



OFFICE BUILDING | FOR LEASE | \$11.50 SF/YR (NNN)

LEX-SPRINGMILL PROFESSIONAL OFFICE

896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906

for more info contact:

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HaringRealty

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LEX-SPRINGMILL PROFESSIONAL OFFICE

EXECUTIVE SUMMARY | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



OFFERING SUMMARY

Available SF: 5,998 SF

Lease Rate: \$11.50 SF/yr (NNN)

Lot Size: 2.31 Acres

Year Built: 2002

Building Size: 5,998



PROPERTY OVERVIEW

High-quality professional office space located along Lexington-Springmill Road with an average daily traffic volume of nearly 20,000 vehicles per day. Flexible layout currently includes a reception area, large training room, several conference/classrooms, numerous private offices, men's and women's restrooms, and a break room. The space also includes a private (fenced in) patio and yard area. The building is co-tenanted by Pediatric Consultants, a thriving comprehensive-care group for children and young adults.

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REGIONAL ANALYSIS | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906

Mansfield is the county seat and largest city in the Mansfield Metropolitan Statistical Area (MSA). The Mansfield MSA is comprised of Richland County and has a population of 124,475. Richland County is well situated for easy travel and convenient ground transport. Residents of Richland County enjoy quick access to the Interstate 71 corridor and US Route 30, which connect to additional interstates including I-80, I-76, I-75 and I-77. The community is positioned approximately halfway between Columbus and Cleveland.



North Central
State College

The Mansfield area offers multiple options for higher education. The Ohio State University at Mansfield provide students with the resources and academic rigor of one of the nation's Top 20 public universities. Students can also earn associate degrees and additional certifications in practical fields like health services, public service, business, and engineering from North Central State College. Annual enrollment for the two campuses currently exceeds 4,600 students and continues to grow. OSU is currently in the process of developing a framework for a new Campus Business District to further enhance the institutions and surrounding area. The district will be a walkable community that links the campuses with an adjacent town center and bring additional residential, retail, entertainment, health & wellness and recreational centers to the area.

Just north of Mansfield, Ashland University offers more than 70 Bachelor's programs as well as Master's and Doctorate level programs. Ashland's College of Nursing and Health Sciences operates from a new, state-of-the-art facility in Mansfield.



Mansfield has a proud legacy of manufacturing that continues today. Major employers in the area include AK Steel, The Gorman Rupp Company, Hyundai Ideal Electric, Therm-O-Disc/Emerson Process Controls, Newman Technologies, ArcelorMittal Tubular Products, Jay Industries, and MT Business Technologies. Richland County's robust healthcare industry is one of the area's largest employers and includes the OhioHealth Mansfield hospital and clinics, the Avita Health System, Third Street Family Health Services, Nationwide Children's Close to Home Center in Mansfield, and the VA Outpatient Clinic. A branch of the Akron Children's Hospital is currently under construction and is scheduled to be completed in 2019. Avita and OhioHealth alone have invested more that \$121 million in expansions in the last two years.



Mansfield Art Center



Kingwood Center



Ohio State Reformatory

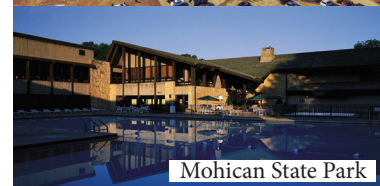
The Mansfield area offers an array of outdoor destinations, including Kingwood Center, a historic 47-acre estate with picturesque gardens; Malabar Farm State Park, the 914-acre estate of author Louis Bromfield; Snow Trails Ski Resort, Mohican State Park, the Pleasant Hill and Charles Mill Lakes, Gorman Nature Center, and the Ohio Bird Sanctuary. Mansfield's cultural and educational hubs include the Mansfield Playhouse, Mansfield Art Center, Richland Academy for the Arts, Little Buckeye Children's Museum and the Renaissance Theater, a historic 1,600-seat theater in downtown Mansfield and home to the Mansfield Symphony and Youth Symphony Orchestras. Among the community's most well-known attractions is the Ohio State Reformatory, a historic prison and primary filming location for "Shawshank Redemption." The community is also home to the Mansfield Motorsports Park and the Mid-Ohio Sports Car Course (which hosts national motor sport races each year).



