

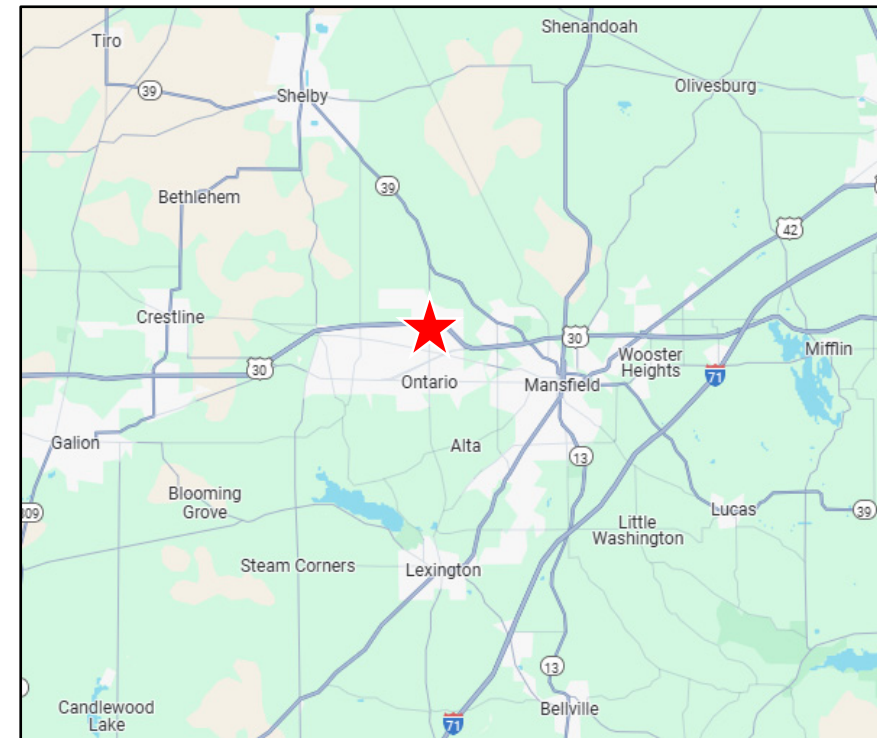


Location:

- Located on a main throughfare, 0.27 miles from Highway 30
- 15,237 average daily traffic on N Lexington-Springmill Rd
- Area retailers include Sam's Club, Hobby Lobby, ALDI, Lowe's Home Improvement, Big Lots, Five Guys, Panda Express and AT&T Store

Highlights:

- 3,435 SF building on a 1.13 acre lot
- Constructed in 1995 and has operated as Fazoli's ever since
- Fazoli's location is ranked in the top 56% within the state of Ohio
- 182 ft of frontage on N Lexington-Springmill Rd
- 56 available spaces for parking
- Absolute NNN lease
- Five renewal terms of five years
- 5% rent increase every five years
- Tenant will report sales per lease agreement upon request
- Annual property tax of \$25,360.82



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

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1048 N Lexington-Springmill Rd



