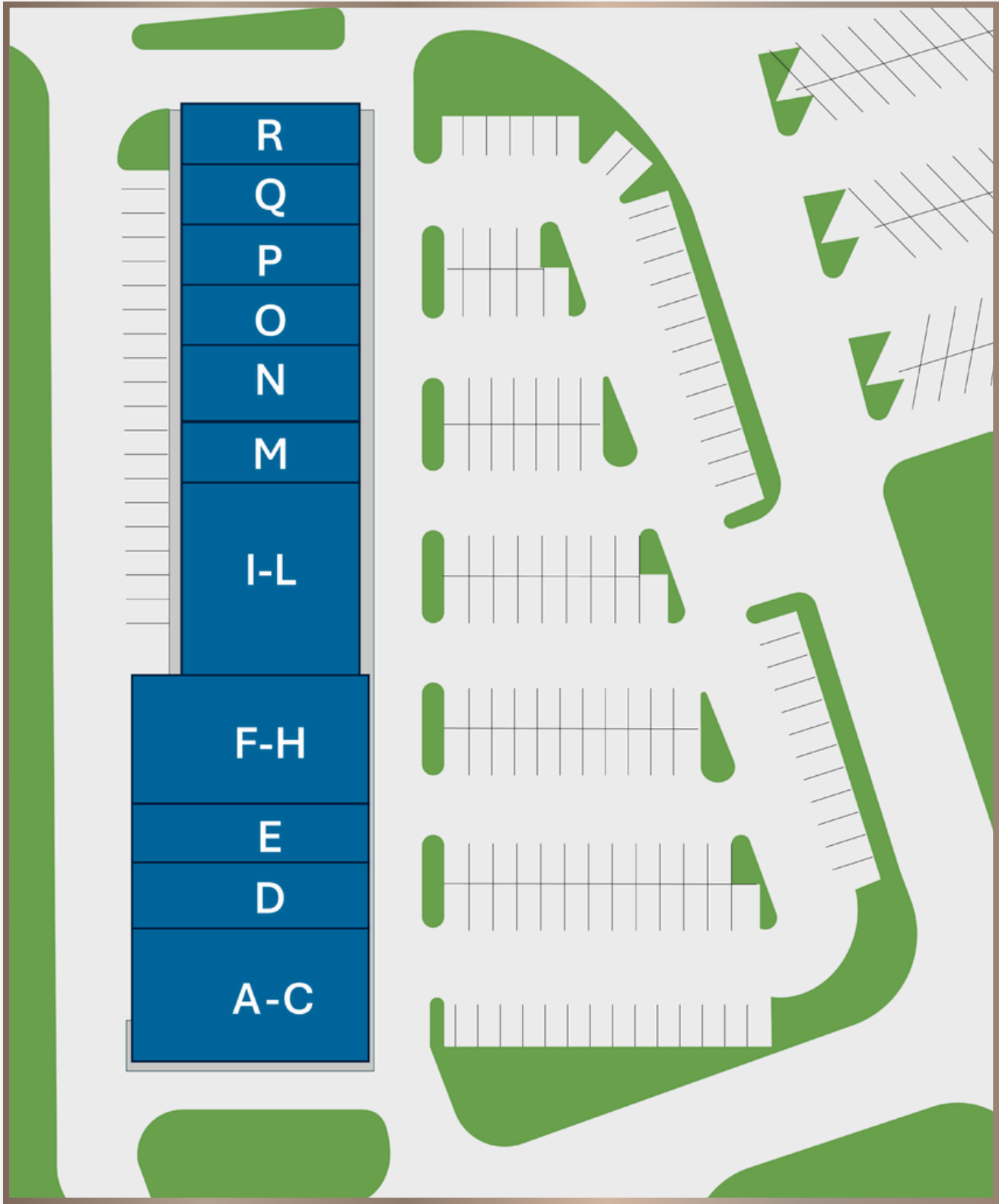
Address	25 Amberwood Pkwy, Ashland, OH 44805
GLA	27,610
Acreage	4.68 AC
Parking Spaces	150
Primary St	Amberwood Parkway
Primary Frontage	421'
Ingress/Egress	5 full access curb cuts
Primary Traffic	24,767 on Main St
Year Built	2001
PPN	P43-166-O-0002-00

