

FOR LEASE

2063 W 4th St
Mansfield, OH 44906



Demographic Snapshot *(2021 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	2,466	19,594	56,609
Households	1,119	8,411	22,236
Median HH Inc	\$57,134	\$54,148	\$49,193
Average HH Inc	\$86,489	\$70,457	\$63,769
Daytime Pop	5,037	14,633	34,493

View in Google Maps

PROPERTY OVERVIEW

- 19,674 SF Endcap space available co-anchor with Gabe's
- New Storefront & Anchor Façade options
- Expanded parking area in front of store
- Option to expand up to 36,000 SF
- Outlot and Padsite Opportunities available
- Multiple signage options on all sides of buildings



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Vincenzo Calabrese

📞 216.861.5286

✉ vincenzocalabrese@hannacre.com

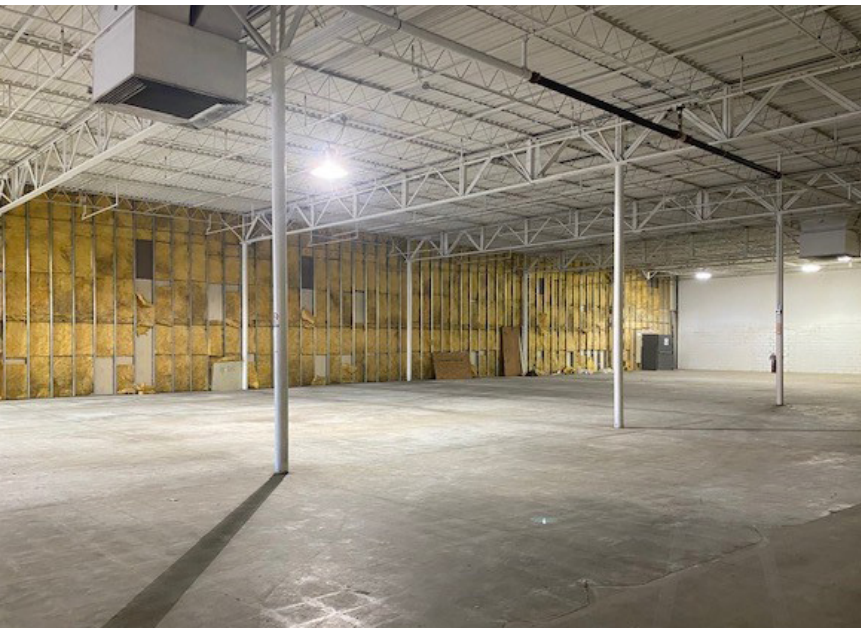
Sean Wall

📞 216.861.5498

✉ seanwall@hannacre.com

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HANNA
COMMERCIAL REAL ESTATE

