

# REDEVELOPMENT CORNER

4306 West Avenue, Ashtabula, OH 44004



## 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  |

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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**RETAIL FOR SALE**

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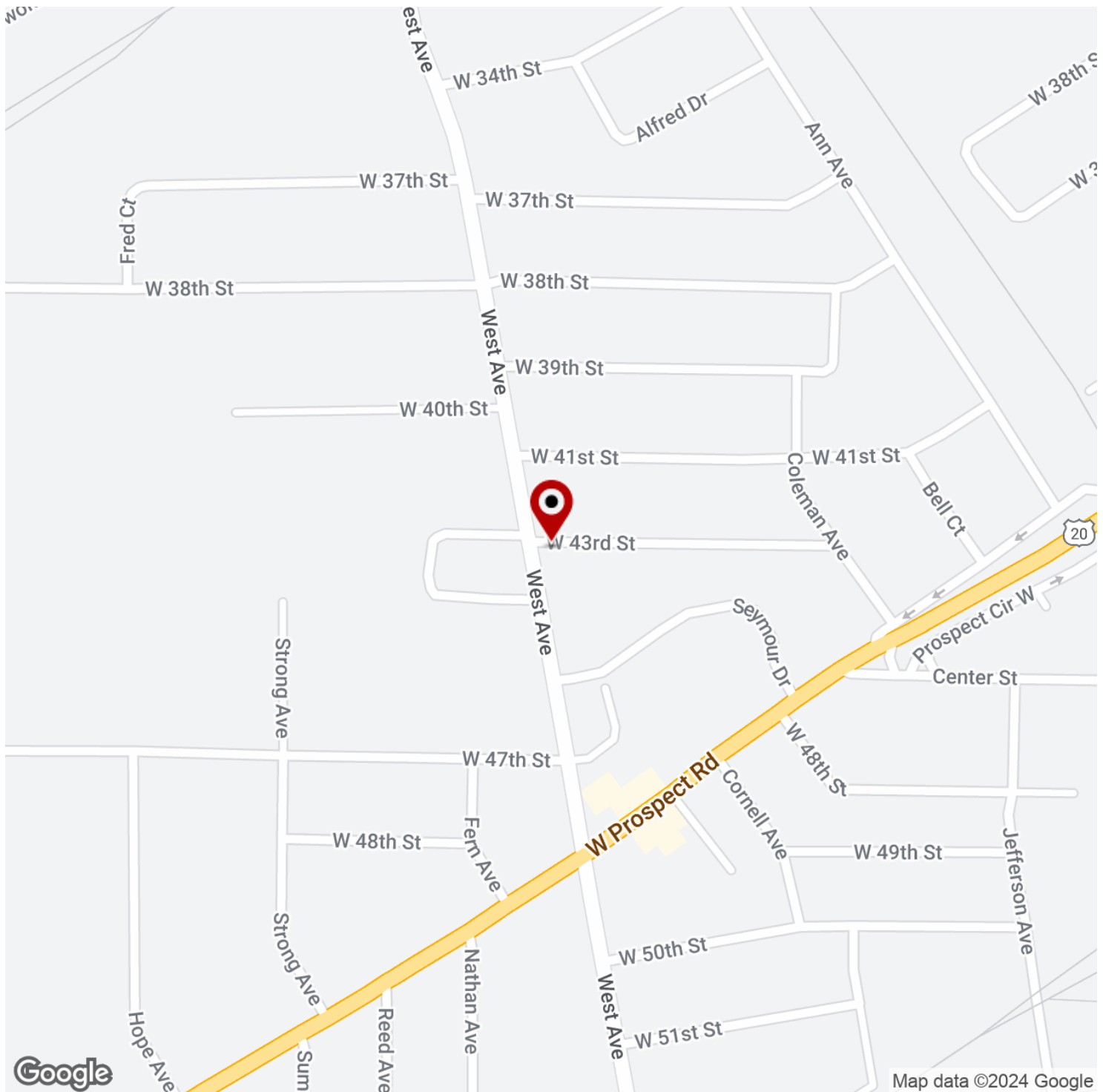
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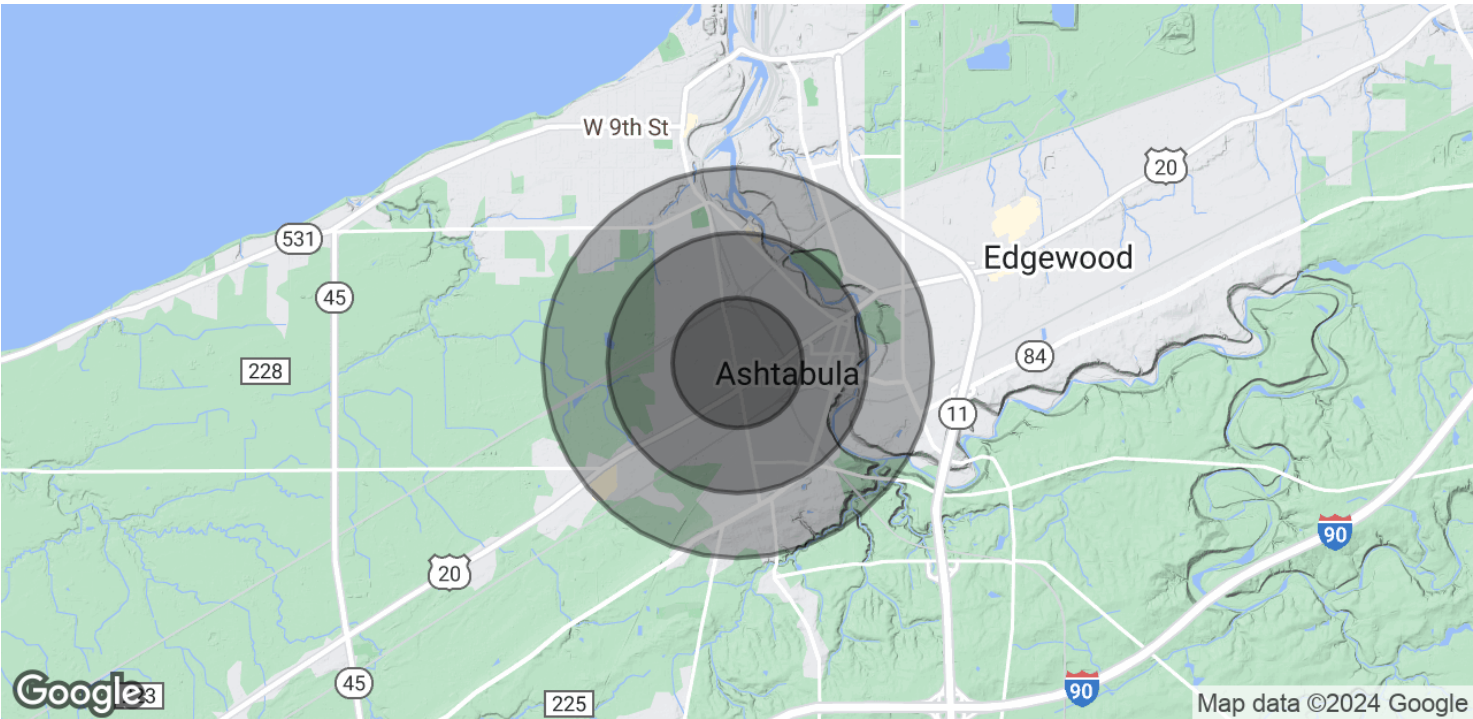
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