AVAILABLE



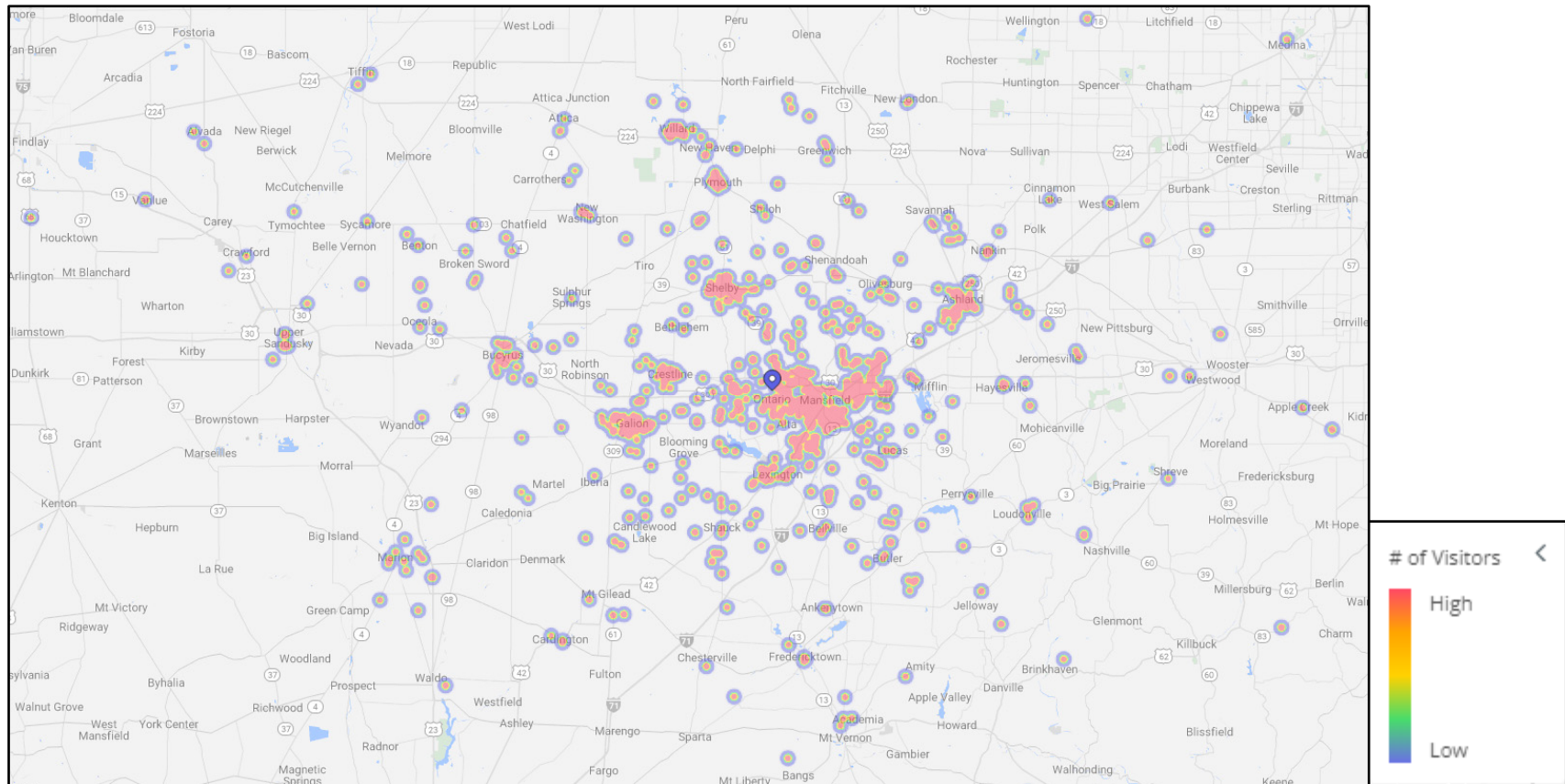
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Trade area map of Fazoli's:

This data represents the approximate home location and density of customers who visited Fazoli's at least 3 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Fazoli's / 1048 N Lexington-springmill Rd, Mansfield, OH 44906 | Based on Home Location, by Visitors | Min. Visits: 3 | Feb 1st 2024 to Jan 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc.

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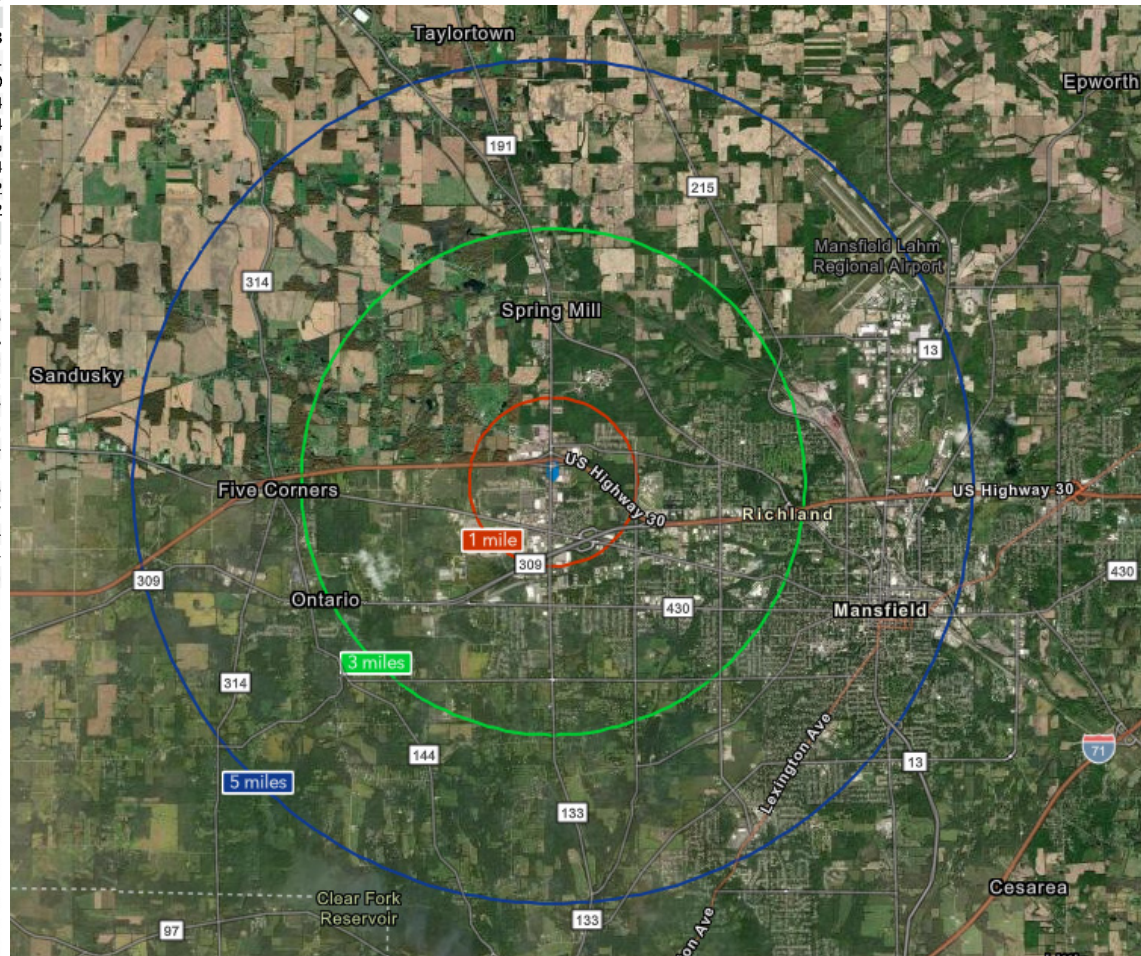
1048 N Lexington-Springmill Rd



