

New multi-tenant development opportunity

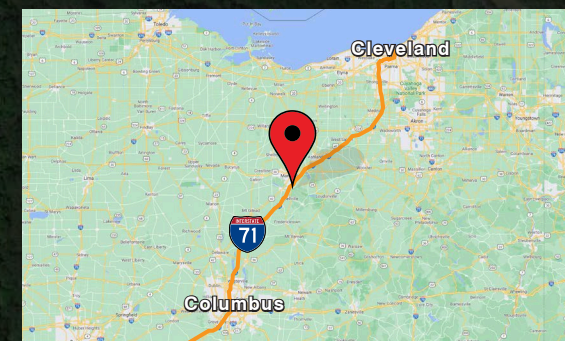
mansfield, oh

PROPERTY HIGHLIGHTS

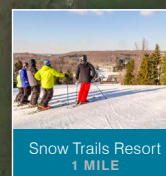
- » Direct access to highway off-ramp at signalized intersection
- » Prominent visibility from I-71
- » Opportunity for highway pylon
- » Midway point between Cleveland and Columbus
- » Zoned for multiple uses

NEARBY TENANTS

- » Walmart
- » Marathon / 7-Eleven
- » Chipotle
- » Cracker Barrel
- » Wendy's
- » McDonald's



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DIRECT ACCESS TO I-71

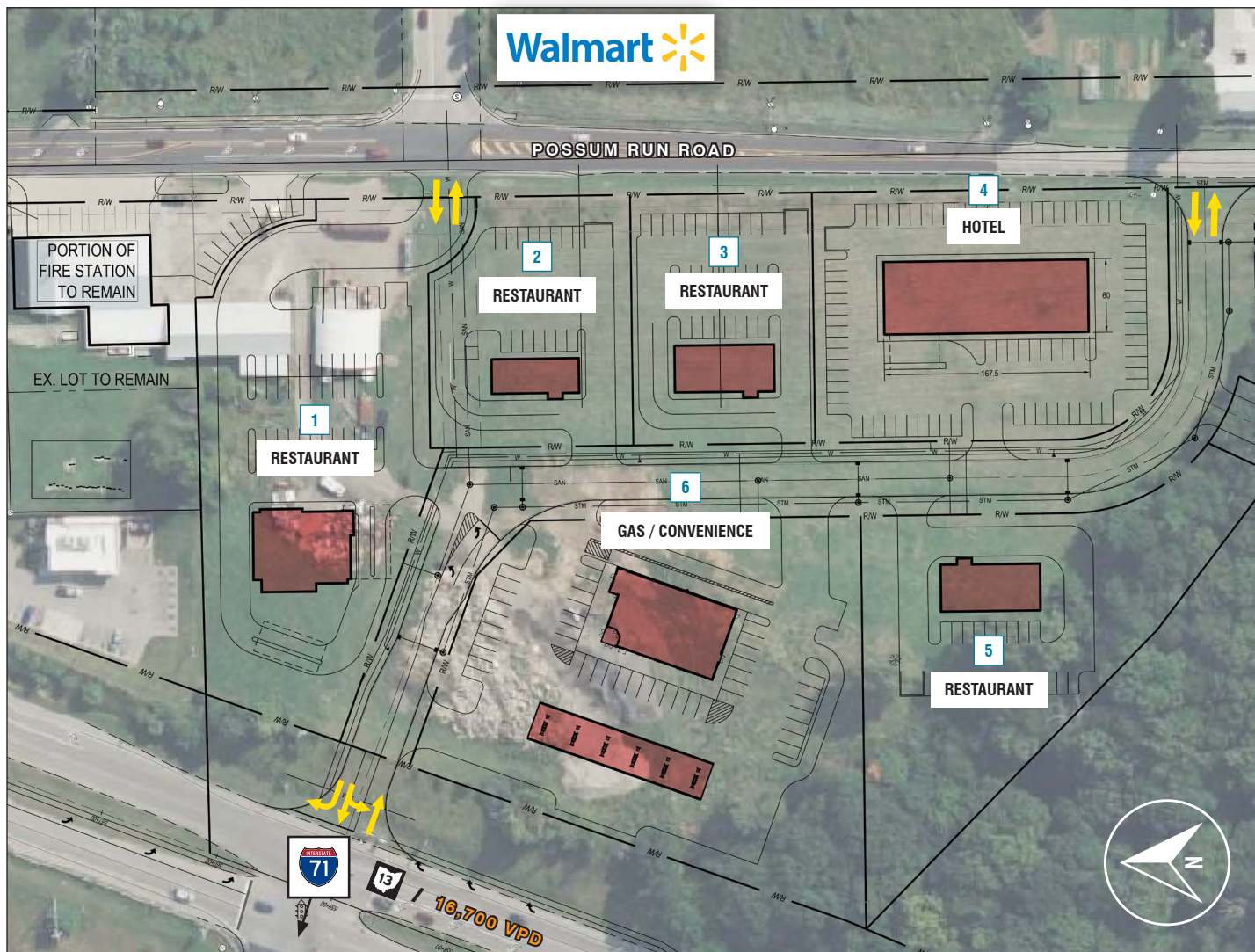
SITE 10 ACRES

POSSUM RUN ROAD

16,700 VPD

53,941 VPD

SITE PLAN



Latitude: 40.690349 Longitude: -82.512389

2480 Possum Run Rd, Mansfield, OH 44903

TENANT INFORMATION

| UNIT # | ACREAGE | LEASABLE SQ. FT. |
|--------|---------|------------------|
| LOT 1 | 1.63 | 5,190 |
| LOT 2 | 0.73 | 2,170 |
| LOT 3 | 0.69 | 3,280 |
| LOT 4 | 1.32 | TBD |
| LOT 5 | 1.17 | 3,200 |
| LOT 6 | 2.09 | 6,000 |

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.