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,926     | 7,164  | 12,957    |
| Average Age          | 39.1      | 43.3   | 42.2      |
| Average Age (Male)   | 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

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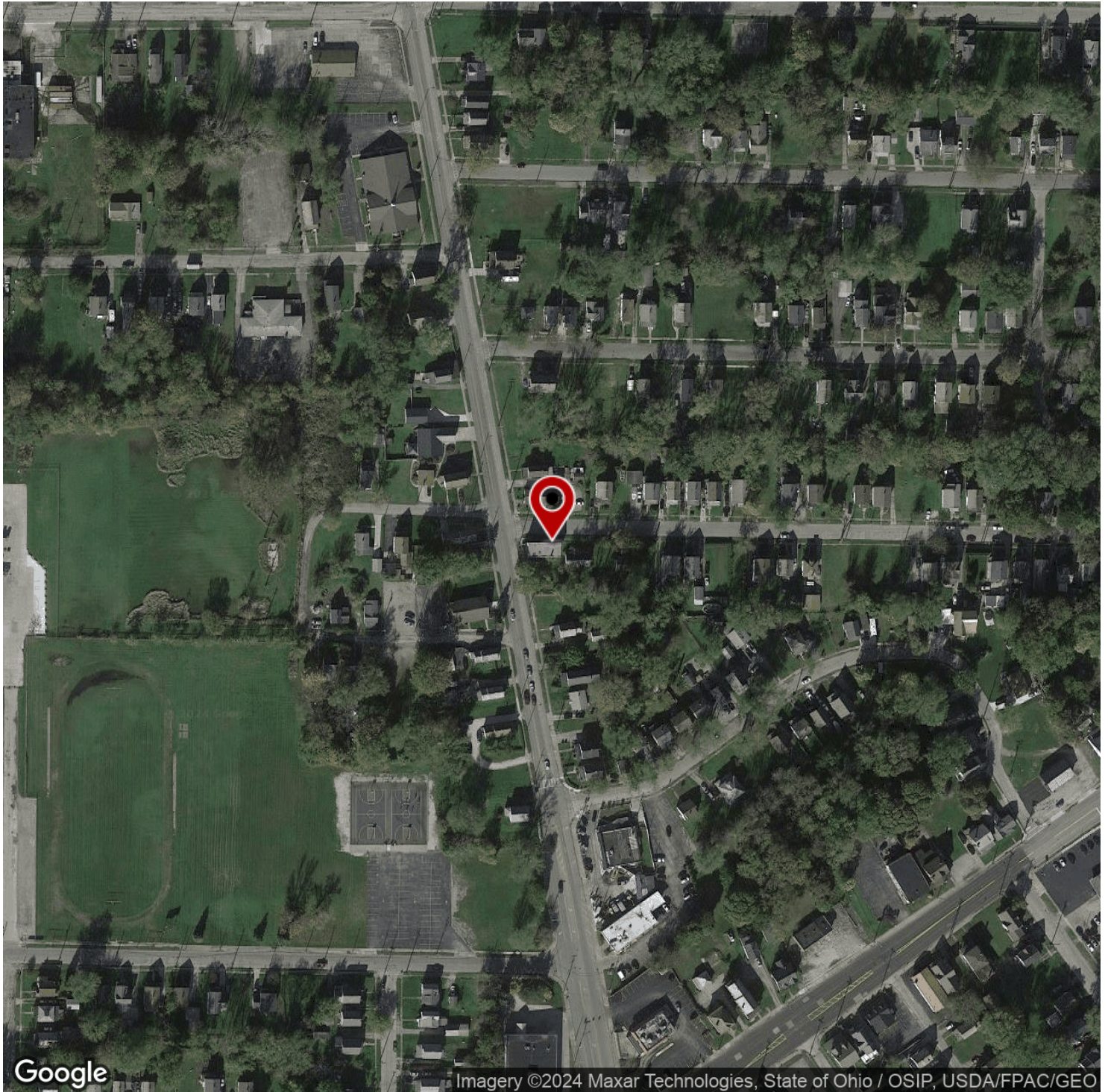
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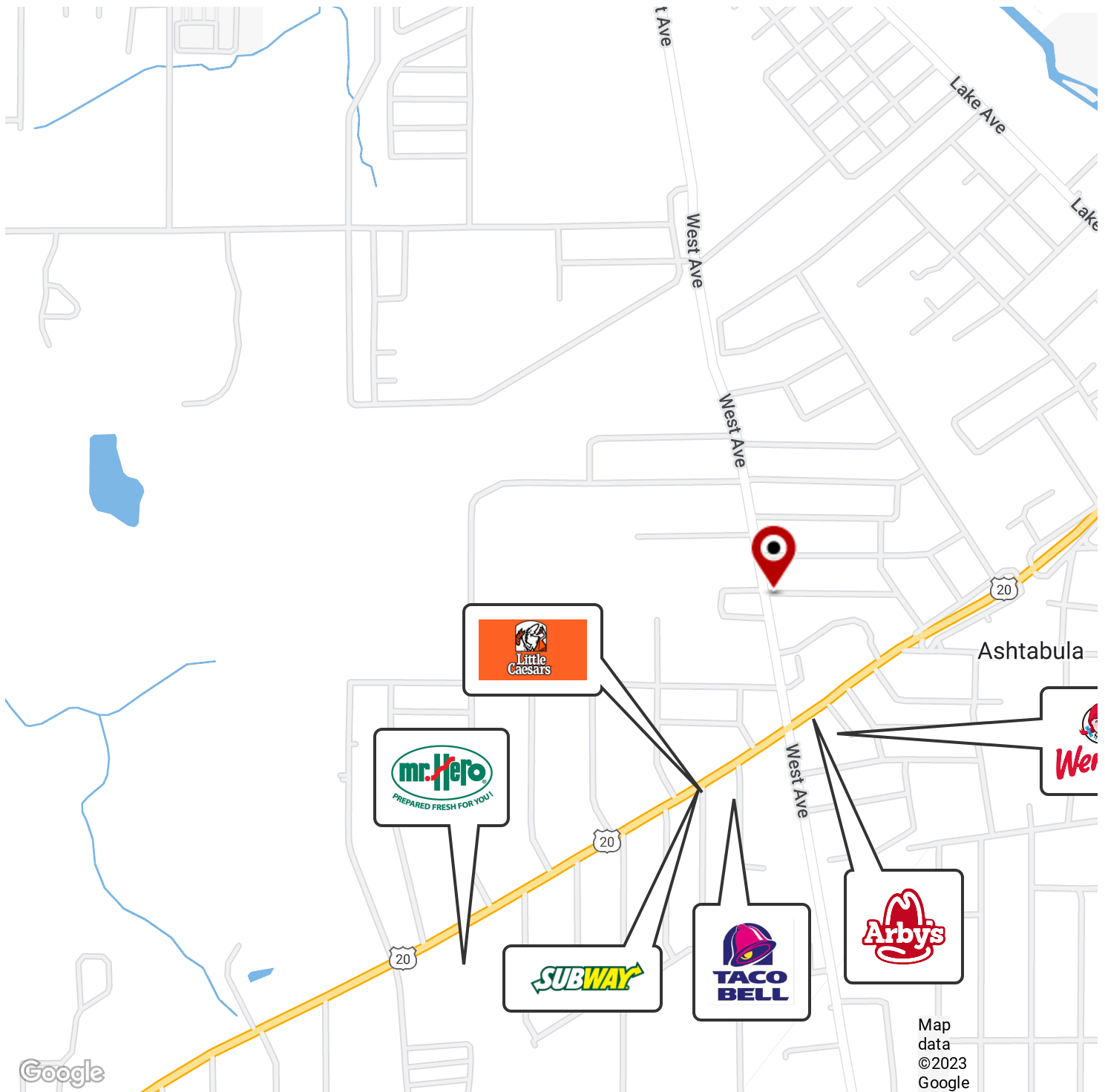
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