

KINGSGATE SHOPPING CENTER

1200-1300 Park Ave. W, Mansfield, OH

Anchor and Redevelopment Opportunities Available



Kingsgate Shopping Center is located on Park Avenue West, Mansfield's Miracle Mile and prime retail corridor, servicing more than 300,000 people. The center is across from West-park Shopping Center and minutes away from The Ohio State University Mansfield Campus and Ashland University College of Nursing.

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**SKILKEN
GOLD**

Real Estate Development

AVAILABLE SPACES

- Units from 1,152 SF to 61,009 SF for lease
- 1.16 to 3 acres for sale or lease

PROPERTY HIGHLIGHTS

- Kroger anchored retail center
- Services a trade area population of over 300,000 people
- 2 miles from Ashland University College of Nursing
- 4.4 miles from The Ohio State University Mansfield Campus
- Less than 3 miles from OH-39, 309 and 430
- Minutes from I-71

KEY TENANTS

- Kroger
- Volunteers of America
- Taco Bell
- Long John Silver's
- Firestone

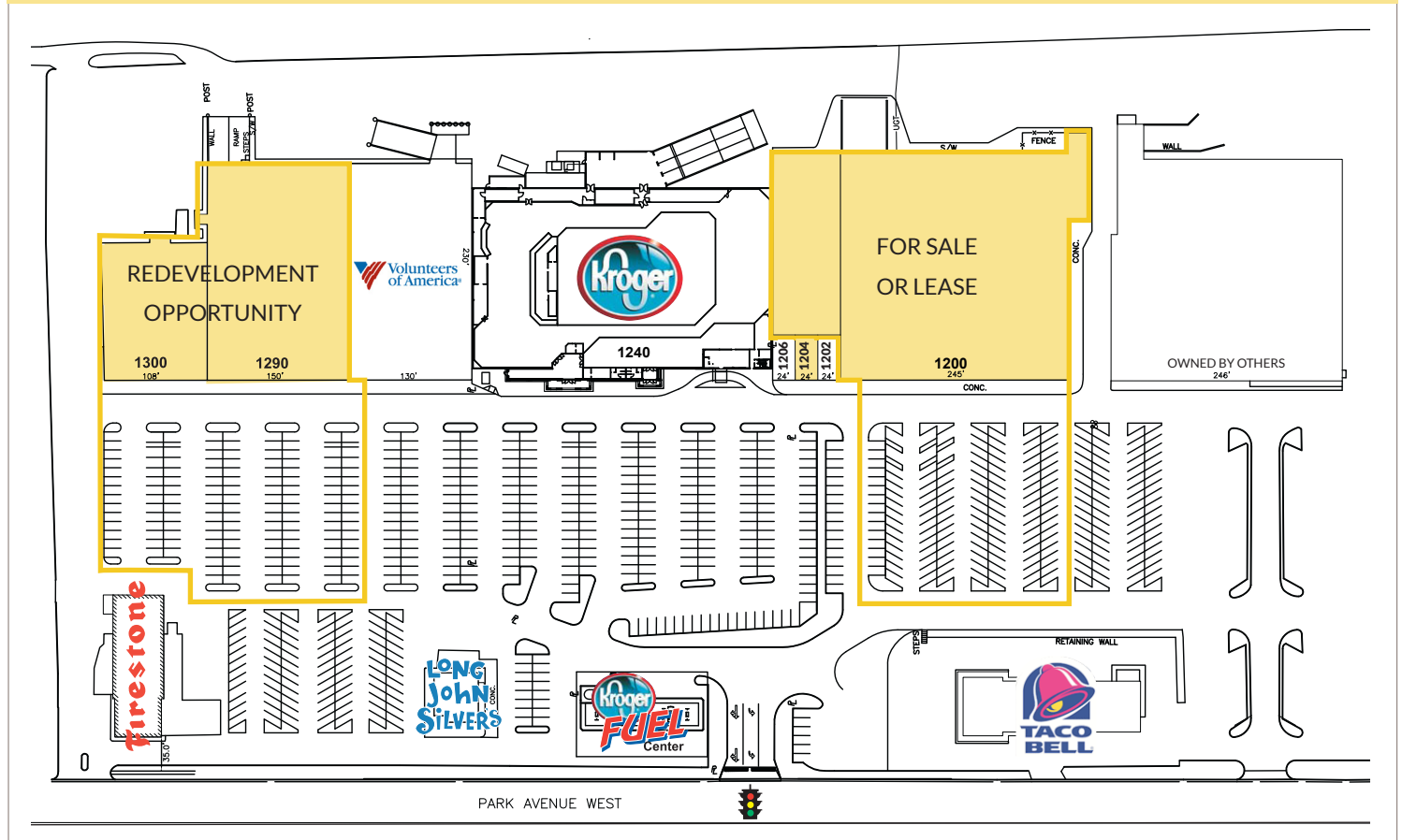
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Member of **SITE SOURCE**
RETAIL BROKER NETWORK