Malabar Farm



Snow Trails Ski Resort



Mohican State Park

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ADDITIONAL PHOTOS | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



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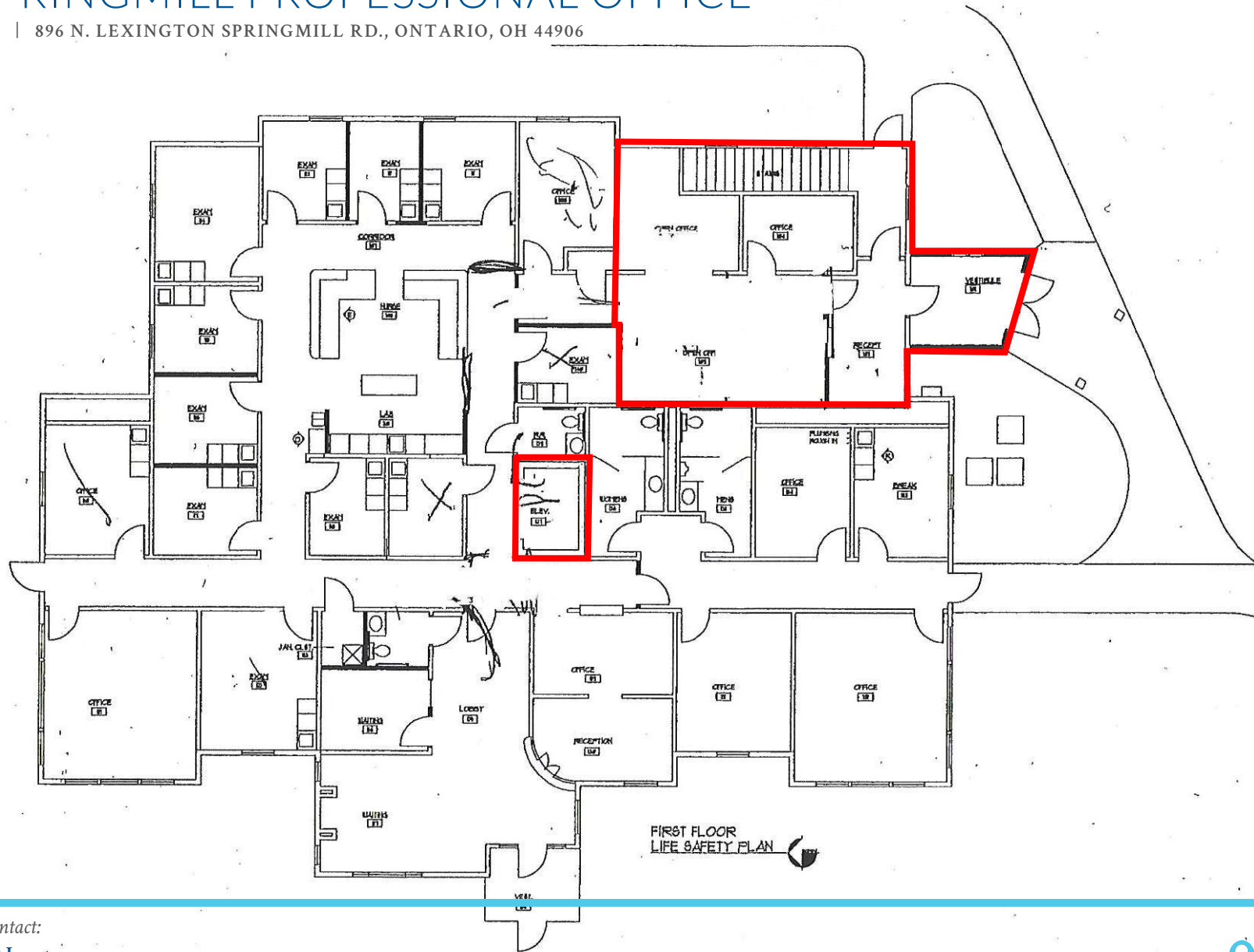
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FLOOR PLAN | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



