

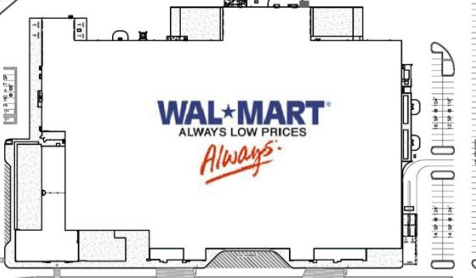
New Wal-Mart Supercenter Development  
Mansfield, Ohio

**OUTLOTS**

PROPOSED PARCEL 1.257± ACRES

PROPOSED PARCEL 0.72 ACRES

PROPOSED PARCEL 0.72 ACRES



Wal-Mart Supercenter  
Average volume of these formats: \$100mm  
24 hours store, steady flow of local and regional traffic for grocery and general merchandise sale  
Recognized name to consumers



**NEW DEVELOPMENT**

**FUTURE DEVELOPMENT**

**Location:**  
Easy access to the southern residential area of Mansfield and surrounding areas (including Lexington, Belleville, etc.)  
Easy traffic circulation via signalized intersection with SR 13 and Possum Run Road  
60' Highway pylon signage and visibility  
Established interchange  
Almost 43,000 cars per day  
Established overall development anchored by Wal-Mart  
Interchange has proven successful for many years

**Evidence:**  
The three major burger franchise all are located at the interchange [McDonalds, Burger King, Wendy's]  
McDonalds has an oversized parking field  
Bob Evans and Cracker Barrel are both at this interchange  
Steak N Shake, Cracker Barrel, Applebee's and Wendy's all chose to locate proximate to Wal-Mart. They could have found alternate sites proximate to McDonald's.

NOTE: ALL PROPERTIES IN THE CITY OF MANSFIELD ZONED B-2 UNLESS OTHERWISE NOTED.

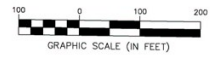


TRAFFIC SIGNAL

STATE ROUTE 13



TRAFFIC SIGNAL



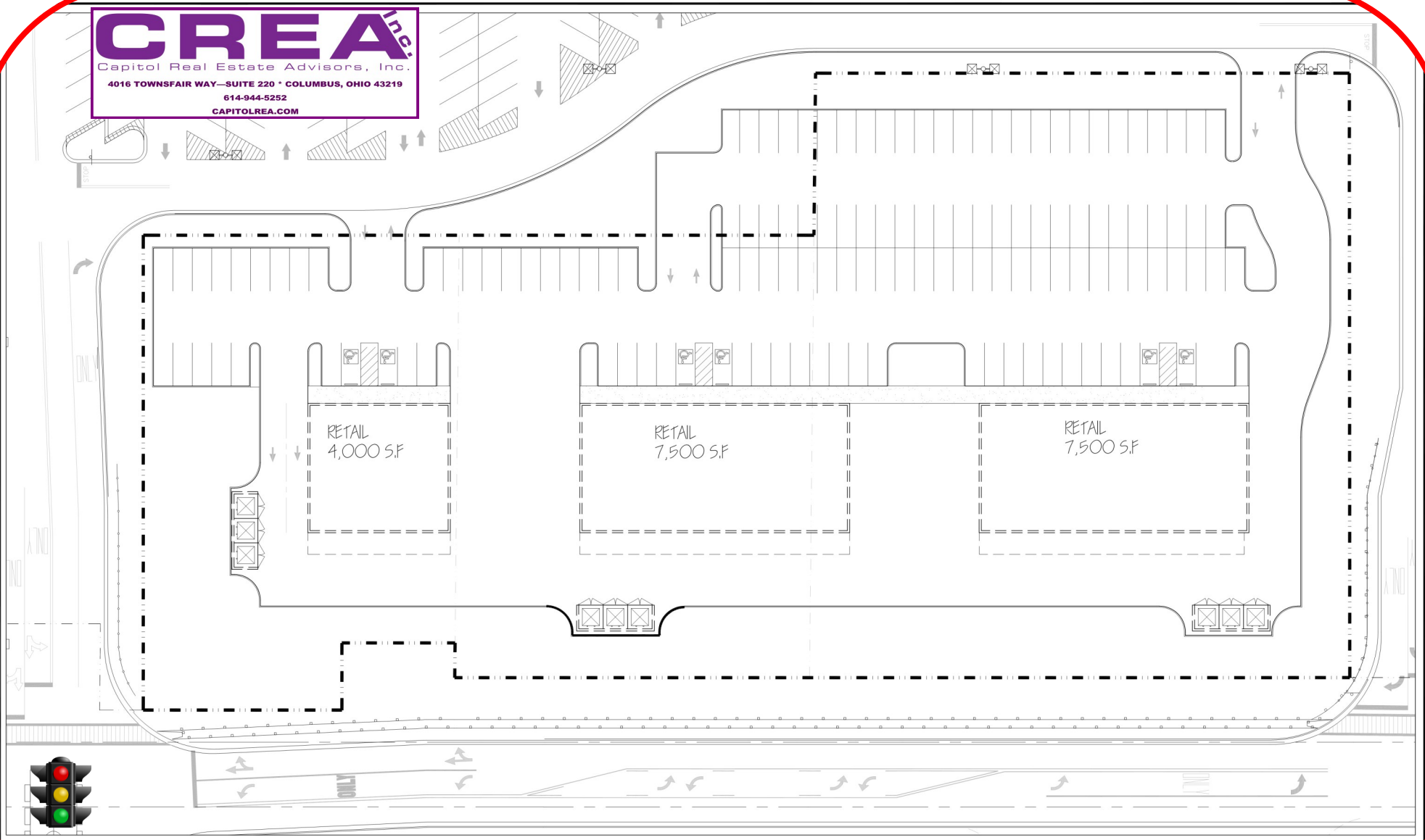
For leasing information, please contact:

**CREA Inc.**  
Capital Real Estate Advisors, Inc.  
4016 TOWNSFAIR WAY—SUITE 220 • COLUMBUS, OHIO 43219  
614-944-5252  
CAPITOLREA.COM

REVISIONS			SITE PLAN	
BY	DATE	DESCRIPTION	WAL-MART STORES, INC.	
			CITY	STATE
			SCALE:	DATE:
			DESIGN:	JOB NO.
			DRAWN:	SHEET
			CHECKED:	

# SITE PLAN—POSSUM RUN

**CREA** Inc.  
 Capitol Real Estate Advisors, Inc.  
 4016 TOWNSFAIR WAY—SUITE 220 • COLUMBUS, OHIO 43219  
 614-944-5252  
 CAPITOLREA.COM



Chilmark County  
 4 N. Diamond Street  
 Mansfield, Ohio 44902  
 Phone: 440/323-9699  
 Fax: 440/323-9641

**KEM**  
 McCartney & Associates, Inc.  
 ENGINEERS • PLANNERS • SURVEYORS

**PROPOSED WALMART OUT LOT DEVELOPMENT**  
 171 & SR 13  
 MANSFIELD, OH

**POSSUM RUN PROPERTIES, LLC**

