

Redevelopment Corner

ASHTABULA, OH



PROPOSAL

KW COMMERCIAL
440.255.5500
7400 Center Street
Mentor, OH 44060

PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Osborne Group - KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



REDEVELOPMENT CORNER

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Commercial corner for sale along West Avenue in Ashtabula, Ohio. Includes three parcels of land totaling approximately 0.42 acres. Two buildings exist on property that are not currently occupied. Historic uses included a retail neighborhood beverage store with a residential apartment above the retail store. A single family bungalow sits on the property as well. Great location in the heart of the city of Ashtabula for a redevelopment project. Please call for a tour.

PROPERTY HIGHLIGHTS

- Corner Commercial Property
- Close to retail along SR 20
- Possible Historic redevelopment
- Near Ashtabula Harbor

OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	0.42 Acres
Building Size:	4,536 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	953	3,711	6,469
Total Population	1,926	7,164	12,957
Average HH Income	\$29,654	\$32,628	\$37,306



Property Description

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LOCATION DESCRIPTION

4306 West Avenue is located on the southeast corner of W. 43rd Street and West Avenue just north of SR 20 on West Avenue.



Property Details

Sale Price

\$125,000**PROPERTY INFORMATION**

Property Type Retail

Property Subtype Street Retail

Lot Size 0.42 Acres

APN # 053050006500 053050006600
053050006400**PARKING & TRANSPORTATION****UTILITIES & AMENITIES****LOCATION INFORMATION**

Building Name Redevelopment Corner

Street Address 4306 West Avenue

City, State, Zip Ashtabula, OH 44004

County Ashtabula

Cross-Streets West 43rd

BUILDING INFORMATION

Building Size 4,536 SF

Number of Floors 2

Average Floor Size 1,512 SF

Year Built 1910



Complete Highlights



PROPERTY HIGHLIGHTS

- Corner Commercial Property
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- Near Ashtabula Harbor



