

OFFICE FOR LEASE

FORMER EDWARD JONES OFFICE SPACE

4830 State Road, Ashtabula, OH 44004



PROPERTY DESCRIPTION

Former space occupied by Edward Jones that contains three private offices, one bathroom, and vestibule. Move-in ready space that contains 1,413 SF office space for lease. Ideal for a law office, medical center, insurance agency, or other professional offices.

PROPERTY HIGHLIGHTS

- 1,413 SF of Office space
- Three Offices and private restroom
- Reception Area, fully equipped with security system/computer wiring
- \$16 per SF plus utilities
- Triple-net lease with 3-year minimum term
- Easy access to SR 11 and the Ashtabula area

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,413 SF
Building Size:	1,413 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	791	2,522	4,863
Total Population	1,719	5,020	9,658
Average HH Income	\$44,331	\$38,206	\$38,371

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.

RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
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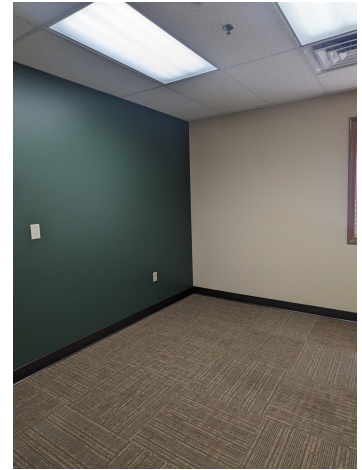
440.255.5500
7400 Center Street
Mentor, OH 44060

