

## RETAIL FOR LEASE

### RETAIL SPACE AVAILABLE ADJACENT TO DUNKIN DONUTS

2230 E Prospect, Ashtabula, OH 44004



#### OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	0.616 Acres
BUILDING SIZE:	2,972 SF

#### PROPERTY OVERVIEW

1200 SF Retail Space Available. Storefront adjacent to Dunkin Donuts. Landlord will provide tenant improvements per discussion with possible tenant. Triple-Net Lease is being offered. Tenant shall pay 40% of all taxes, insurance, and maintenance of said property. This total is approximately \$3.25 PSF in addition to base rent.

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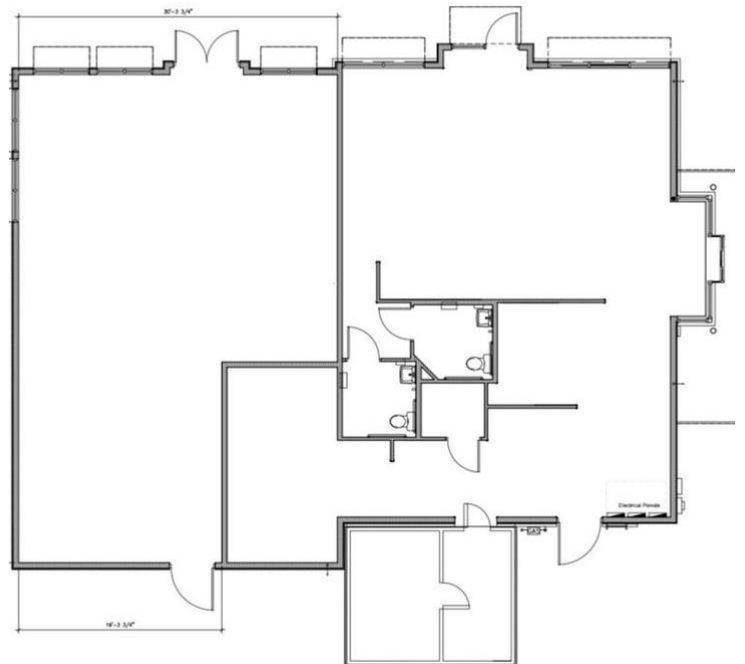