Additional Photos



REDEVELOPMENT CORNER

LOCATION INFORMATION

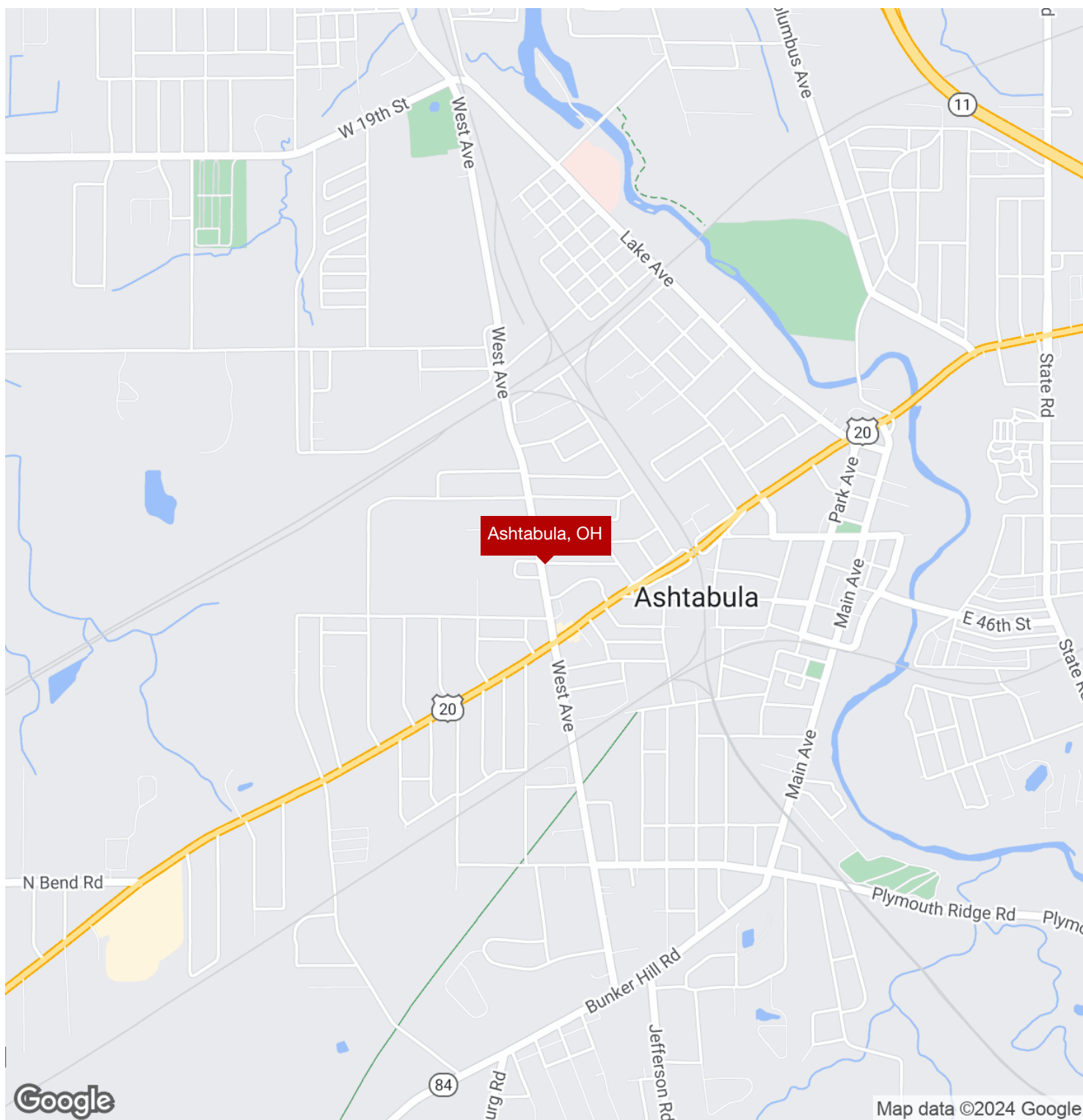
2

REGIONAL MAP

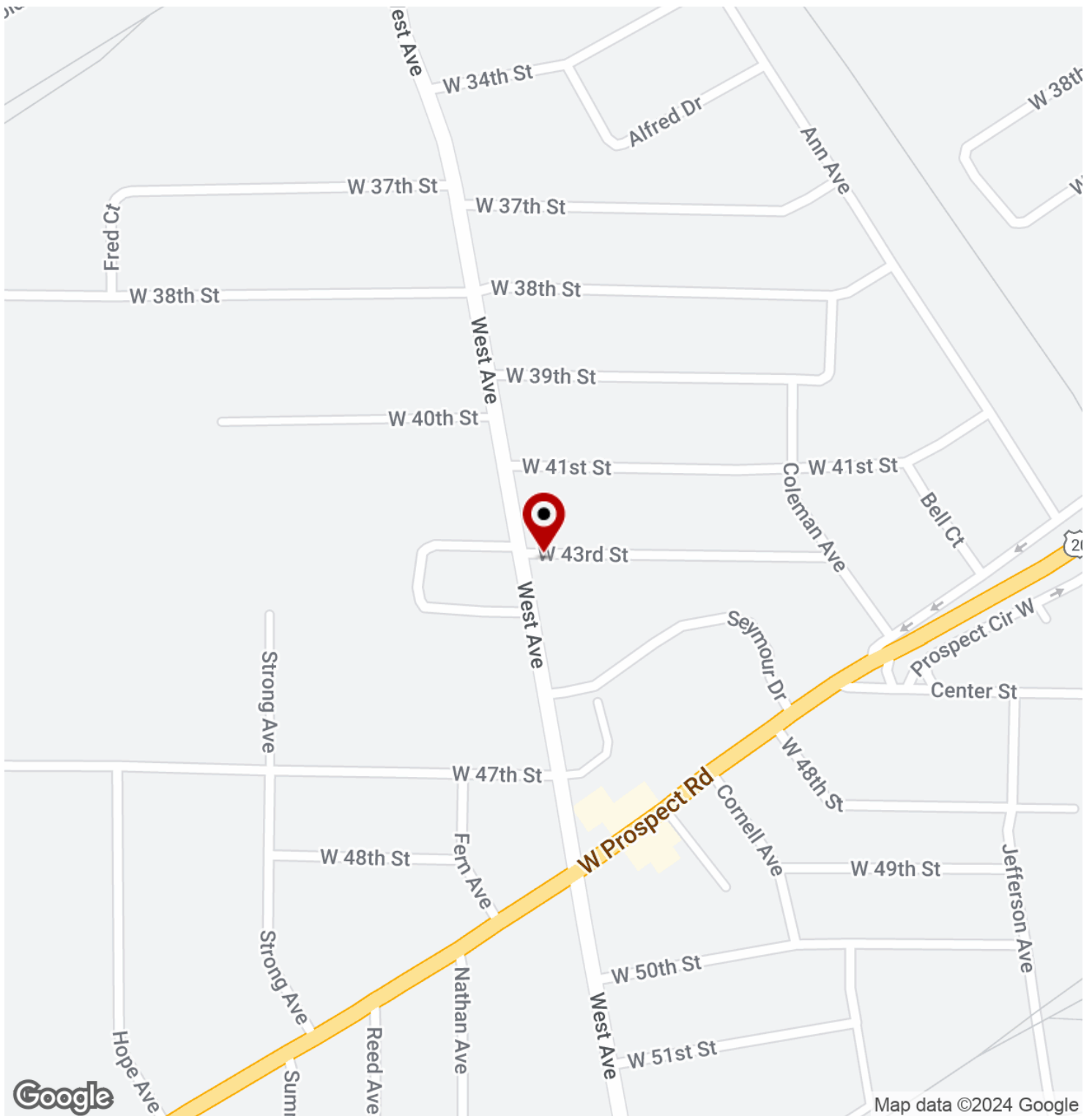
LOCATION MAP

AERIAL MAP

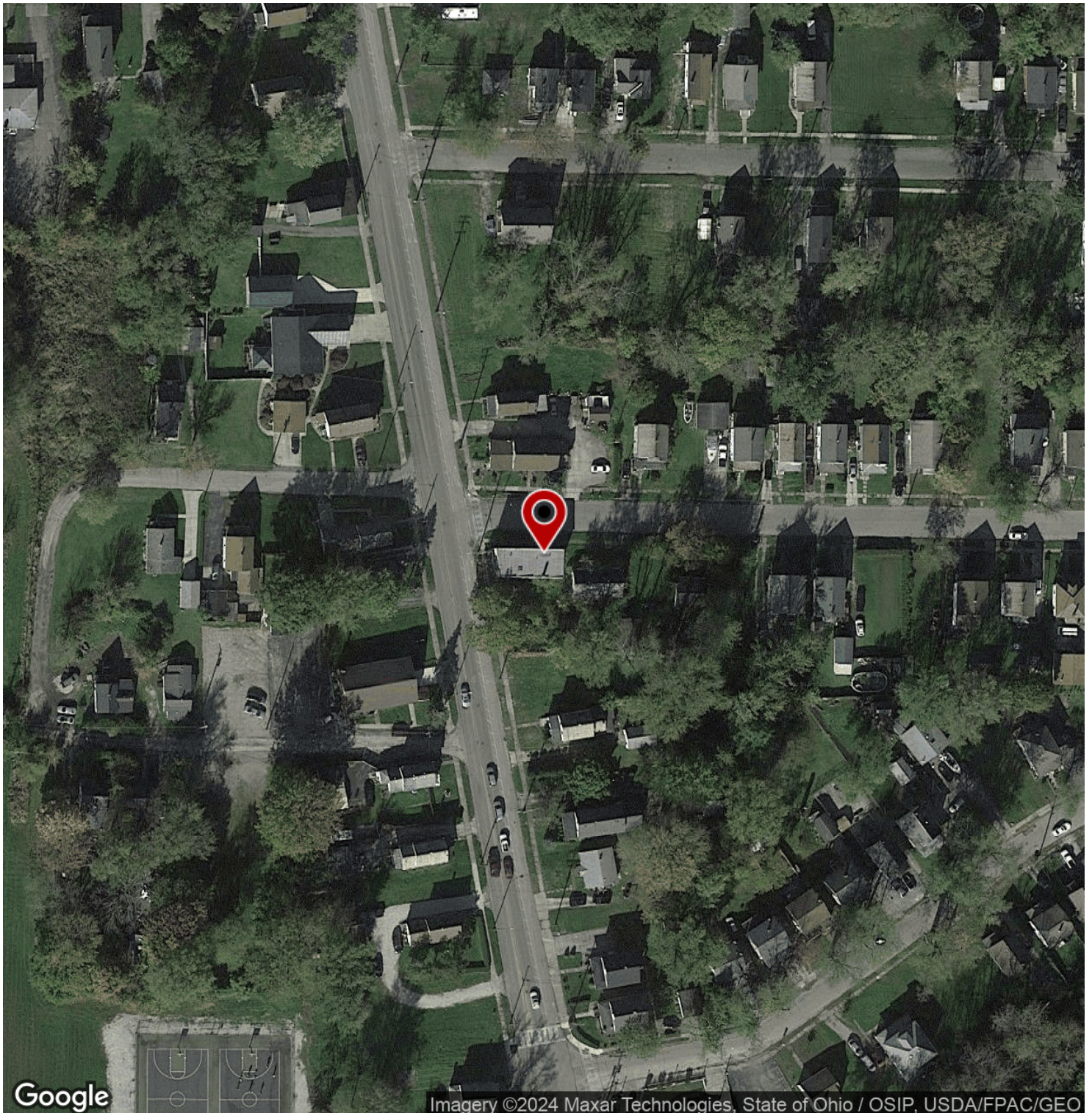
Regional Map



Location Map



Aerial Map



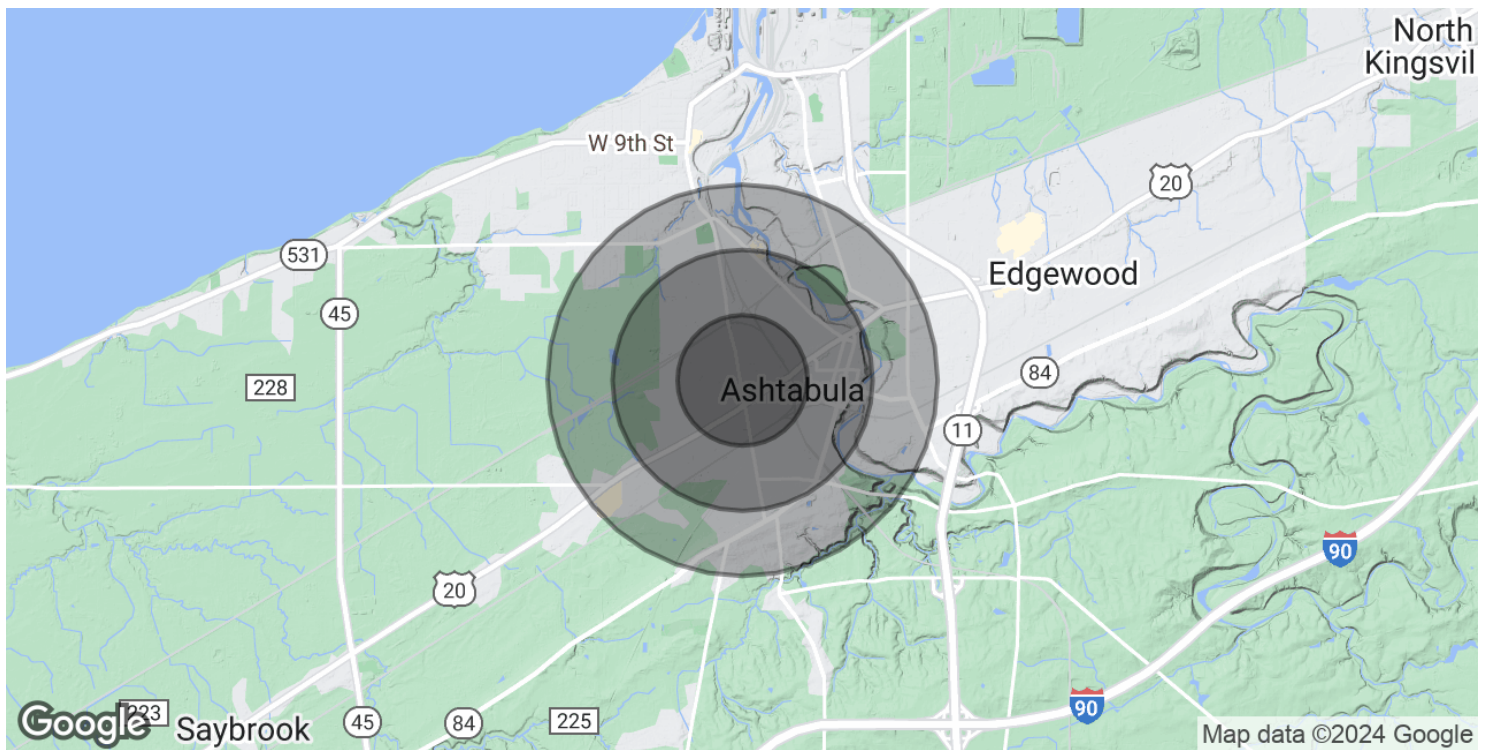
REDEVELOPMENT CORNER

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,926	7,164	12,957
Average Age	39.1	43.3	42.2
Average Age (Male)	38.6	39.5	39.4
