

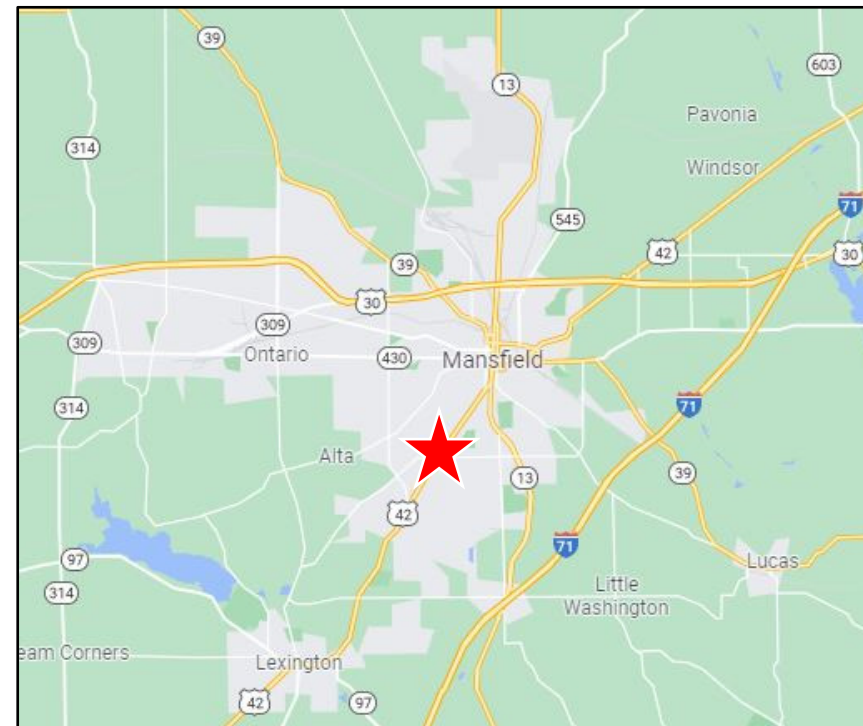


**Highlights:**

- 1,650 SF is available to rent in a 18,600+ SF retail center
- Retail center is under new ownership
- 70 parking spaces with 3 ADA compliant spaces
- Signage available on the building
- 5 year NNN lease term minimum

**Location:**

- Located on a main throughfare in a busy retail center
- Directly adjacent to Donatos Pizza and a Karate Studio
- 16,184 average daily traffic on Lexington Ave and 9,749 average daily traffic on W Cook Rd
- Area retailers include Donatos Pizza, Buffalo Wild Wings, Park National Bank, Ohio Pet Depot, and Van's Auto Service & Tire Pros



