

# 2.54-49.28 AC DEVELOPMENT SITE

2029 FERGUSON ROAD, ONTARIO, OHIO 44906

CBRE

FOR SALE



## EXCLUSIVE CONTACTS:

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**Parcel 1**  
44.12 AC

**Parcel 2**  
2.54 AC

**Parcel 3**  
2.62 AC

15,435 VPD

N Lexington Springmill Rd

30  
22,464 VPD

**CBRE**

**Logos:** AVITA, Wendy's, Arby's, McDonald's, Gabe's, Logan's Roadhouse, Jack-in-the-Bottle, Family Home, Boot Barn, Aspen Dental, Ashley, Dunham's, Hobby Lobby, Pet Supplies Plus, Aldi, Lowe's, Five Guys, Buffalo Wild Wings, Hampton Inn & Suites, Fairfield Inn & Suites, Marriott, Sams Club, TownePlace Suites, Marriott, Dick's, CLEMARK, Target, Menards, Meijer, Culver's, Panera Bread, Gordon, Taco Bell.





# 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  
(3 Miles)

- 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
2. Hampton Inn - 61
3. Motel 6 - 110
4. Quality Inn - 92
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)
- X. Newman Technologies - 850 (Not on Map)

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Updated: 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

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