

# For Lease



## 327 Ashland Road, Mansfield, Ohio 44905

*Retail For Lease in Mansfield, Ohio*

- Former Iron Pony location in Mansfield, Ohio
- This space offers ± 12,652 Square Feet of Retail Showroom, Office, Service Area, and Warehouse
- Located off of Ashland Road, nearby downtown Mansfield, Ohio
- Five parcels Totaling ± 0.79 AC
- Site Includes Two Drive-In Doors of 10' and 12' in Height
- Additional Attic Storage Space Located Within
- Excellent Frontage and Access From Ashland Road
- \$6/SF Modified Gross



**James Mangas, CCIM**

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# 327 Ashland Road, Mansfield, Ohio 44905

## Exterior Photos



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# 327 Ashland Road, Mansfield, Ohio 44905

## Interior Photos



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# 327 Ashland Road, Mansfield, Ohio 44905

## Additional Property Information

### Legal Information

Legal Property Description	Retail with Workshop for Lease
Price	\$6.00/SF MG
Parcel Numbers	0289001511000, 0289002607000, 0289010501000, 0289011203000, 0289010502000
Possession	Immediate

### Land Information

Land Acreage	± 0.79 Acres
Current Zoning	B-2 General Business District
Township	Mansfield

### Structural Information

Total Building Square Footage	± 12,652 SF
Unit Square Footage	± 12,652 SF
Year Built	1987
Drive-In Doors	2

### Additional Information

Lot Specifics	Excellent Frontage and Access to Route 42
Clear Height	14'
Fees and Associations	None
Water/Sewer System	Public

#### 1167.06 B-2 GENERAL BUSINESS DISTRICT.

**(a) Purpose.** The purpose of this district is to provide for more diversified business establishments which are not generally located adjacent to residential neighborhoods. The General Business District contains shopping areas which are community wide or regional in nature and should be served by State highways or at least four-lane streets.

**(b) Permitted Uses.** (1) All uses permitted in Section 1167.05(b).

(2) Department stores and supermarkets.

(3) Newspaper printing and publishing.

(4) Furniture stores.

(5) Preparation and processing of food and drink to be sold and/or consumed on the premises including bakeries, delicatessens, restaurants, ice cream parlors and taverns.

(6) Commercial recreation facilities whose principal activity is located within an enclosed building such as: bowling alleys, billiard halls, skating rinks, tennis and racquet ball courts, health spas, fitness centers, video arcades and similar activities.

(7) Post offices and similar governmental office buildings.

(8) Hotels and motels.

(9) Cultural and recreational establishments such as

museums, civic centers, sports arenas and theaters.

(10) Building materials dealers, heating and plumbing supplies, electrical supply stores, hardware and farm equipment.

(11) Electrical, furniture and miscellaneous repair shops.

(12) Veterinary hospitals and dog and other animal kennels of a commercial nature.

(13) Miniwarehouses and storage facilities for storage of vehicles and goods not involving regular truck traffic and only minimal loading and unloading.

(14) Other uses similar in nature to the above uses. (15) Accessory uses as regulated by Chapter 1175. (16) Automobile parking spaces and loading areas as regulated by Chapter 1179.

**(c) Conditionally Permitted Uses.**

(1) Gasoline service stations and minor automotive repair subject to site plan approval by the Planning Commission and subject to the conditions listed in Chapter 1183.

(2) New and used auto sales and major automotive service and repair, subject to a site plan approval by the Commission and to the conditions listed in Chapter 1183.

(3) Automotive car washes subject to site plan approval by the Commission and to the conditions listed in Chapter 1183.

(4) Funeral homes and mortuaries provided that adequate

area is provided off the street for assembling vehicles to be used in funeral processions, and further provided such space is in addition to required off-street parking.

(5) Light manufacturing/assembly businesses operated in existing structures subject to a site plan approval by the Commission and to the conditions listed in Chapter 1183.

(6) All uses conditionally permitted in Section 1167.05(c) shall be conditionally permitted in the B-2 District.

**(d) Area, Height, and Bulk Regulations.**

(1) Minimum yard requirements:

A. Front yard: 30 feet

B. Rear yard: 30 feet, except where the lot abuts an R-1 or R-2 District, or a lot developed for a one- or two-family dwelling, in which case the rear yard shall be 40 feet.

C. Each side yard: No requirement or interior lot lines;

where a lot to be used for business abuts an R-1 or R-2 District, or a lot developed for a one- or two-family dwelling, the side yard shall be 30 feet, with a greenbelt to provide screening for the adjacent residential property.

(2) Maximum building height: 50 feet and 3 stories

(3) Maximum ground coverage: 70%

(4) Other requirements: Where parking occupies part of the front yard, a landscaping plan shall be approved by the Zoning Administrator or the Commission.

(Ord. 86-260. Passed 12-16-86.)

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# 327 Ashland Road, Mansfield, Ohio 44905