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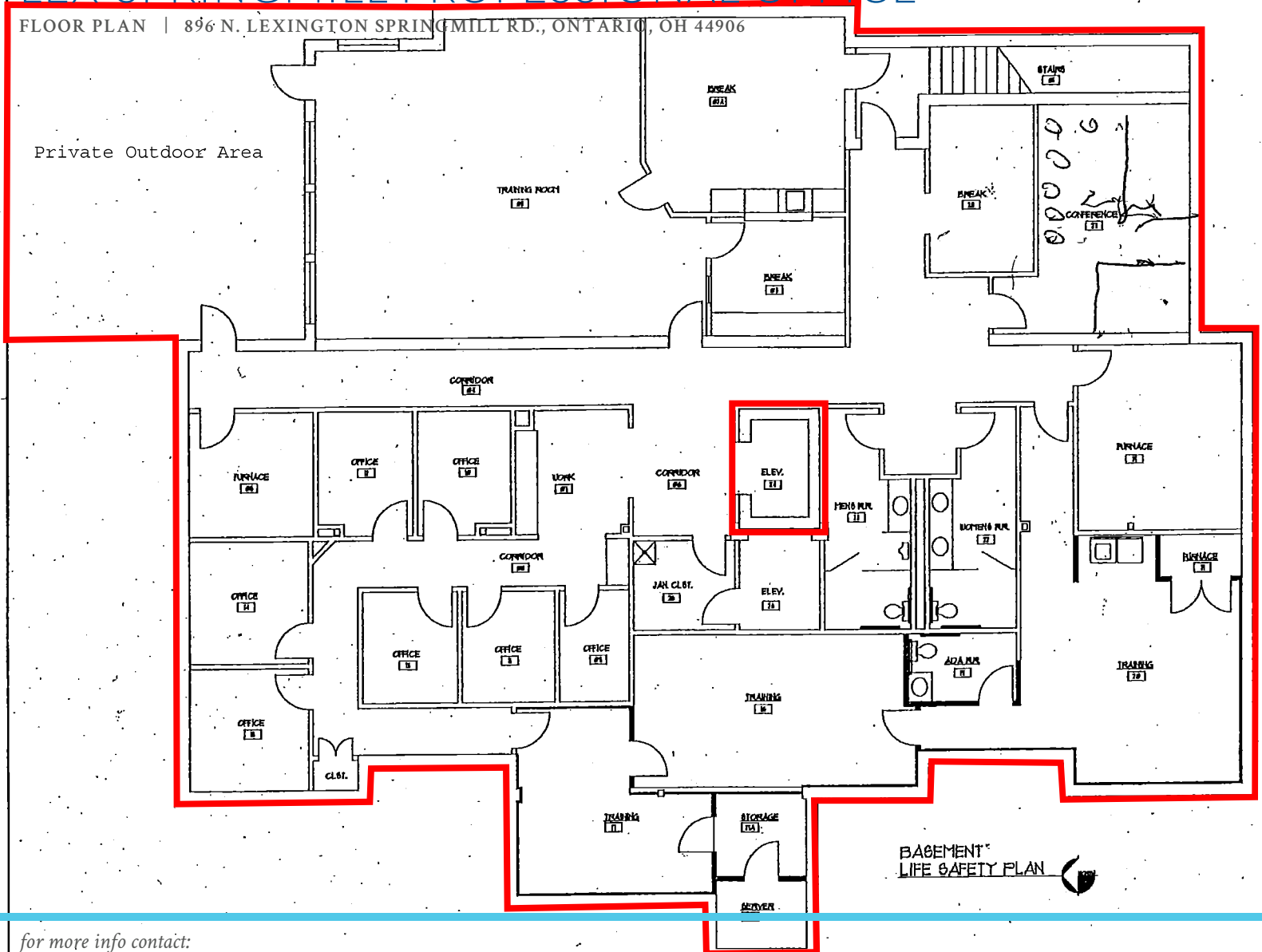
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