AVAILABILITY — SIZE — PRICING

Available (Divisible)	5,100 SF	Contact Broker
Available	1,200 SF	Contact Broker
Available	1,500 SF	Contact Broker
Available - Max Contiguous	7,800 SF	Contact Broker

SITE PLAN

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TENANT INDEX		
UNIT	TENANT	SIZE (SF)
A-C	TACOS & TEQUILA	4,400
D	EXPENDABLE TATTOO	2,000
E	WILD BILL'S TOBACCO	1,600
F-H	SHOE SHOW	4,800
I-L	AVAILABLE	5,100
M	AVAILABLE	1,200
N	AVAILABLE	1,500
O	ASHLAND NAILS	1,200
P	GREAT CLIPS	1,200
Q	CRICKET WIRELESS	1,200
R	WATER TREE OHIO	1,200

PROPERTY PHOTOS

1,500 SF SPACE

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PROPERTY PHOTOS

5,100 SF SPACE

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TRADE AERIAL

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NOTABLE DEVELOPMENTS

Pump House District — \$43.5M Mixed-Use Redevelopment (Downtown Ashland) — A nearly 12-acre downtown redevelopment estimated at \$43.5 million, rezoned from light industrial to general business to accommodate apartments, a hotel, and other commercial uses. The plan includes a \$21.5 million Home2 Suites hotel by Columbus-based Moment Development, incorporating the historic F.E. Myers & Bro. Pump Company headquarters, plus a \$22 million, roughly 100-unit market-rate apartment complex with a clubhouse and public park being built by Ashland Urban, LLC.

New Downtown Consumer Base — Mayor Matt Miller projects the district will bring an additional 500-1,000 people downtown on any given day, feeding restaurants, bars, and downtown retail — a direct tailwind for trade-area retail demand.

Meptagon Manufacturing Facility (Ashland Industrial Park) — Israel-based Meptagon selected Ashland's Industrial Park for its first U.S. manufacturing facility, purchasing 10 acres at Ford Drive and Wells Road, supplying process piping used in semiconductor/wafer cooling systems for clients including Intel and Micron. The company plans to begin construction in 2027, targeting startup in 2028, initially with about 10 engineers and 25 laborers, scaling toward 150-200 full-time employees — a meaningful new employment and daytime population driver.

Ongoing Infill Near Walmart Corridor — A new Take 5 operating next to the car wash in front of Walmart, with additional development opportunities being discussed for that same node — direct evidence of continued investment in the immediate trade area.

City-Wide Economic Development Push — Ashland is aggressively expanding its industrial and commercial footprint through strategic land acquisition and infrastructure investment, and has shifted from automatic to negotiated tax abatements — a sign of increased market confidence

25 Amberwood Parkway is strategically positioned in Ashland’s primary retail corridor, just off US Route 250 and minutes from Interstate 71. The property offers convenient access, strong visibility, and proximity to a well-established mix of national retailers, restaurants, hotels, and service businesses.

The location serves Ashland residents as well as regional travelers using I-71, Ohio’s major north-south route connecting Cleveland and Columbus. Downtown Ashland, Ashland University, and University Hospitals Samaritan Medical Center are all within a short drive, supporting consistent activity from local households, students, employees, visitors, and healthcare professionals.

Ashland is the commercial center of a countywide market of more than 52,000 residents, supported by a diverse economic base that includes manufacturing, healthcare, education, retail, and hospitality. With immediate access to everyday amenities and convenient connections to Mansfield, Akron, Cleveland, and Columbus, 25 Amberwood Parkway presents a strong location for retail and service-oriented users.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	4,061	14,802	27,089
Daytime Population	5,123	27,622	38,080
Average Household Income	\$90,975	\$78,190	\$85,338
Median Household Income	\$71,202	\$61,639	\$67,533
Consumer Spending	\$85M	\$310M	\$596M

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