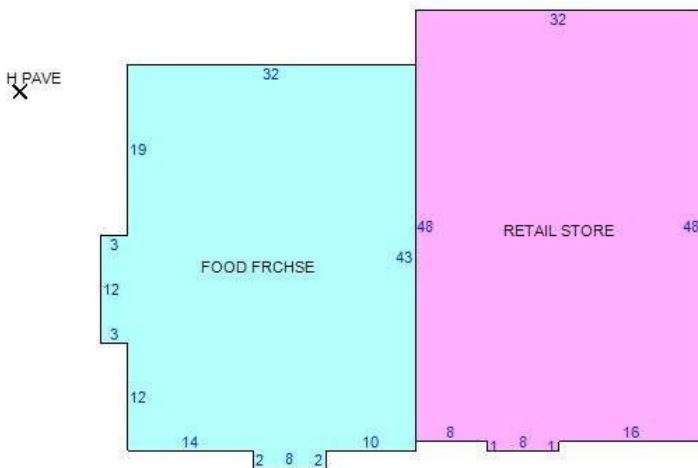
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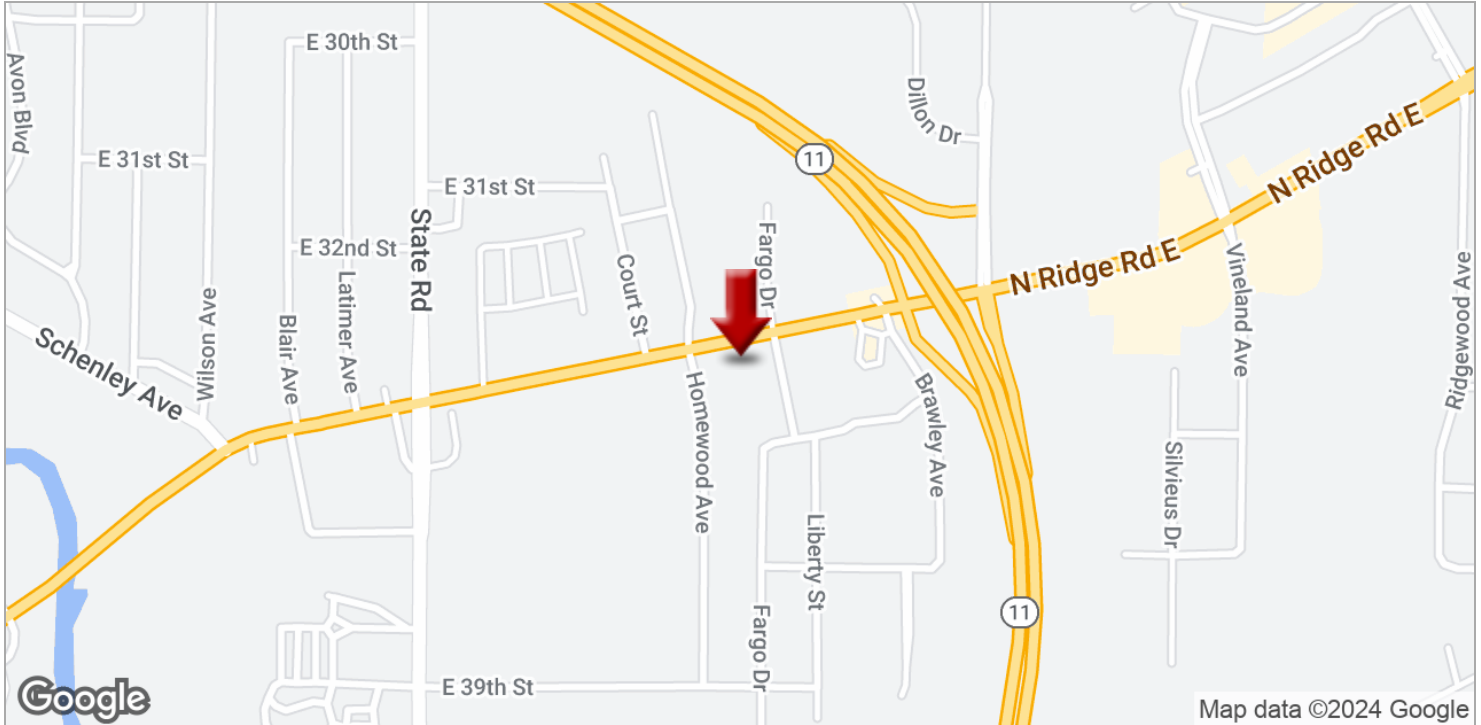
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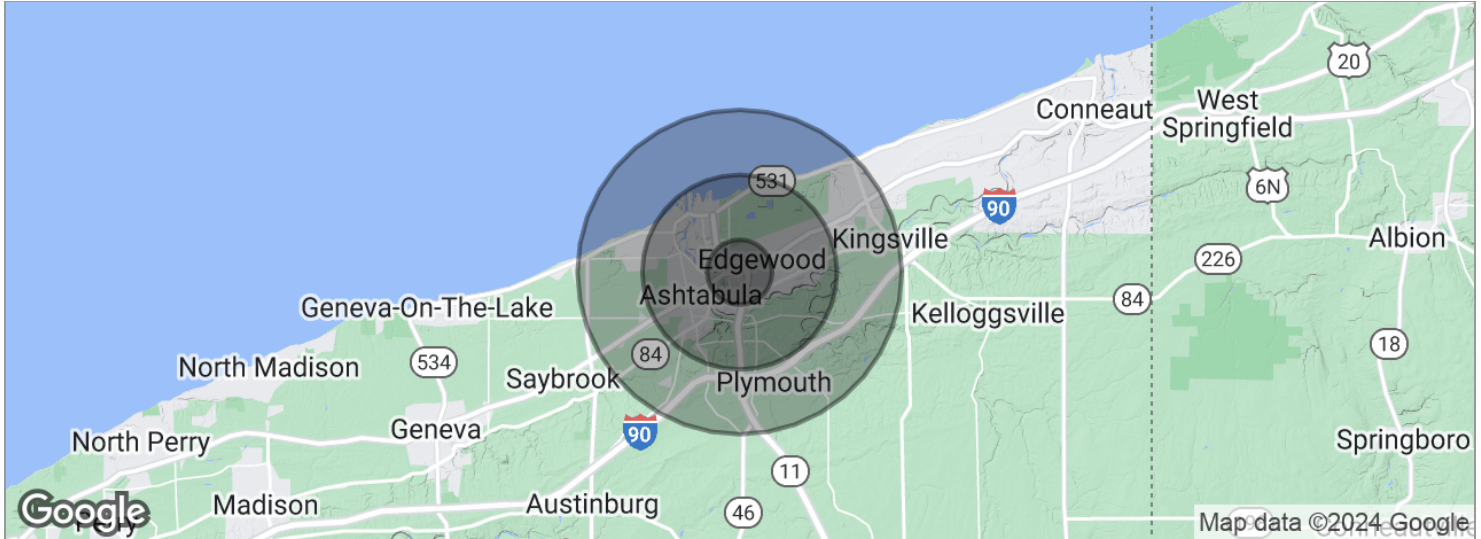
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,806	20,378	33,933
Median age	42.9	38.9	38.4
Median age (male)	41.7	38.5	38.0
Median age (Female)	46.4	40.2	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,678	8,542	13,963
# of persons per HH	2.3	2.4	2.4
Average HH income	\$42,431	\$42,193	\$43,141
Average house value	\$89,227	\$88,742	\$93,355

\* Demographic data derived from 2020 ACS - US Census

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