

# FORMER BANK

21 South Broadway, Geneva, OH 44041



## OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>AVAILABLE SF:</b>  |                  |
| <b>LEASE RATE:</b>    | Negotiable       |
| <b>LOT SIZE:</b>      | 0.98 Acres       |
| <b>BUILDING SIZE:</b> | 8,200 SF         |
| <b>MARKET:</b>        | Cleveland        |
| <b>SUBMARKET:</b>     | Ashtabula County |

## PROPERTY OVERVIEW

8,200 SF of bank/office space available in downtown Geneva, Ohio. Building includes 2-stories with a full basement This property is being subleased from Lessee whose lease expires 11/30/21. The lease is \$7.30 SF NNN. Multiple vaults still exist on premises along with state of the art security system. Previous use of second floor was for live-in security guard and now used for storage. Full basement allows for easy conversion for multiple possible uses. Taxes are annually approximately \$8,874.57. A minimum of 48 parking spaces are present on this 0.30 acre parcel of land.

Amazing and cozy location in downtown Geneva is now available. Previous used as a bank for many years. Historic and iconic sandstone grand entry. Multiple possible conversions to a restaurant, wine tasting venue, or brewery. Large parking area (48 spaces) in rear as well as parking in front at street along Main Street (SR 20) and park-like setting adjoins this property in downtown Geneva. It is a must see!

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Mentor, OH 44060

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## OFFICE FOR SUB-LEASE

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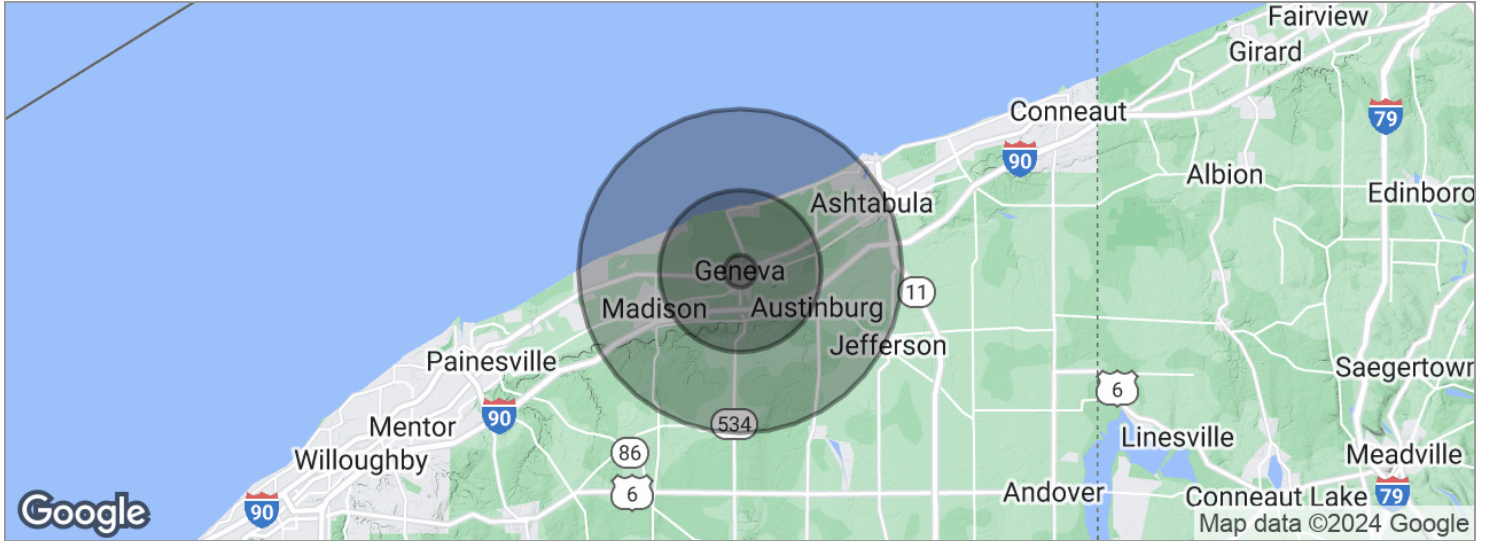
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## FORMER BANK

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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 1,357     | 21,678    | 60,319    |
| Median age          | 38.9      | 40.3      | 40.0      |
| Median age (male)   | 38.0      | 38.6      | 38.4      |
| Median age (Female) | 39.2      | 41.2      | 41.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 553       | 8,582     | 23,060    |
| # of persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH income   | \$46,392  | \$49,486  | \$54,827  |
| Average house value | \$120,108 | \$133,097 | \$139,098 |

\* Demographic data derived from 2020 ACS - US Census

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