*The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.*

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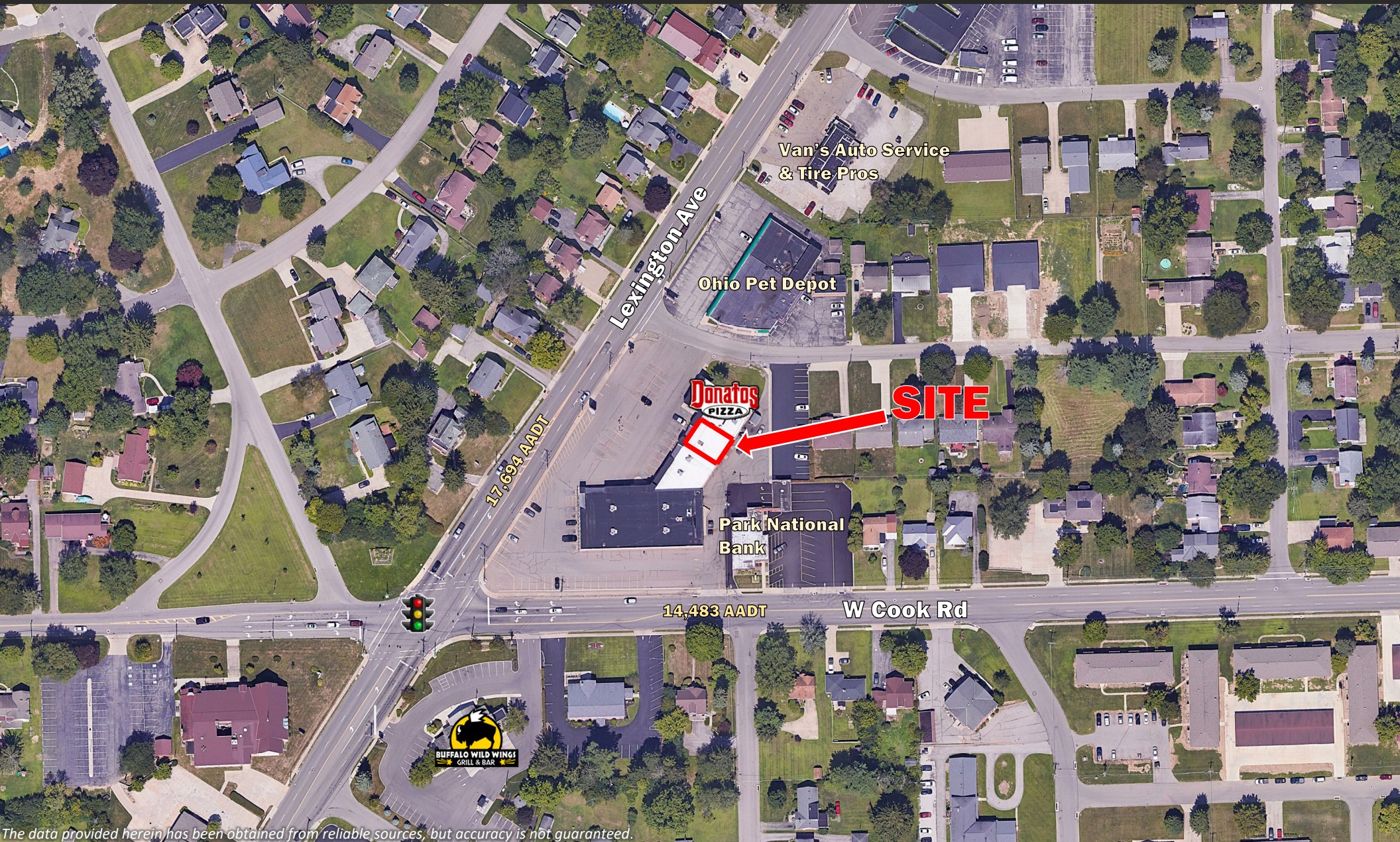
500 Trillium Dr  
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Mansfield, Ohio  
865 Lexington Ave