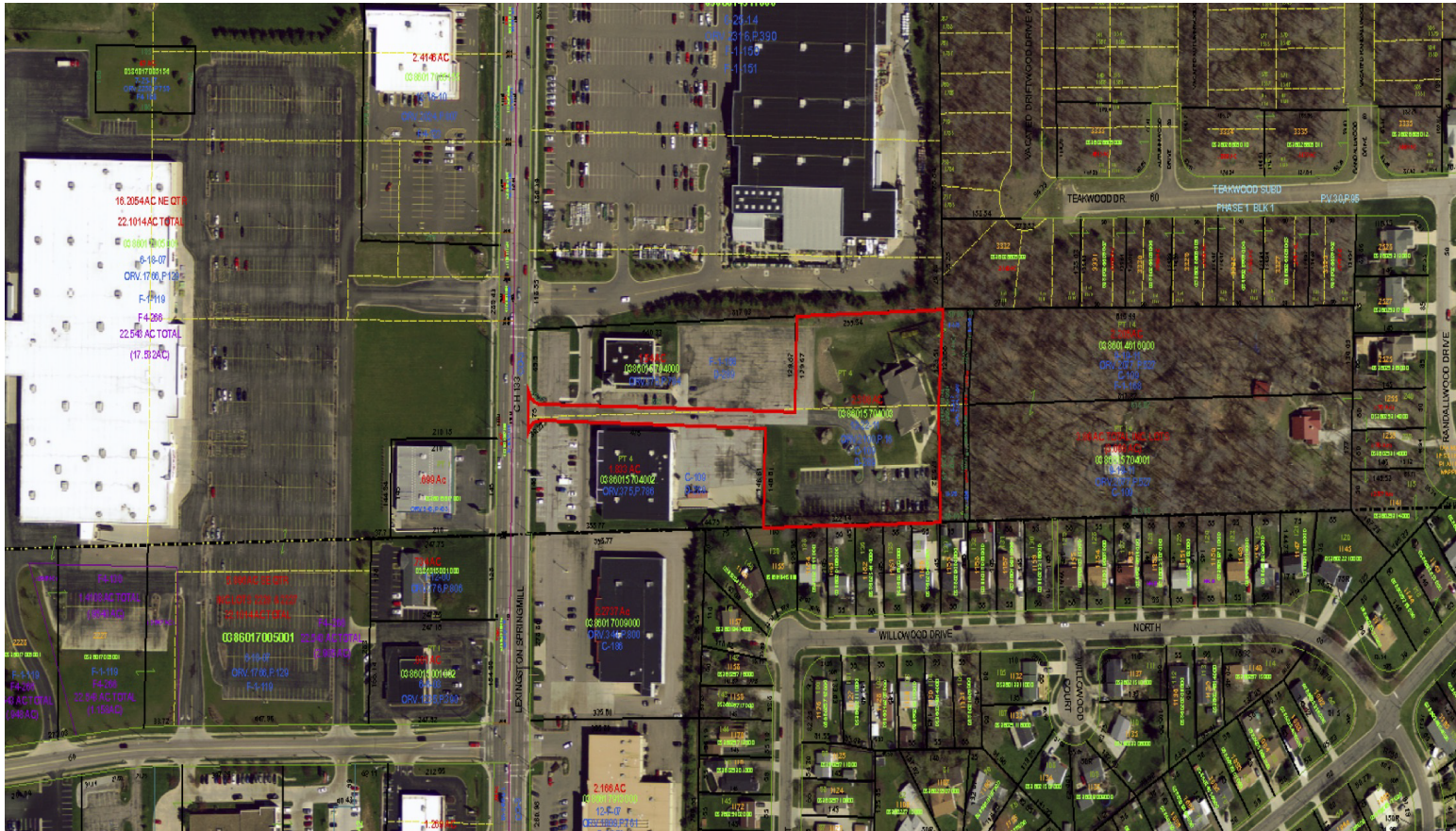
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SITE PLAN | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