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SITE
19,964 SF



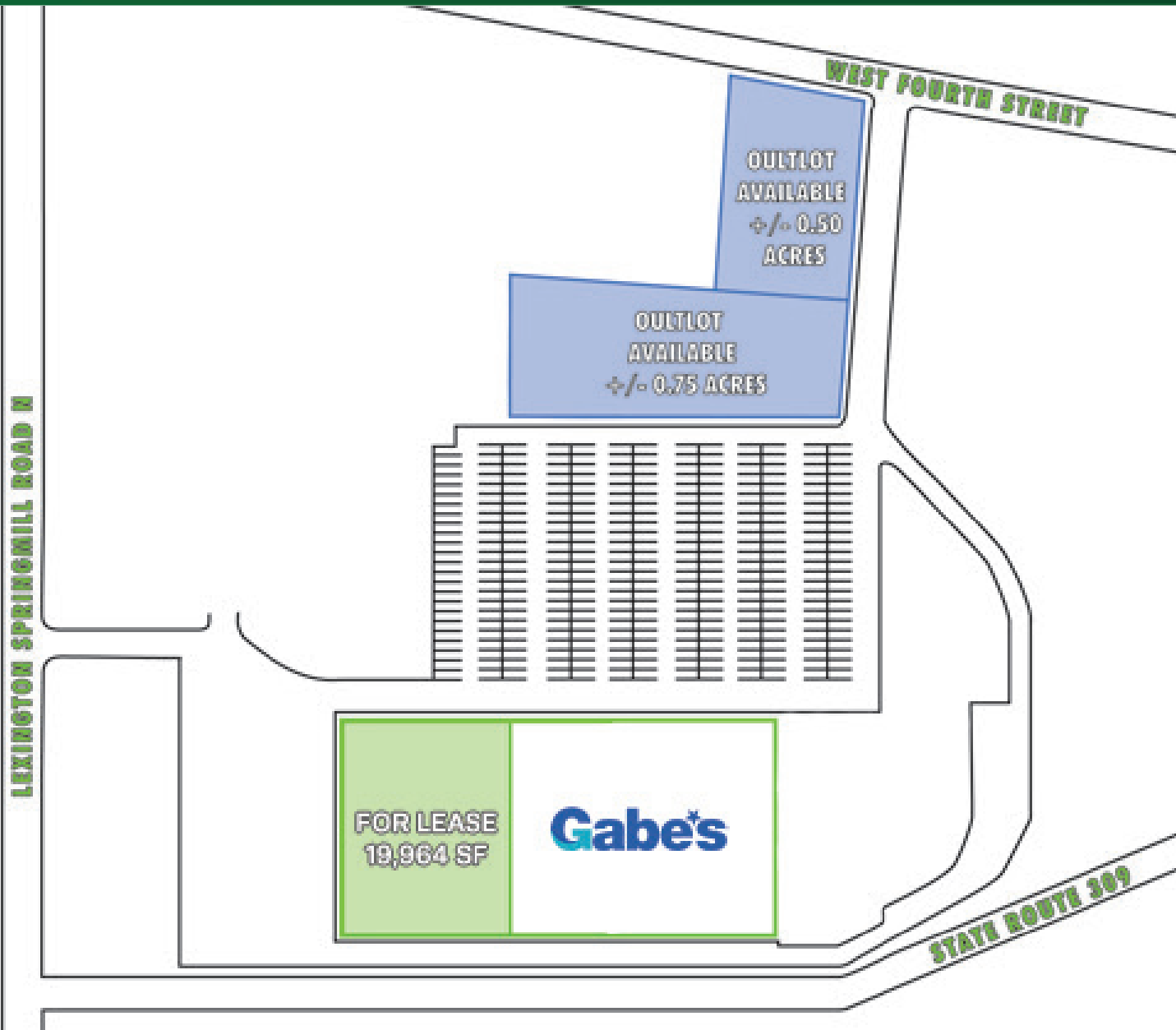
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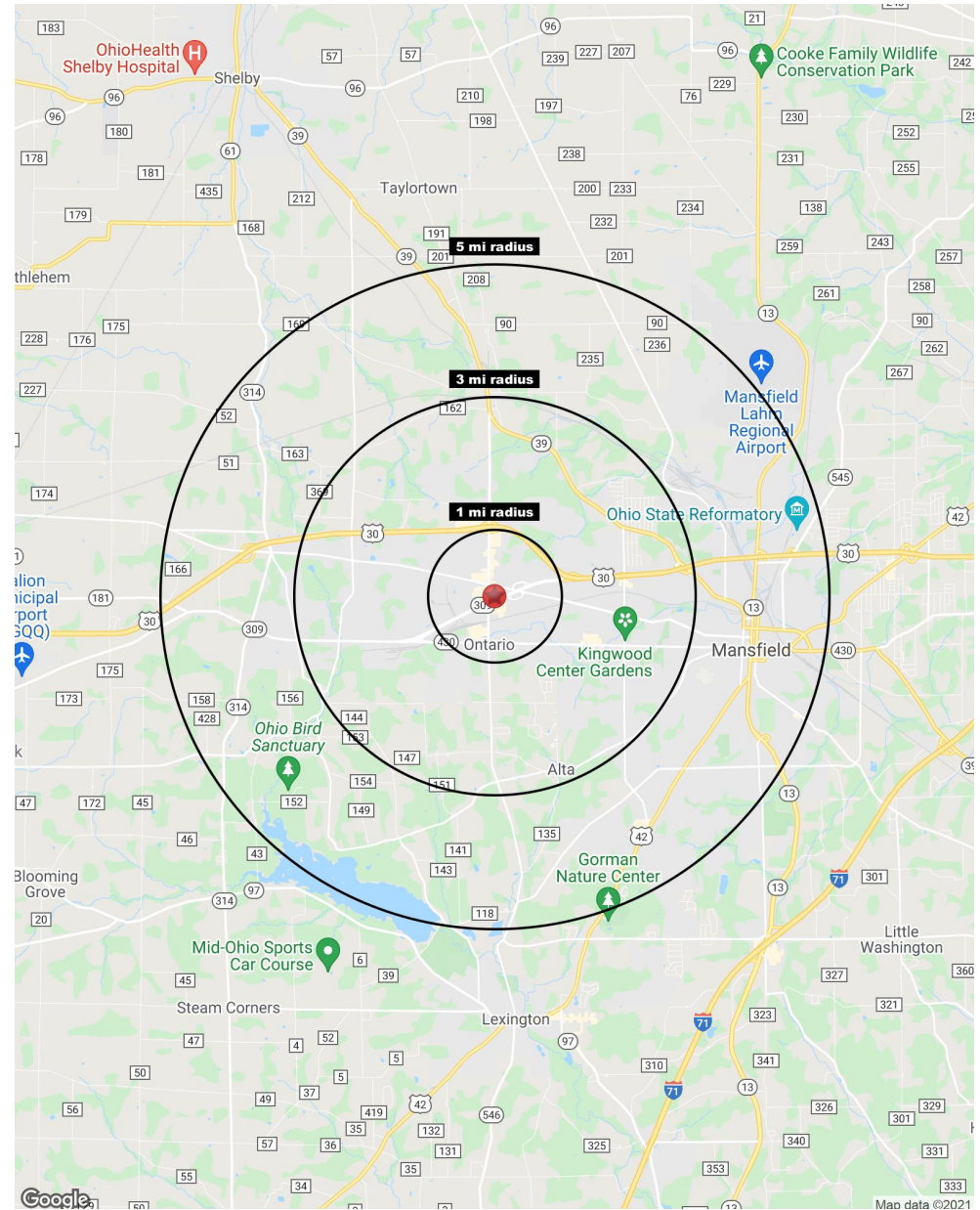
Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.7699/-82.5886