FOR LEASE



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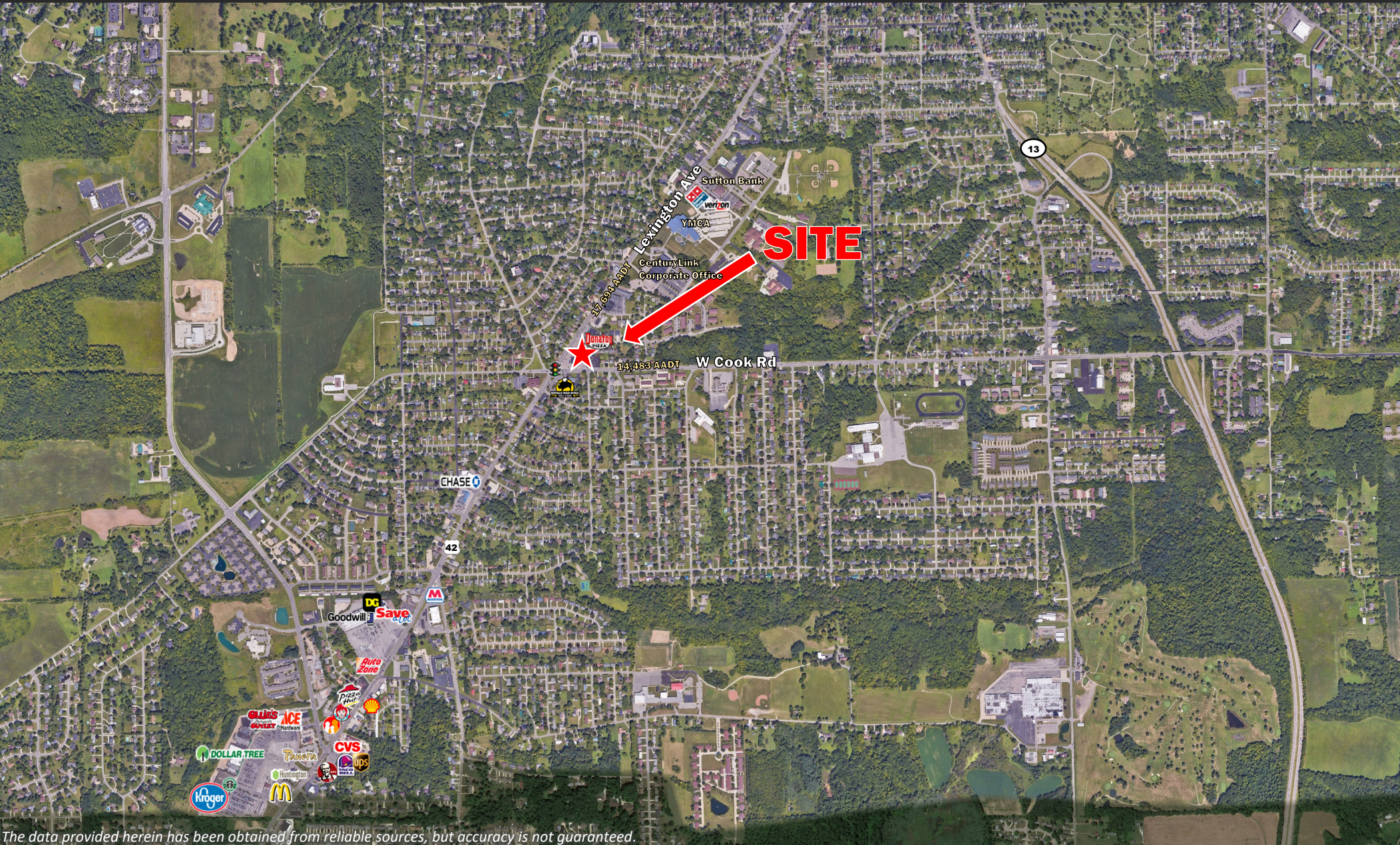
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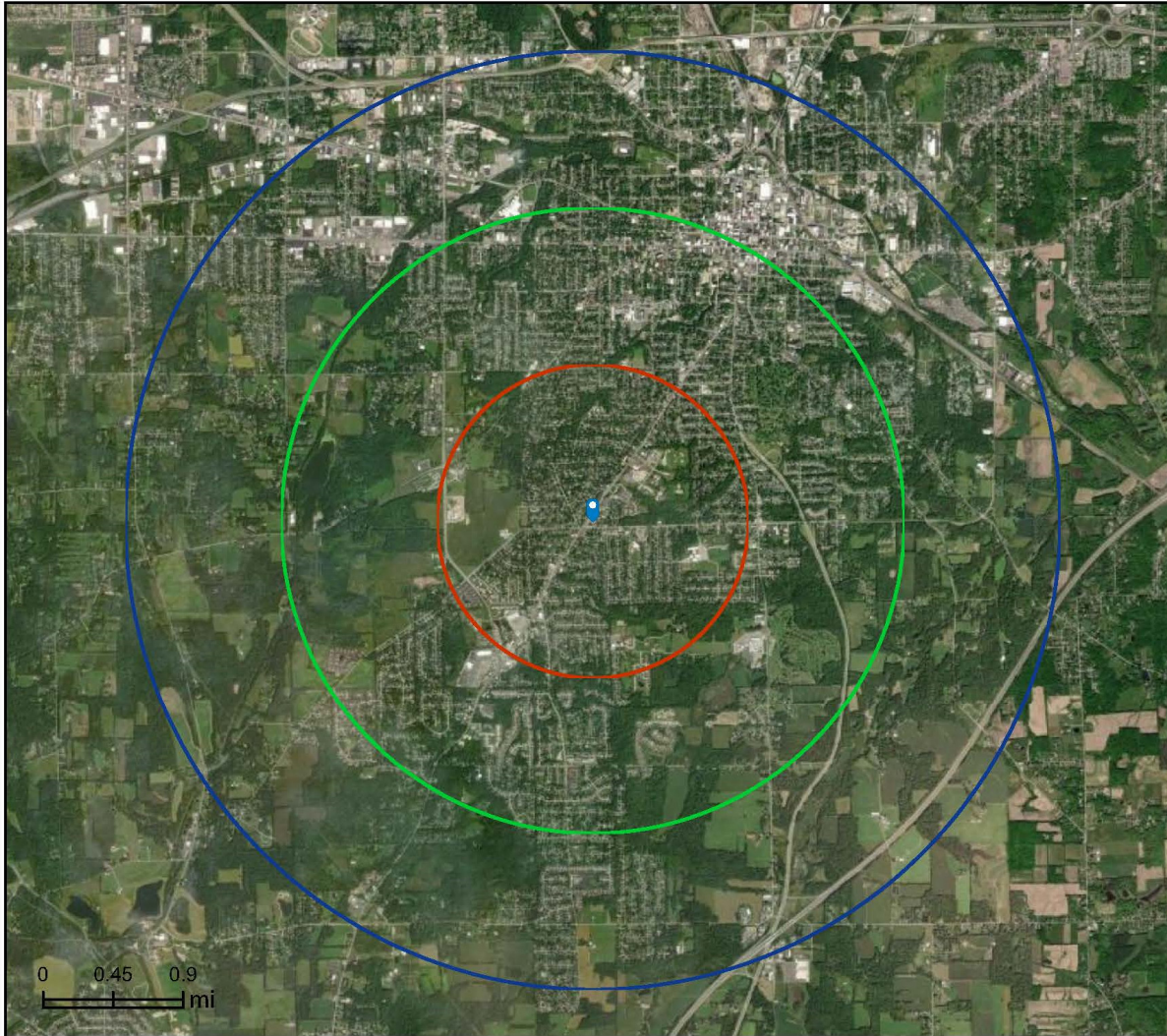