Average Age (Female)	40.6	46.3	44.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	953	3,711	6,469
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$29,654	\$32,628	\$37,306
Average House Value	\$44,222	\$56,433	\$64,044

* Demographic data derived from 2020 ACS - US Census



REDEVELOPMENT CORNER

ADDITIONAL INFORMATION

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ADVISOR BIO 1

Advisor Bio 1

**RICK OSBORNE JR.****Managing Director of Commercial Real Estate**

rick.osbornejr@kw.com

Direct: **440.299.5190** | Cell: **216.219.0290**

OH #2010001710

PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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REDEVELOPMENT CORNER

OUR COMPANY

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WHY KW

SAMPLE - BROCHURE

SAMPLE - EMAIL MARKETING

SAMPLE - SIGNAGE

SAMPLE - DEDICATED WEBSITE

Why KW

WHY

Hire KW Commercial for Retail:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our



Sample - Brochure

BROCHURES & FLYERS

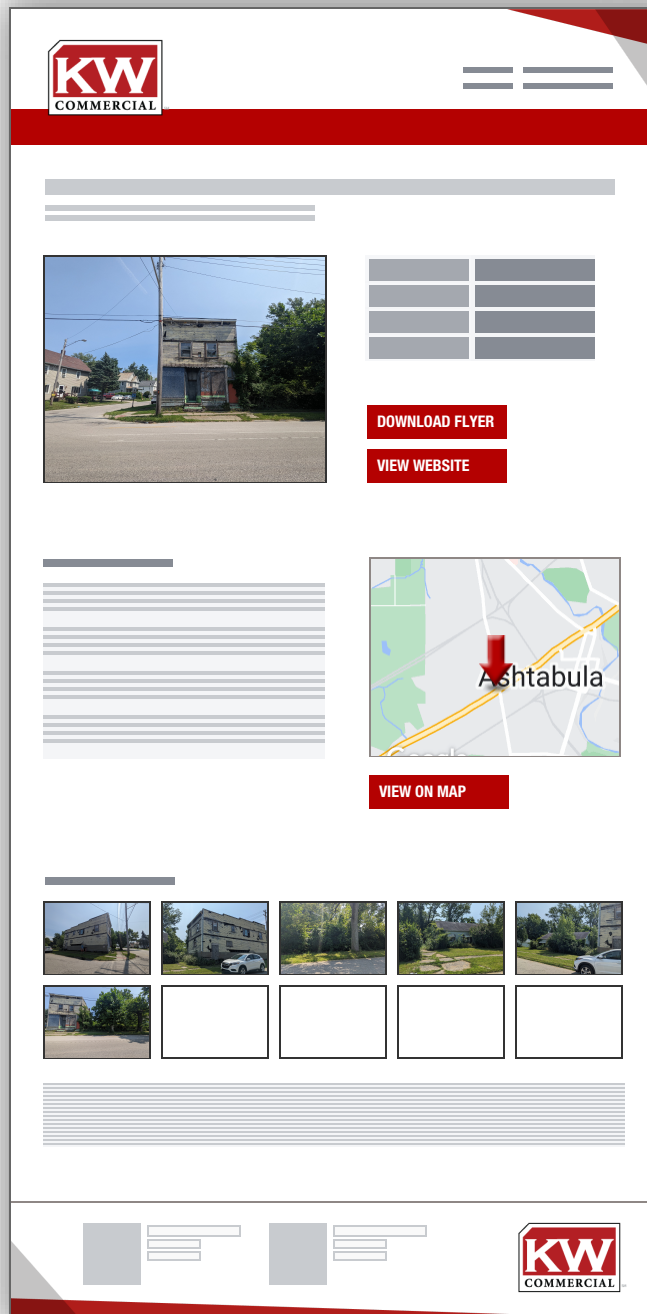
We will create a color brochure highlighting the features and benefits of the property. The brochure includes applicable property photos, building highlights, location description, aerial photographs, demographics and/or proposed development plans, and contact information. KW Commercial is flexible and we will adapt to that which is most comfortable with you.