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Site Plan and Availabilities



LOCATION	TENANT
1300	16,239 SF AVAILABLE
1290	34,500 SF AVAILABLE*
1280	Volunteers of America
1240	Kroger
1206	Verizon Wireless
1204	1,152 SF AVAILABLE
1202	Regis Hair Salon
1200	61,009 SF AVAILABLE*

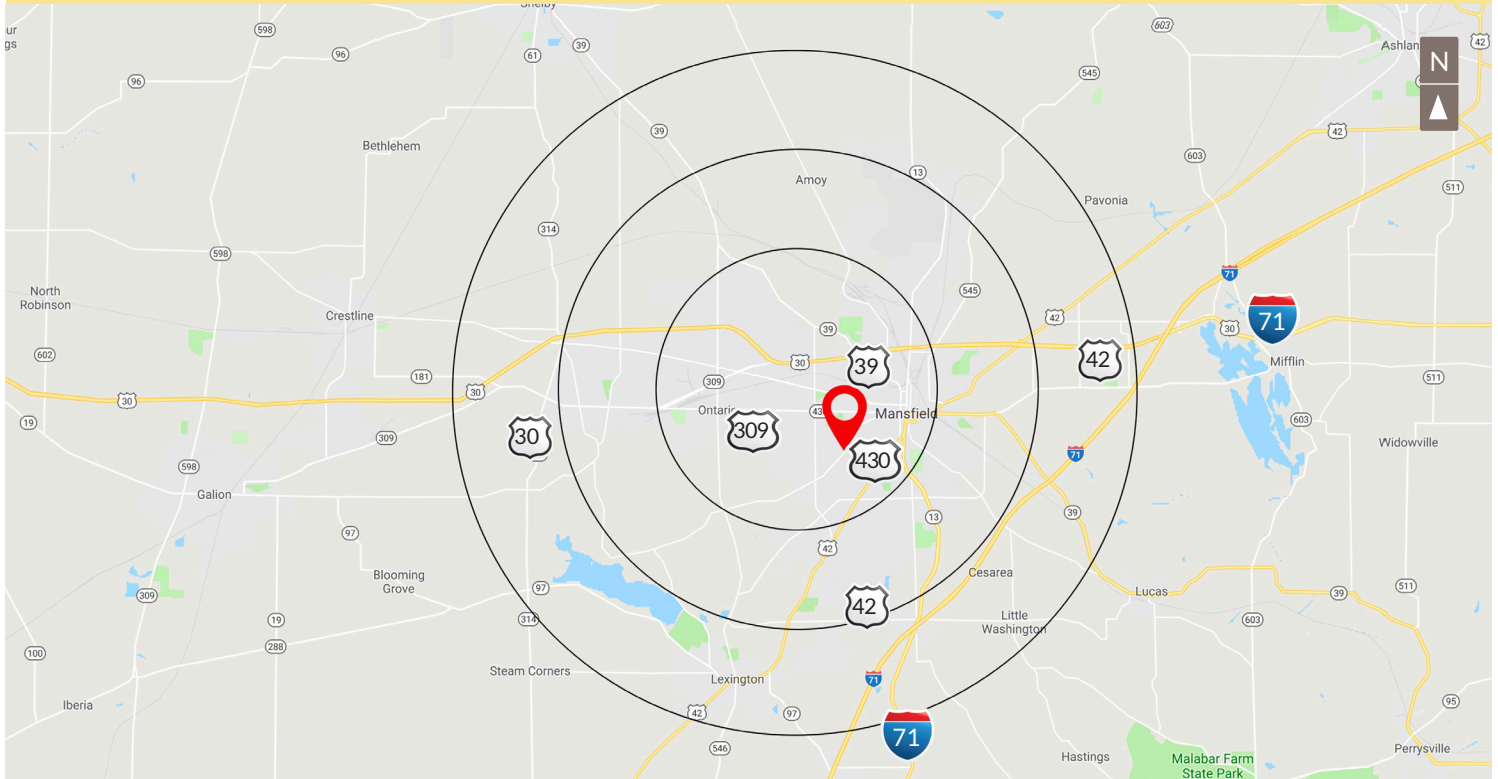
* Can be demised

LOCATION	TENANT
OUTPARCEL	
1212	Taco Bell
1200	Kroger Fuel Center
1260	Long John Silver's
1282	Firestone

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Location and Demographics



AREA BUSINESSES

- Walgreen's
- Citi Trends
- Burger King
- Dollar General
- Family Dollar
- O'Reilly Auto Parts

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	36,199	65,724	83,594
Average HH Income	\$53,377	\$56,936	\$59,651
Median Age	40.7	40.8	41.4
Total Businesses (2019)	2,728	3,466	4,125
Total Employees (2019)	38,175	48,334	55,686
Consumer Spend (2019)	\$747.31M	\$1.31B	\$1.72B
Retail Spend (2019)	\$351.95M	\$618.93M	\$813.3M

