

## RETAIL FOR SALE

2009 W PROSPECT RD, SAYBROOK, OH 44004

2009 West Prospect Road, Ashtabula, OH 44004



### PROPERTY DESCRIPTION

Commercial property in Saybrook, Ohio. Residential dwelling built in 1927 and later added on to for multiple uses that included offices, fraternal organizations, daycare, and health care businesses. Front 2-story residential dwelling (3,168 SF) contains full basement with two bedrooms up and one full bath. Commercial addition to rear includes 3,504 SF of office/daycare space with multiple offices, rear lobby and reception desk, and ADA bathrooms. Owner would agree to lease property for \$2,200 per month-Triple-net to qualified parties.

### PROPERTY HIGHLIGHTS

- Versatile usage options
- Modern amenities included
- Updated heating and cooling
- Convenient suburban location

### OFFERING SUMMARY

Sale Price:	\$270,000
Lot Size:	1.43 Acres
Building Size:	6,672 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,002	7,133	12,135
Total Population	4,081	14,184	24,571
Average HH Income	\$38,401	\$39,137	\$44,627

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  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

### KW COMMERCIAL

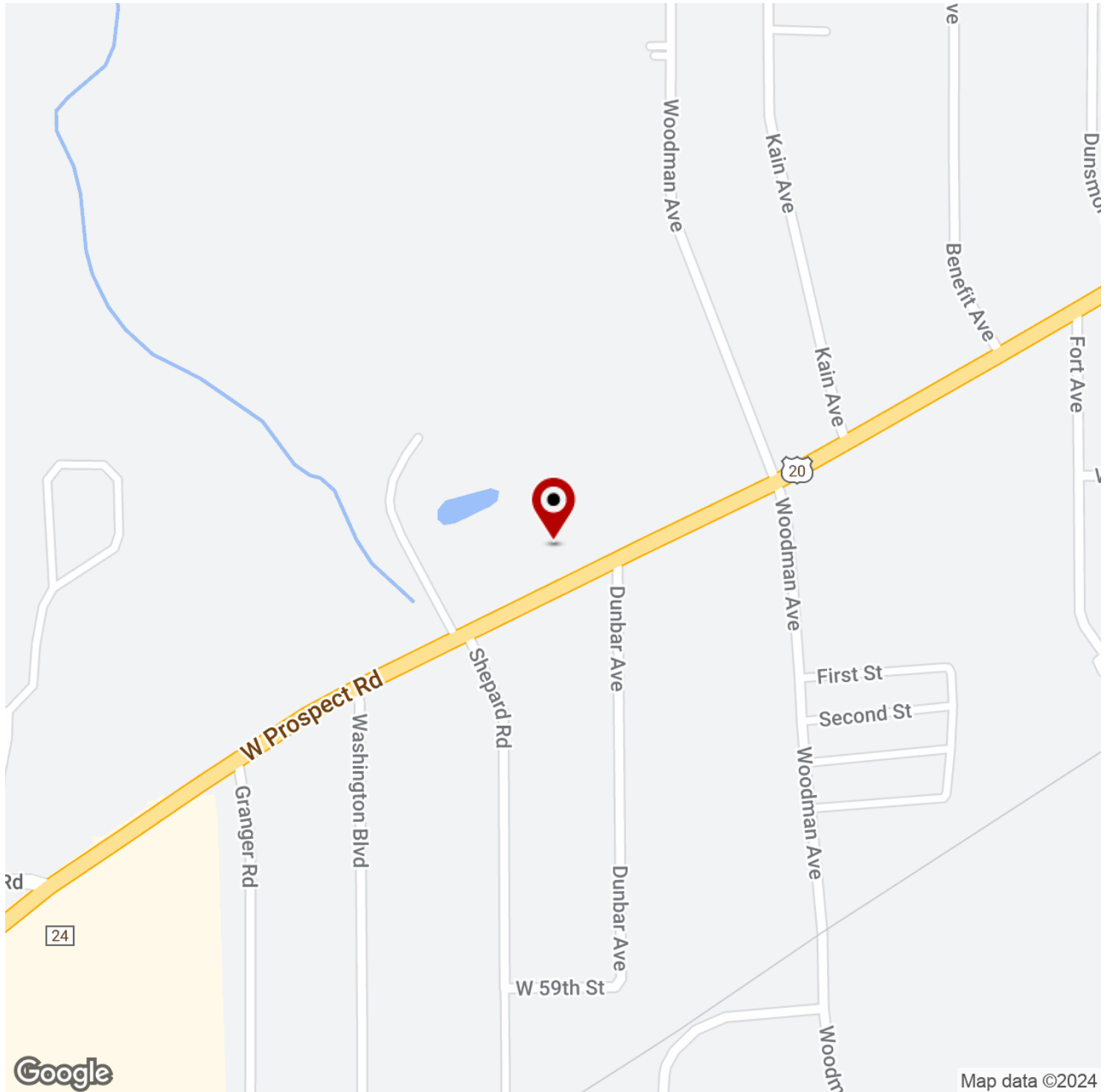
440.255.5500  
7400 Center Street  
Mentor, OH 44060

