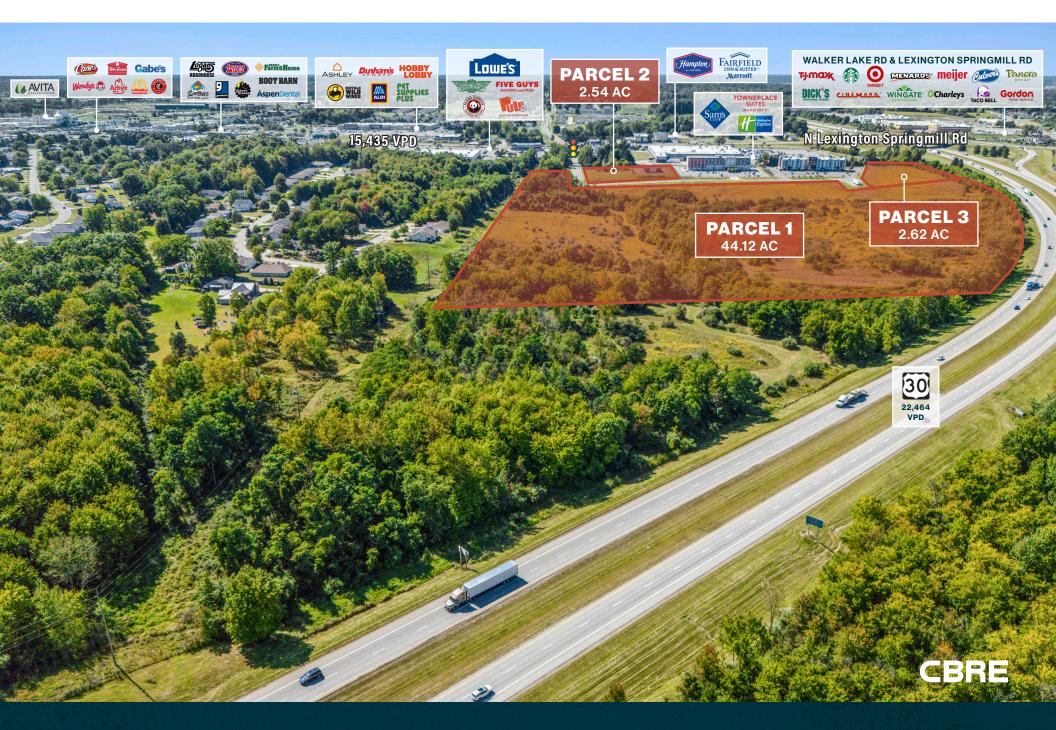
2.54-49.28 AC DEVELOPMENT SITE

2029 FERGUSON ROAD, ONTARIO, OHIO 44906

CBRE



AERIAL VIEW



THE OPPORTUNITY

- Highway Visible 2.54-49.28 AC Development Site Available For Sale
- Sale Price:
 - » Parcel 1 (44.12 AC): \$1,500,000
 - » Parcel 2 (2.54 AC): \$700,000
 - » Parcel 3 (2.62 AC): \$550,000
- 15-year Tax Abatement available
- Highway visibility to US-30 with traffic counts of 22,464 VPD (Source: ODOT).
- Zoned: Business District (B)
- Population of 52,882 and average household income of \$168,712 in a 5-mile radius.



Quick Stats - 20 Minute Drive Radius



DAYTIME POPULATION

123,935



POPULATION

125,088



HOUSEHOLDS

52,035



POPULATION 25 & OVER

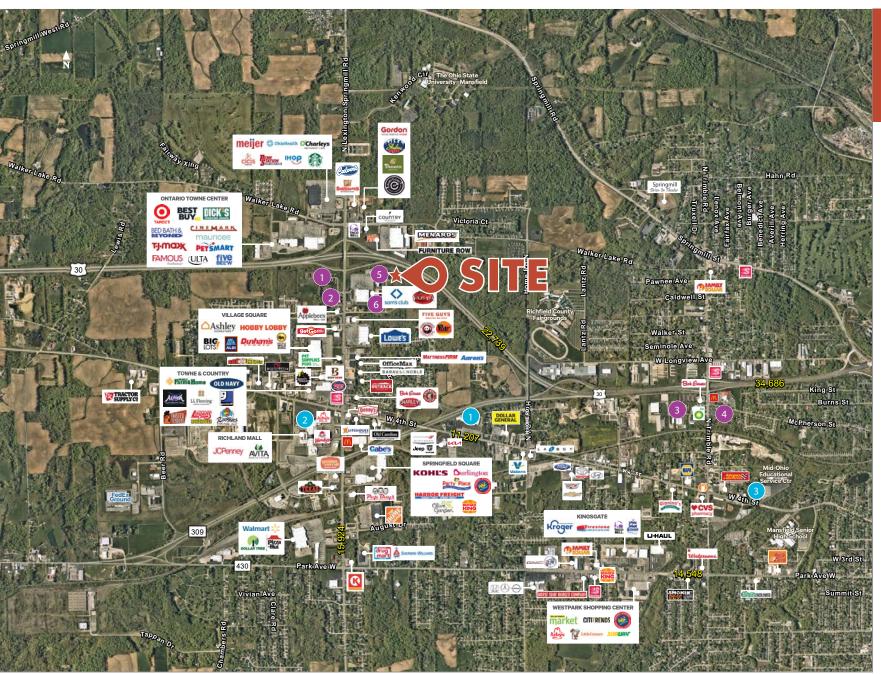
89,587



AVG. HOUSEHOLD INCOME

\$73,179

RETAIL TRADE MAP



Mansfield-Ontario

RETAIL TRADE AREA

TRADE AREA INFO

Lexington Springmill Rd N & W 4th St

- Population: 18,905
- Daytime Population: 26,452
- Total Households: 8,337
- Median HH Income: \$57,138
- Total Businesses: 1.065
- Total Employees: 18,114

HOTELS

7 Hotels - 614 Rooms

- 1. Fairfield Inn & Suites 62
- Hampton Inn 61
 Motel 6 110
- Moter 6 110
 A. Quality Inn 92
- 4. Quality Inn 9
- 5. TownPlace 86
- 6. Holiday Inn 136 (Not on Map)

MAJOR EMPLOYERS

- 1. OhioHealth 2,500
- 2. Avita Health Systems 400
- 3. Startek 700
- X. The Gorman-Rupp Company 450 (Not on Map)
- X. Arcelor Mittal 700 (Not on Map)
- χ Newman Technologies 850 (Not on Map)

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odated: January 19, 2024



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2024 Population - Current Year Estimate	1,625	25,185	82,820	125,088
2024 Daytime Population	6,833	34,569	88,703	123,935
2024 Households - Current Year Estimate	823	10,915	33,685	52,035
2024 Average Household Income	\$74,252	\$66,825	\$70,506	\$73,179
2029 Average Household Income Projection	\$82,676	\$73,010	\$76,634	\$79,860
2024 Median Household Income	\$55,177	\$49,850	\$53,520	\$55,159
2024 Population Over 25	1,174	17,459	59,231	89,587

EXCLUSIVE CONTACTS

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