Market Summary

1,3,5 Mile Radius

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,791	17,187	55,623
2010 Total Population	2,083	16,314	51,711
2018 Total Population	2,229	16,439	51,910
2018 Group Quarters	249	462	6,554
2024 Total Population	2,217	16,378	51,634
2018-2023 Annual Rate	-0.11%	-0.07%	-0.11%
2018 Total Daytime Population	5,909	24,205	65,404
Workers	4,762	15,054	38,202
Residents	1,147	9,151	27,202
Household Summary			
2000 Households	846	7,106	21,023
2000 Average Household Size	2.12	2.39	2.38
2010 Households	978	6,972	19,653
2010 Average Household Size	1.95	2.29	2.30
2018 Households	1,046	7,298	20,346
2018 Average Household Size	1.89	2.19	2.23
2024 Households	1,055	7,394	20,545
2024 Average Household Size	1.87	2.15	2.19
2018-2023 Annual Rate	0.17%	0.26%	0.19%
2010 Families	578	4,434	12,084
2010 Average Family Size	2.51	2.84	2.91
2018 Families	547	4,179	11,350
2018 Average Family Size	2.57	2.84	2.97
2024 Families	543	4,180	11,314
2024 Average Family Size	2.55	2.81	2.94
2018-2023 Annual Rate	-0.15%	0.00%	-0.06%
Housing Unit Summary			
2000 Housing Units	899	7,575	23,131
Owner Occupied Housing Units	57.2%	65.4%	58.4%
Renter Occupied Housing Units	36.9%	28.4%	32.5%
Vacant Housing Units	5.9%	6.2%	9.1%
2010 Housing Units	1,065	7,716	22,877
Owner Occupied Housing Units	53.5%	58.4%	52.8%
Renter Occupied Housing Units	38.2%	31.9%	33.1%
Vacant Housing Units	8.2%	9.6%	14.1%
2018 Housing Units	1,132	7,824	22,506
Owner Occupied Housing Units	56.9%	58.6%	53.4%
Renter Occupied Housing Units	35.5%	34.6%	37.0%
Vacant Housing Units	7.6%	6.7%	9.6%
2024 Housing Units	1,139	7,901	22,647
Owner Occupied Housing Units	59.2%	60.9%	55.5%
Renter Occupied Housing Units	33.5%	32.7%	35.2%
Vacant Housing Units	7.4%	6.4%	9.3%
Median Household Income			
2018	\$55,561	\$50,927	\$45,994
2024	\$63,114	\$56,067	\$51,174
Median Home Value			
2018	\$170,482	\$143,838	\$148,989
2024	\$213,905	\$209,334	\$202,246
Per Capita Income			
2018	\$32,377	\$31,167	\$26,973
2024	\$37,831	\$36,465	\$31,330
Median Age			
2010	41.4	42.1	39.7
2018	42.0	43.1	40.8
2024	43.2	44.1	41.5



Road	Traffic Count
N Lexington-Springmill Rd	15,237 VPD
US Highway 30	18,336 VPD
West 4 th St	10,114 VPD

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