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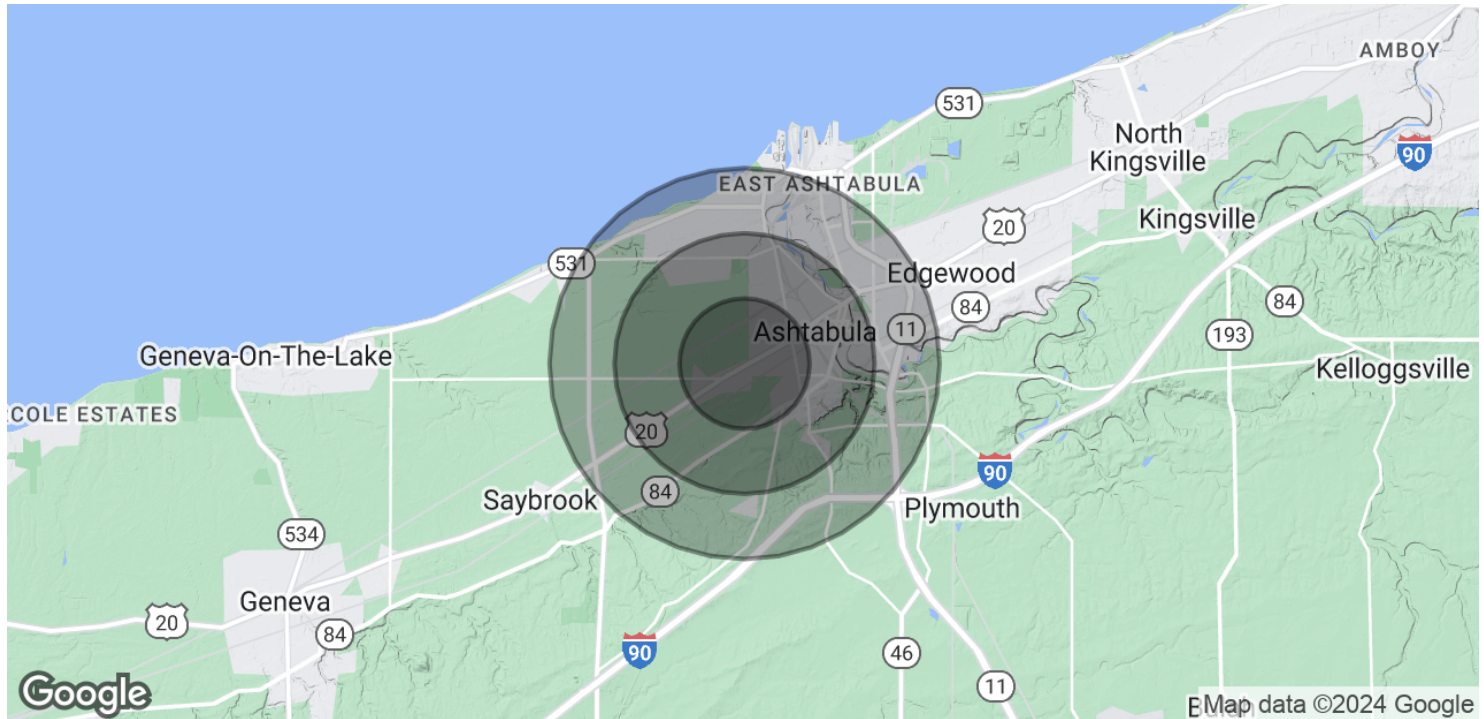
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,081	14,184	24,571
Average Age	41.4	43.5	42.9
Average Age (Male)	41.2	41.7	42.0
Average Age (Female)	42.2	44.9	44.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,002	7,133	12,135
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$38,401	\$39,137	\$44,627
Average House Value	\$62,347	\$74,133	\$85,216

2020 American Community Survey (ACS)

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