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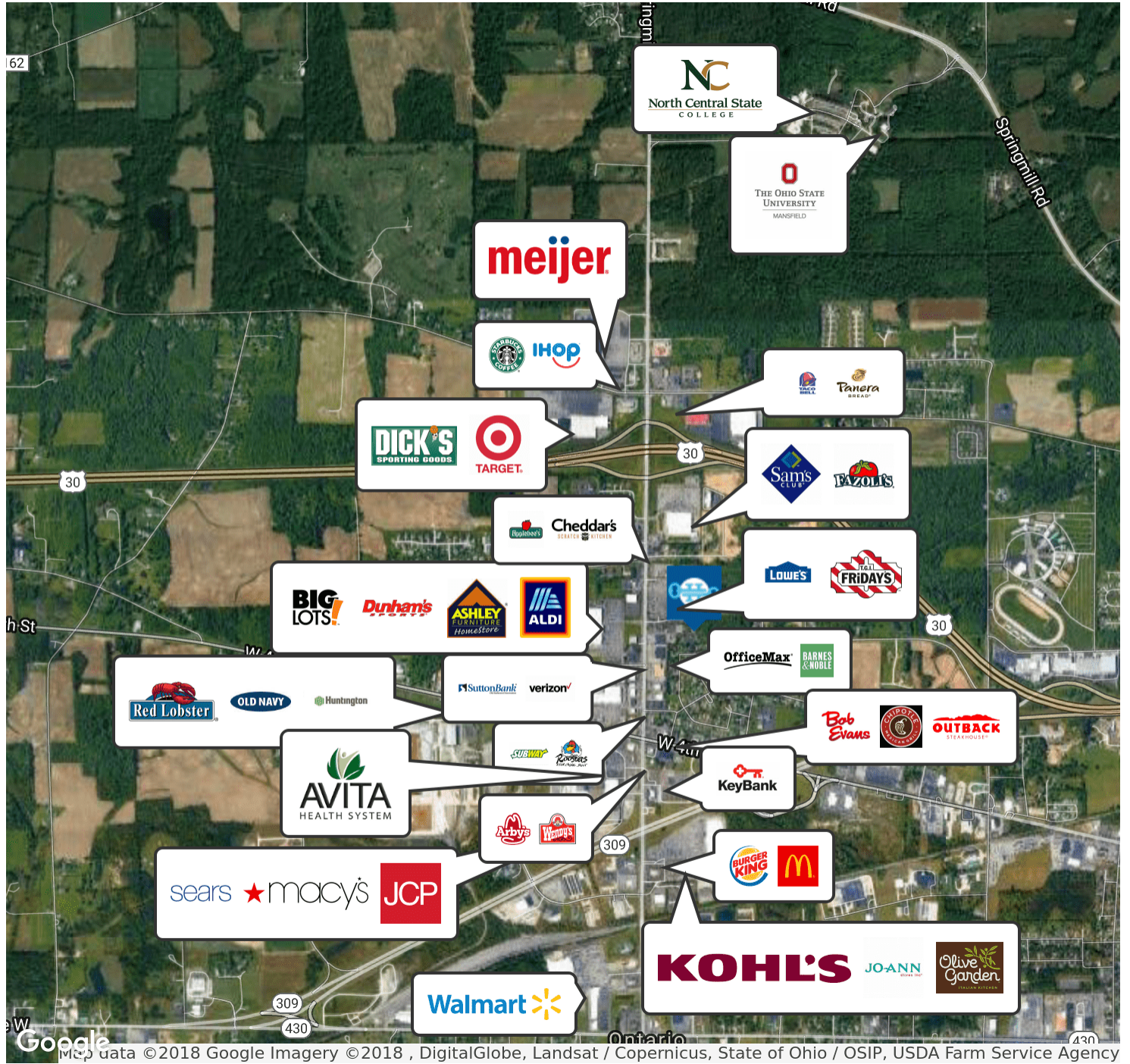
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LEX-SPRINGMILL PROFESSIONAL OFFICE

