



16,941 SQFT FOR LEASE

660 S Diamond St.

LARGE-FORMAT FLEX BOX WITH RETAIL FRONTAGE

Mansfield, OH 44907

PRESENTED BY:

JENNA THARP

O: 231.633.1642

jenna.tharp@svn.com

NICHOLE BOOKER, PHD

O: 330.475.5500

nichole.booker@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	16,491 SF
LOT SIZE:	2.78 Acres
PARKING:	135+ Spaces
ZONING:	B-2 (General Business)
APN:	028-90-041-04-000

PROPERTY DESCRIPTION

Located at the heart of a dense residential area in Mansfield, OH., offering great visibility on S Diamond St. The space is a large-format flex box with retail frontage, warehouse functionality, and B-2 zoning that permits a large range of potential uses. A former grocery store, this unit is ideal for single-user tenants who need volume and an open floor plan.

PROPERTY HIGHLIGHTS

- Large format flex box – open, high-volume layout
- B-2 General Business Zoning – allows retail, assembly, fitness, educational, light manufacturing/assembly (with approvals), and service-flex uses.
- Co-tenancy with Family Dollar provides steady neighborhood-serving traffic
- High visibility with retail frontage – exposure along S Diamond
- Parking + signage: critical factors for the tenant types we are targeting – ample surface parking
- Versatile potential use
- Features a loading dock, three-phase power, 12' ceilings and a set of men and women's restrooms

JENNA THARP

O: 231.633.1642

jenna.tharp@svn.com

NICHOLE BOOKER, PHD

O: 330.475.5500

nichole.booker@svn.com

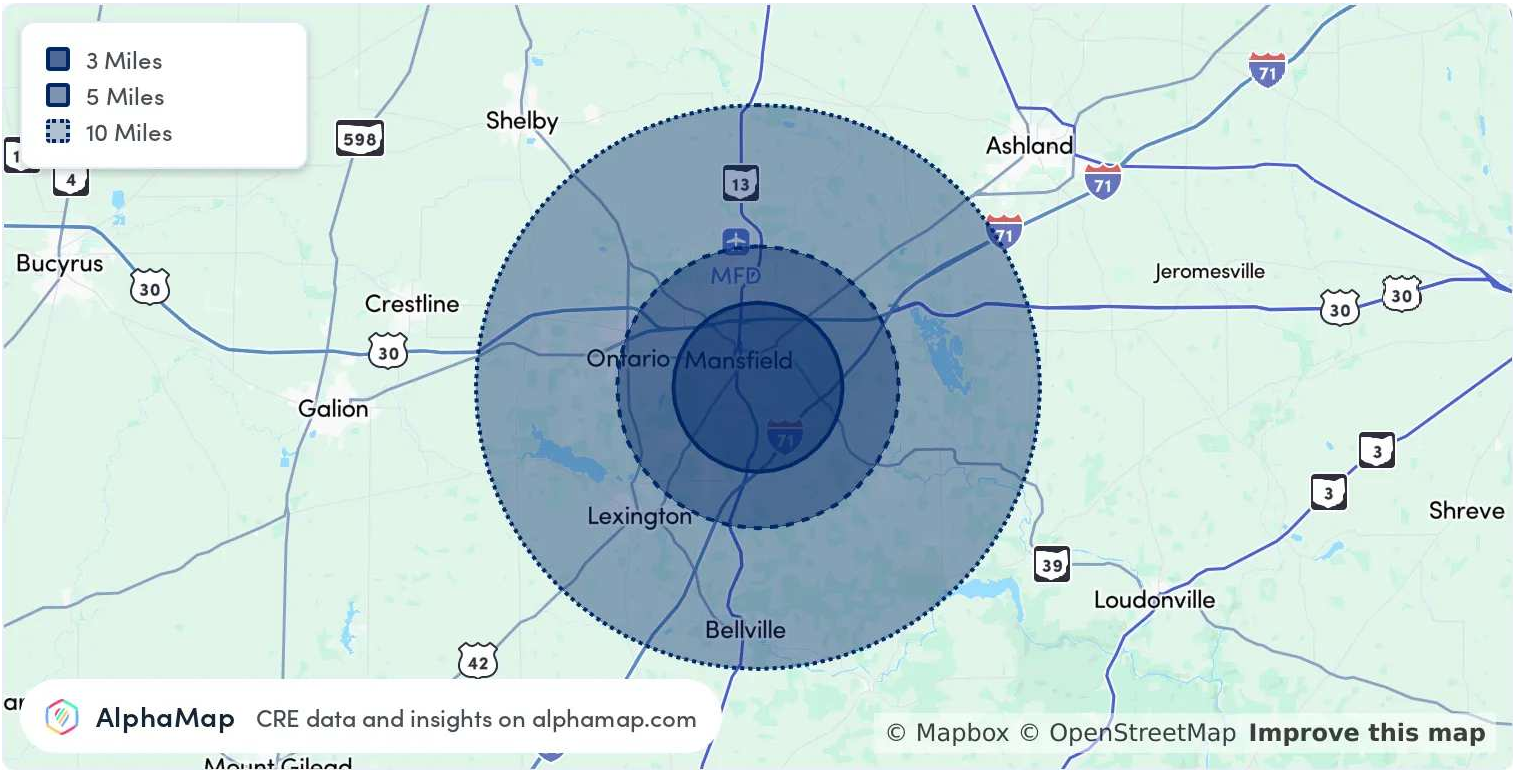
ADDITIONAL PHOTOS



JENNA THARP
O: 231.633.1642
jenna.tharp@svn.com

NICHOLE BOOKER, PHD
O: 330.475.5500
nichole.booker@svn.com

AREA ANALYTICS



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	42,847	73,148	109,451
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	18,936	29,938	44,770
PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$55,427	\$63,096	\$73,836
AVERAGE HOUSE VALUE	\$142,563	\$156,965	\$188,362
PER CAPITA INCOME	\$24,098	\$26,290	\$30,765

Map and demographics data derived from AlphaMap

JENNA THARP
O: 231.633.1642
jenna.tharp@svn.com

NICHOLE BOOKER, PHD
O: 330.475.5500
nichole.booker@svn.com