Parcel View



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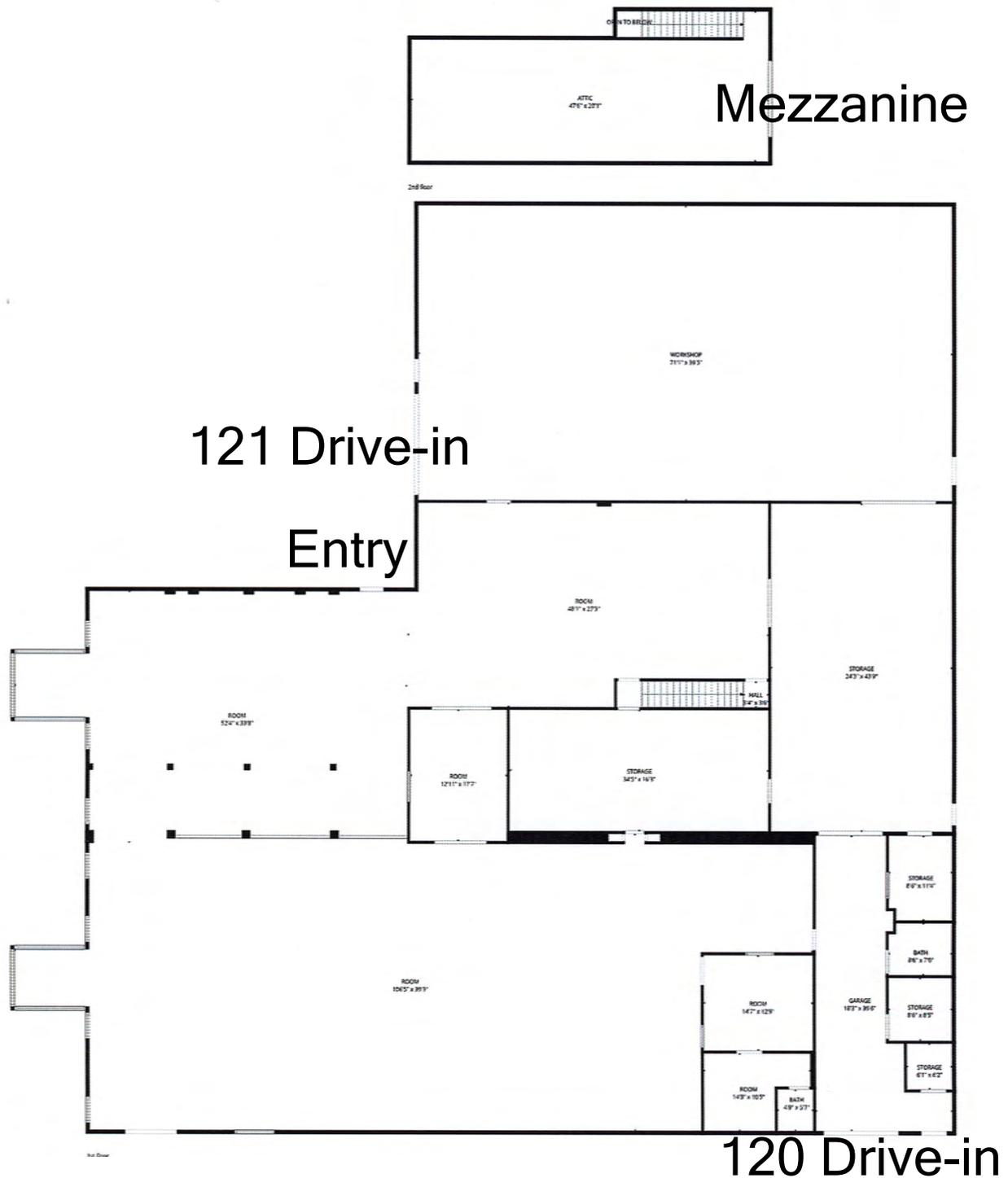


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## Floor Plan

*Front of Building*



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## Nearby Amenities



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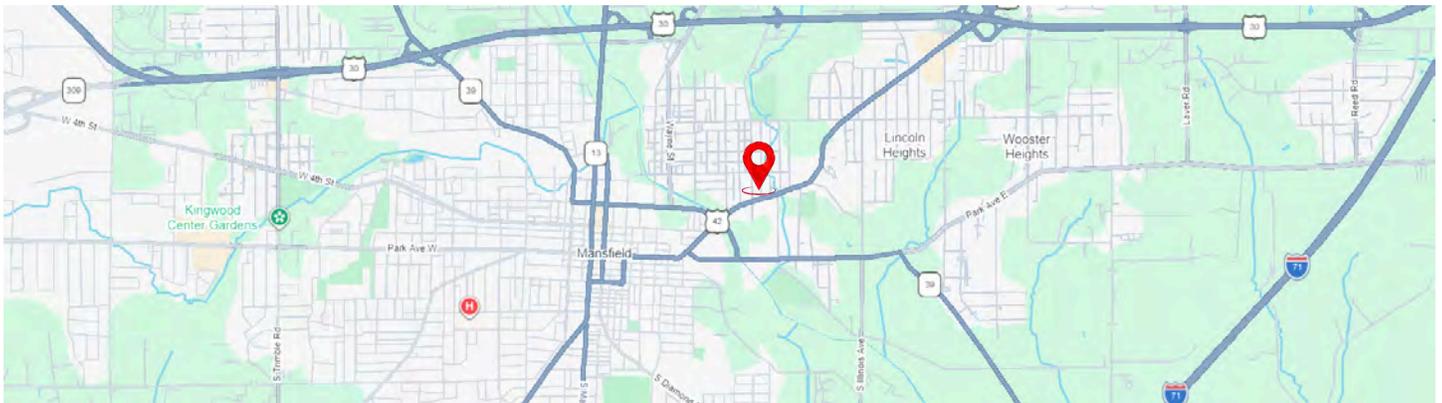
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## Traffic Counts and Regional Demographics



## Local Traffic (2025)

<b>Ashland Rd - 4th Ave</b>	<b>± 15,793 VPD</b>
<b>East 5th St - Ashland Rd</b>	<b>± 2,694 VPD</b>
<b>5th Ave - Orange St</b>	<b>± 2,772 VPD</b>



## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>2,818</b>	<b>30,393</b>	<b>55,634</b>
Households	<b>2,640</b>	<b>15,068</b>	<b>23,779</b>
Avg Household Income (2025)	<b>\$38,125.43</b>	<b>\$40,228.97</b>	<b>\$46,809.88</b>

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