RETAILER MAP | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



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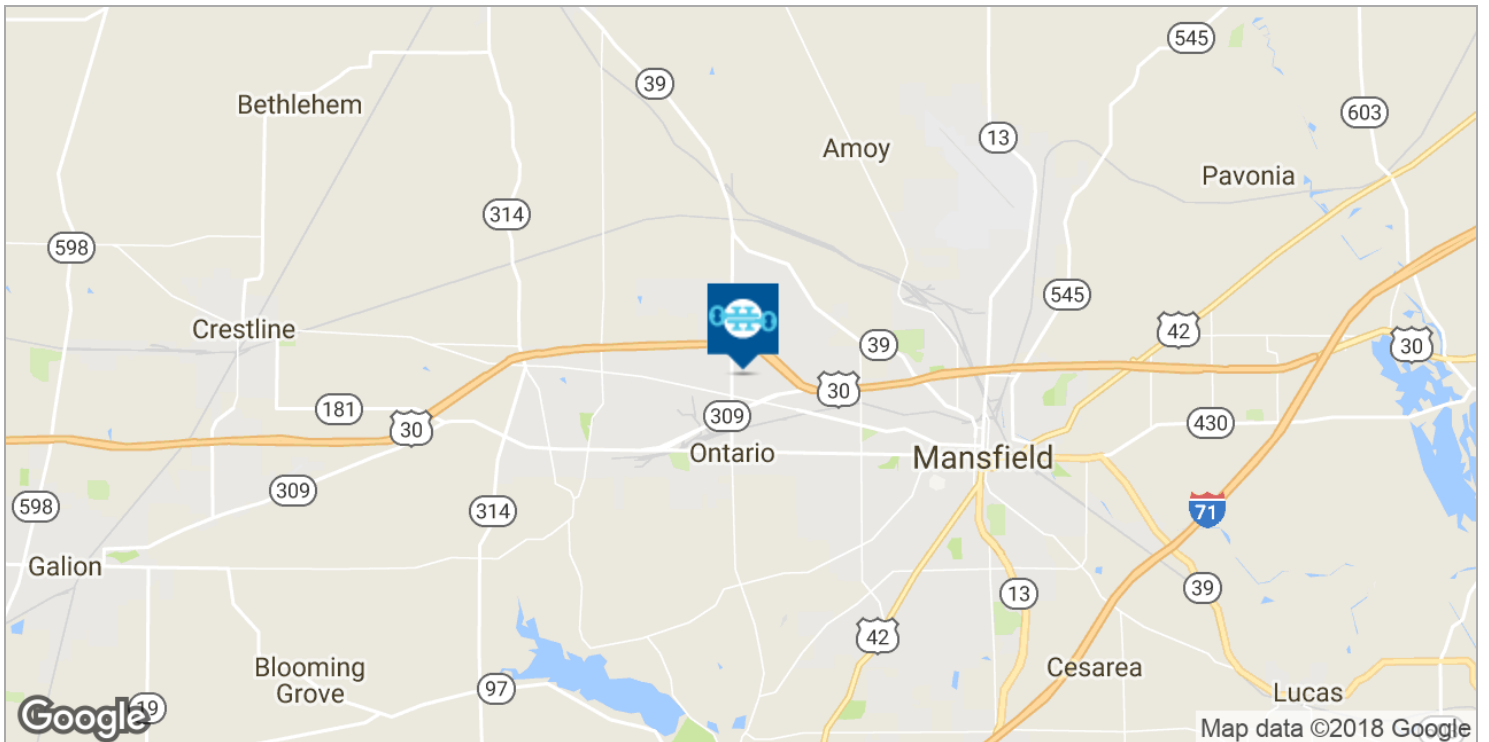
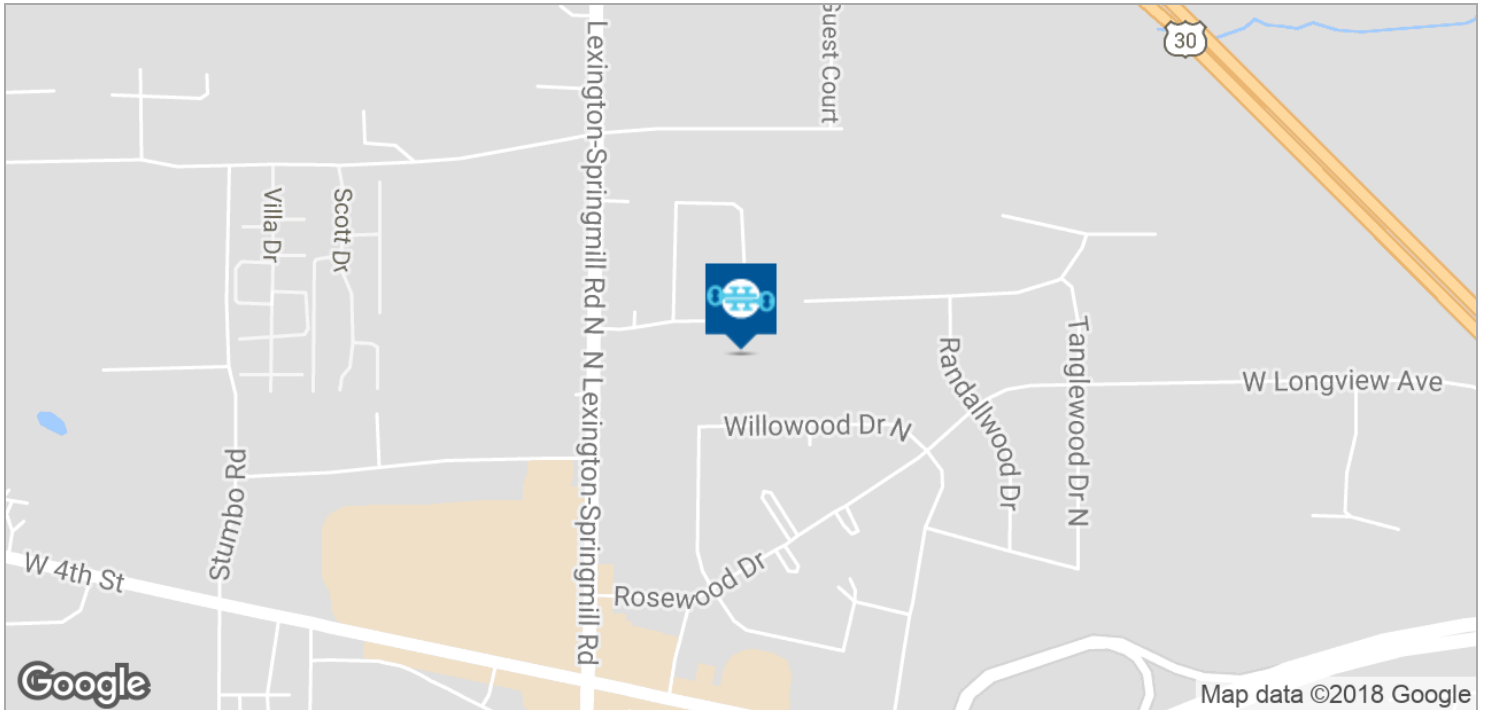
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LOCATION MAPS | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