2063 W 4th St Ontario, OH 44906	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	2,466	19,594	56,609
2026 Projected Population	2,476	19,820	56,991
2010 Census Population	2,502	20,010	57,463
2000 Census Population	2,227	21,091	61,477
Projected Annual Growth 2021 to 2026	-	0.2%	0.1%
Historical Annual Growth 2000 to 2021	0.5%	-0.3%	-0.4%
2021 Median Age	41.9	41.6	40.8
Households			
2021 Estimated Households	1,119	8,411	22,236
2026 Projected Households	1,104	8,362	22,014
2010 Census Households	1,124	8,502	22,431
2000 Census Households	922	8,737	23,770
Projected Annual Growth 2021 to 2026	-0.3%	-0.1%	-0.2%
Historical Annual Growth 2000 to 2021	1.0%	-0.2%	-0.3%
Race and Ethnicity			
2021 Estimated White	88.8%	82.2%	76.0%
2021 Estimated Black or African American	4.7%	11.8%	18.5%
2021 Estimated Asian or Pacific Islander	3.5%	1.6%	1.3%
2021 Estimated American Indian or Native Alaskan	-	0.3%	0.2%
2021 Estimated Other Races	2.9%	4.1%	4.0%
2021 Estimated Hispanic	3.3%	3.1%	2.8%
Income			
2021 Estimated Average Household Income	\$86,489	\$70,457	\$63,769
2021 Estimated Median Household Income	\$57,134	\$54,148	\$49,193
2021 Estimated Per Capita Income	\$39,313	\$30,372	\$26,910
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	3.1%	3.4%
2021 Estimated Some High School (Grade Level 9 to 11)	4.4%	9.3%	10.5%
2021 Estimated High School Graduate	38.0%	37.1%	36.9%
2021 Estimated Some College	20.7%	19.9%	21.5%
2021 Estimated Associates Degree Only	12.1%	9.9%	9.0%
2021 Estimated Bachelors Degree Only	12.2%	13.9%	12.1%
2021 Estimated Graduate Degree	11.5%	6.8%	6.6%
Business			
2021 Estimated Total Businesses	323	933	2,289
2021 Estimated Total Employees	5,037	14,633	34,493
2021 Estimated Employee Population per Business	15.6	15.7	15.1
2021 Estimated Residential Population per Business	7.6	21.0	24.7

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