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	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	6,803	31,398	49,808
2010 Total Population	6,840	29,010	43,377
2018 Total Population	7,179	29,697	43,899
2018 Group Quarters	232	732	917
2024 Total Population	7,129	29,586	43,658
2018-2023 Annual Rate	-0.14%	-0.07%	-0.11%
2018 Total Daytime Population	8,026	33,570	49,813
Workers	3,789	16,157	24,015
Residents	4,237	17,413	25,798
<b>Household Summary</b>			
2000 Households	3,276	13,850	20,398
2000 Average Household Size	2.03	2.21	2.30
2010 Households	3,312	12,988	18,923
2010 Average Household Size	1.99	2.15	2.23
2018 Households	3,469	13,752	19,900
2018 Average Household Size	2.00	2.11	2.16
2024 Households	3,489	13,893	20,095
2024 Average Household Size	1.98	2.08	2.13
2018-2023 Annual Rate	0.12%	0.20%	0.20%
2010 Families	1,828	7,349	11,136
2010 Average Family Size	2.65	2.83	2.87
2018 Families	1,797	7,057	10,606
2018 Average Family Size	2.80	2.93	2.95
2024 Families	1,781	7,028	10,567
2024 Average Family Size	2.78	2.90	2.93
2018-2023 Annual Rate	-0.18%	-0.08%	-0.07%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,430	15,067	22,358
Owner Occupied Housing Units	65.4%	53.6%	54.4%
Renter Occupied Housing Units	30.1%	38.3%	36.8%
Vacant Housing Units	4.5%	8.1%	8.8%
2010 Housing Units	3,647	15,163	22,101
Owner Occupied Housing Units	58.2%	48.4%	48.8%
Renter Occupied Housing Units	32.6%	37.2%	36.8%
Vacant Housing Units	9.2%	14.3%	14.4%
2018 Housing Units	3,681	15,113	21,885
Owner Occupied Housing Units	59.4%	48.6%	49.0%
Renter Occupied Housing Units	34.8%	42.4%	42.0%
Vacant Housing Units	5.8%	9.0%	9.1%
2024 Housing Units	3,690	15,211	22,022
Owner Occupied Housing Units	61.7%	50.7%	51.1%
Renter Occupied Housing Units	32.8%	40.6%	40.1%
Vacant Housing Units	5.4%	8.7%	8.8%
<b>Median Household Income</b>			
2018	\$46,444	\$42,750	\$43,118
2024	\$52,161	\$47,190	\$47,555
<b>Median Home Value</b>			
2018	\$157,292	\$144,658	\$146,780
2024	\$194,969	\$186,403	\$190,025
<b>Per Capita Income</b>			
2018	\$31,929	\$28,427	\$28,273
2024	\$37,316	\$33,106	\$32,914
<b>Median Age</b>			
2010	49.4	42.2	41.2
2018	50.0	43.1	42.1
2024	50.7	44.0	42.9

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