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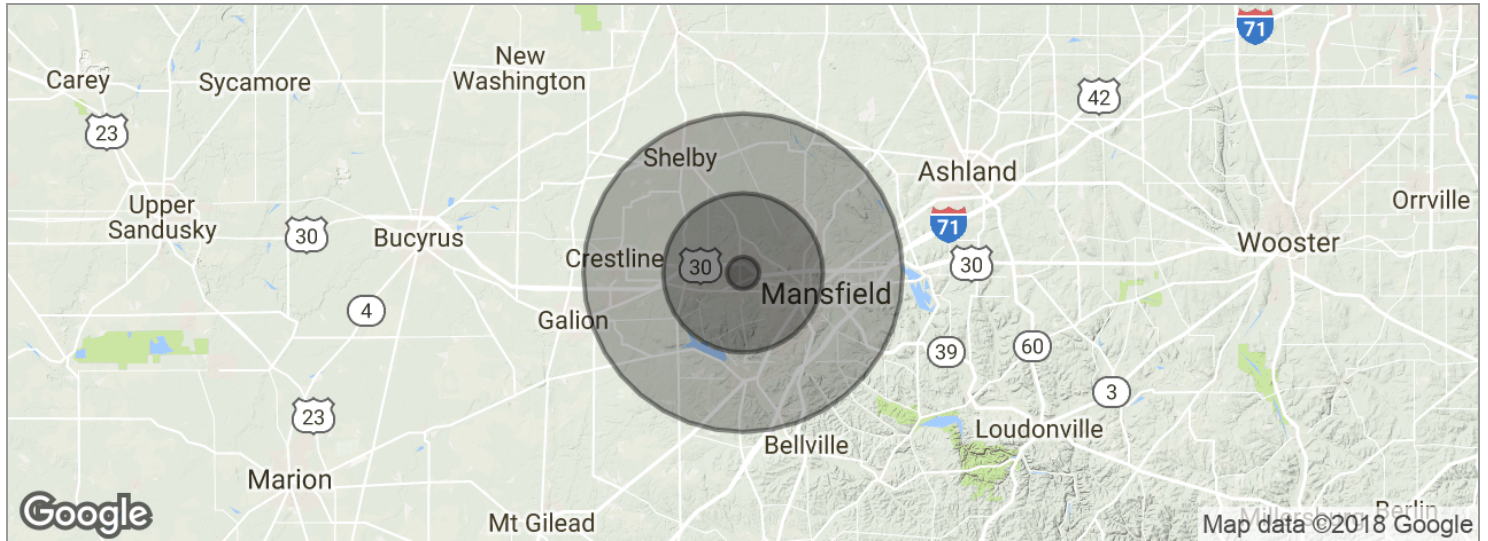
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DEMOGRAPHICS MAP | 896 N. LEXINGTON SPRINGMILL RD., ONTARIO, OH 44906



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,425	50,772	130,139
Median age	42.4	40.4	41.1
Median age (Male)	43.3	39.4	39.8
Median age (Female)	41.1	41.3	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	606	20,327	51,210
# of persons per HH	2.4	2.5	2.5
Average HH income	\$60,570	\$49,900	\$52,323
Average house value	\$155,642	\$135,189	\$123,495

* Demographic data derived from 2010 US Census

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