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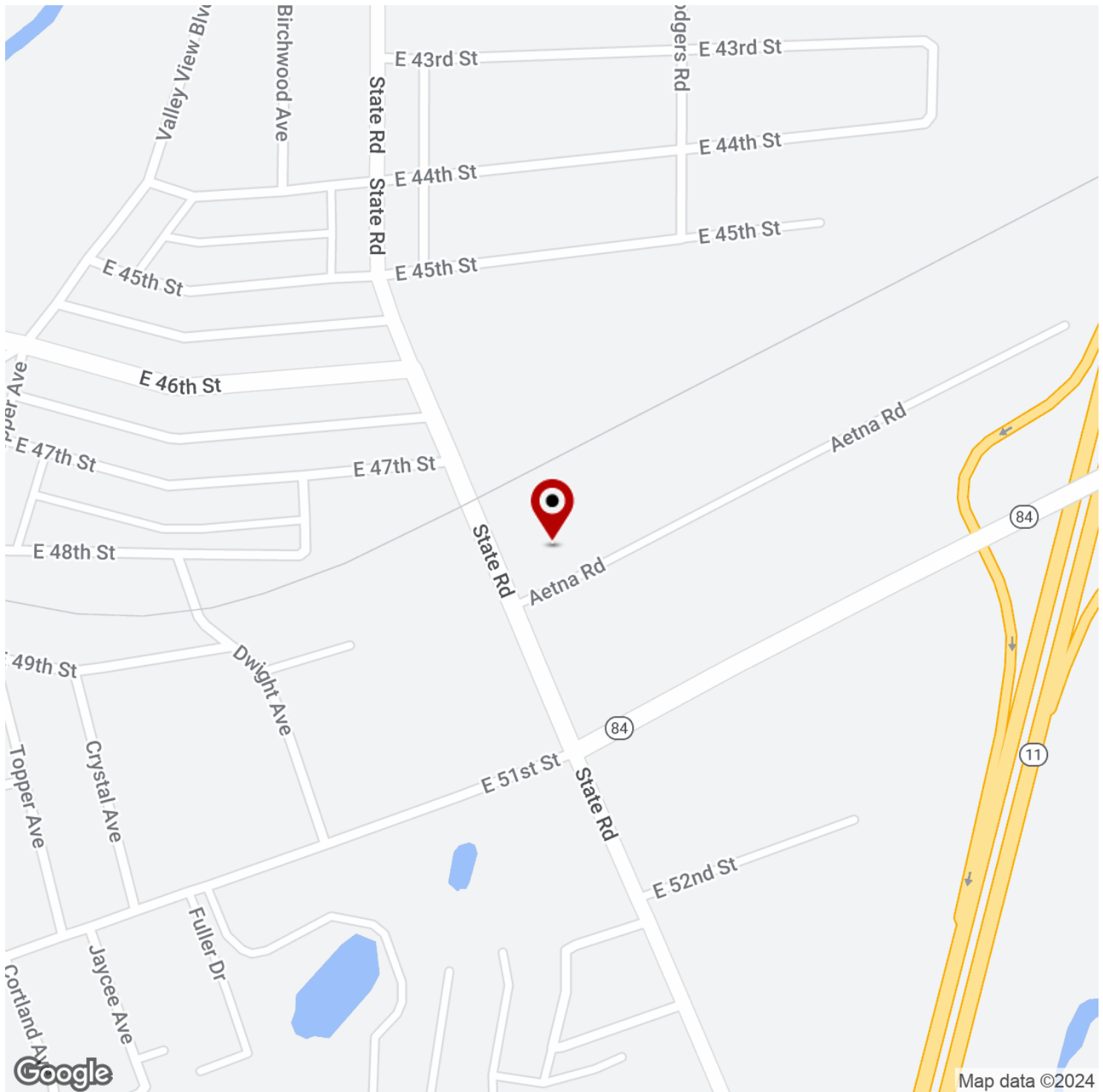
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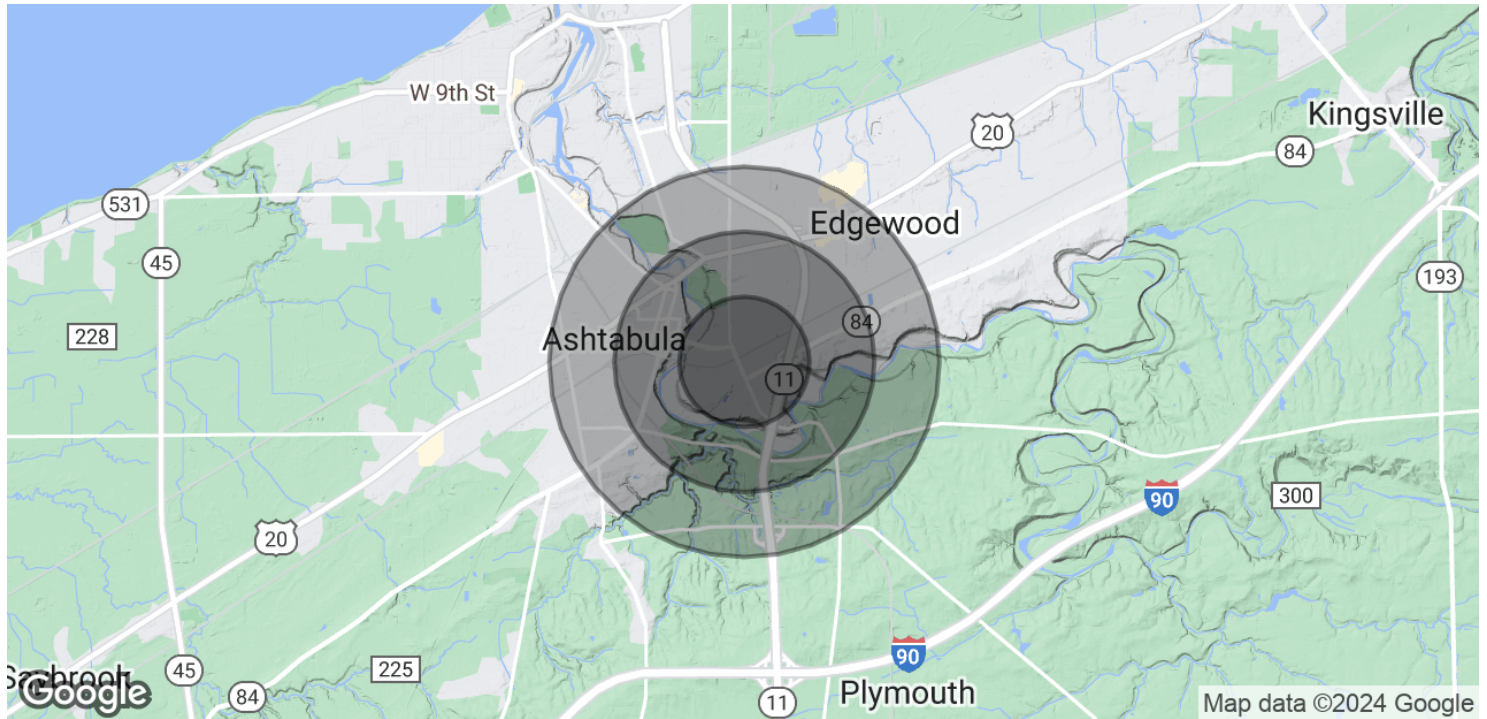
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,719	5,020	9,658
Average Age	41.1	43.5	43.1
Average Age (Male)	41.9	42.1	40.1
Average Age (Female)	40.7	45.3	46.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	791	2,522	4,863
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$44,331	\$38,206	\$38,371
Average House Value	\$66,023	\$68,155	\$68,961

* Demographic data derived from 2020 ACS - US Census

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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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