Sample - Email Marketing

HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients



Sample - Signage

SIGNAGE

Our standard sign is designed to generate the maximum volume of inquiries regarding the subject. We place sign(s) which include KW Commercial's telephone number, website and the text "AVAILABLE" in a strategic location which maximizes visibility. Our standard sign is a 6' x 4' horizontal sign positioned to achieve maximum public exposure. However, all signs are subject to local municipal restrictions.

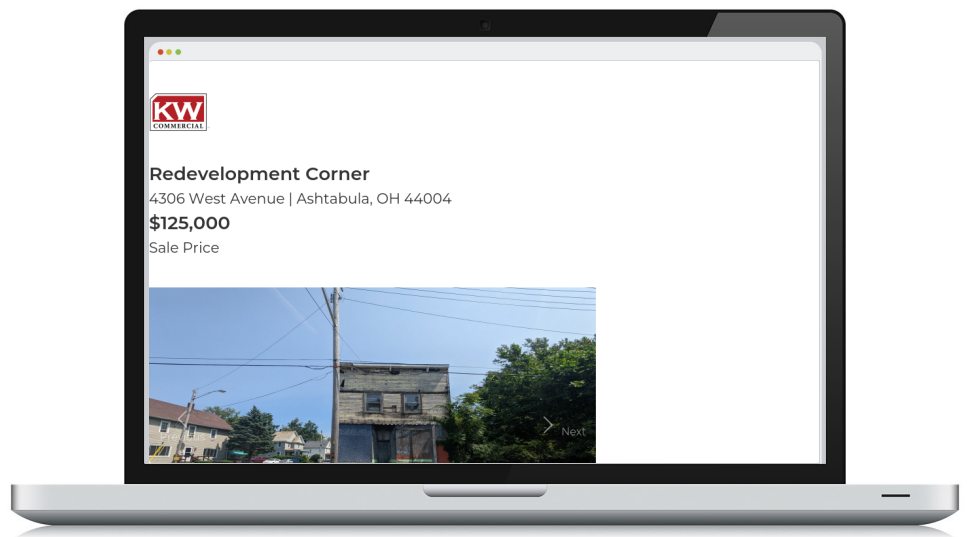


Sample - Dedicated Website

DEDICATED PROPERTY WEBSITE

A dedicated property website with a customized URL is created for your listing. The website is listed on both our local site as well as the KW commercial national website, www.kwcommercial.com. and is available to principals, property owners, investors, brokers and prospective tenants searching the internet for commercial real estate.

* If necessary, information which is considered confidential and not public record will require the execution of a confidentiality agreement prior to receipt of classified materials.



VIEW THE LIVE WEBSITE:

<https://osbornegroupohio.com/listings/?propertyId=1248865-sale>
<https://osbornegroupohio.com/listings/?propertyId=1248865-sale>

