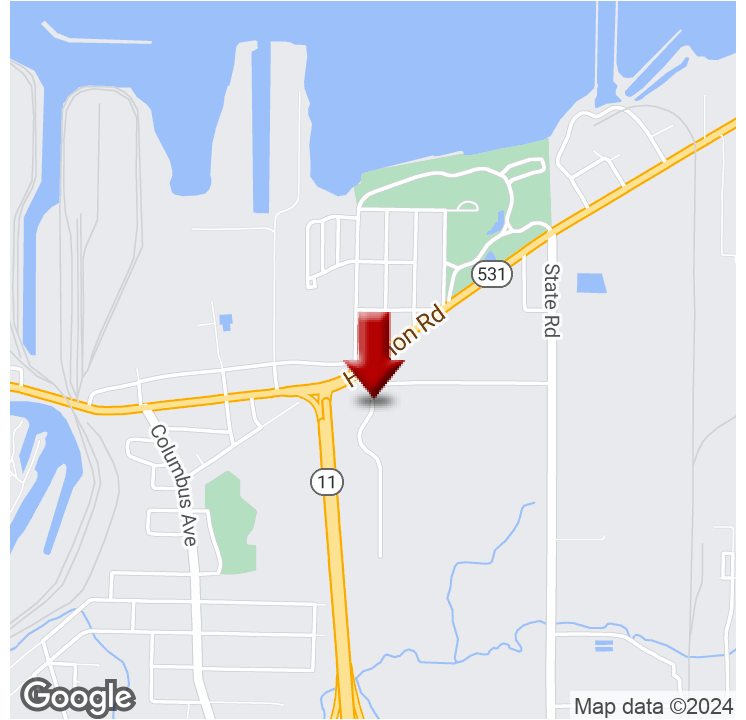
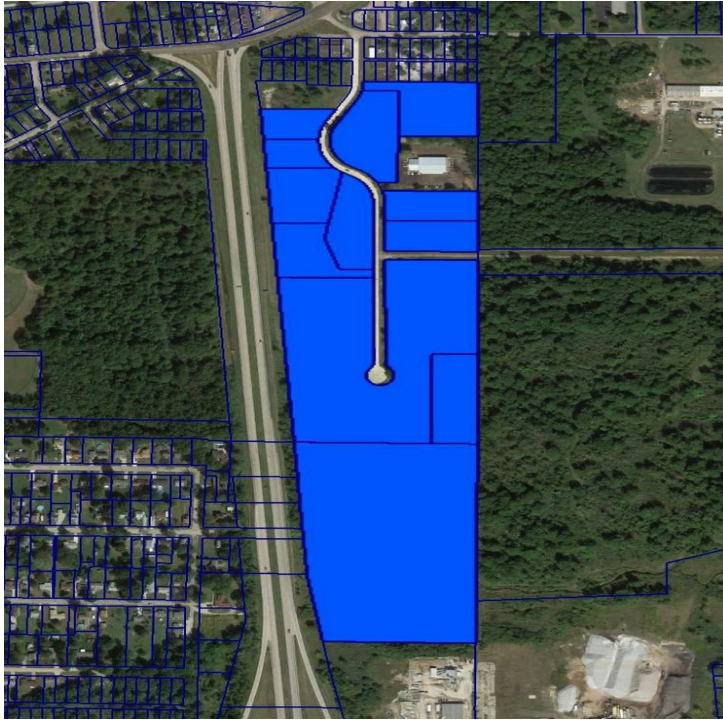


LAND FOR SALE

ASHTABULA INDUSTRIAL PARK / \$25,000 PER ACRE

Brookdale Avenue, Ashtabula, OH 44004



OFFERING SUMMARY

SALE PRICE:	\$25,000 / acre
LOT SIZE:	48 Acres
ZONING:	M1, Light Industrial
MARKET:	Cleveland
SUBMARKET:	Ashtabula

PROPERTY OVERVIEW

48 acres of industrial land for sale in Ashtabula Industrial Park. The price is \$1.2 million or approximately \$25,000 per acre and can be sold per parcel or combined parcels. All utilities are present and site is ready for development. Incentives and abatements may be issued to buyers on a case by case basis. There are 9 adjoining parcels totaling 48 acres. See attached photos for Ashtabula Industrial Park layout.

Great opportunity to buy industrial land and start new business in Ashtabula, Ohio. Incentives and flexible terms available for qualifying business that want to relocate to Ashtabula County. Easy accessibility right off of SR 11. Fully improved and shovel ready. Design build opportunities may exist for qualified companies and businesses.

Parcels range in size from 1 acre to 20 acres.

For more information on possible locally available incentives please visit <https://goo.gl/nnwtep>.

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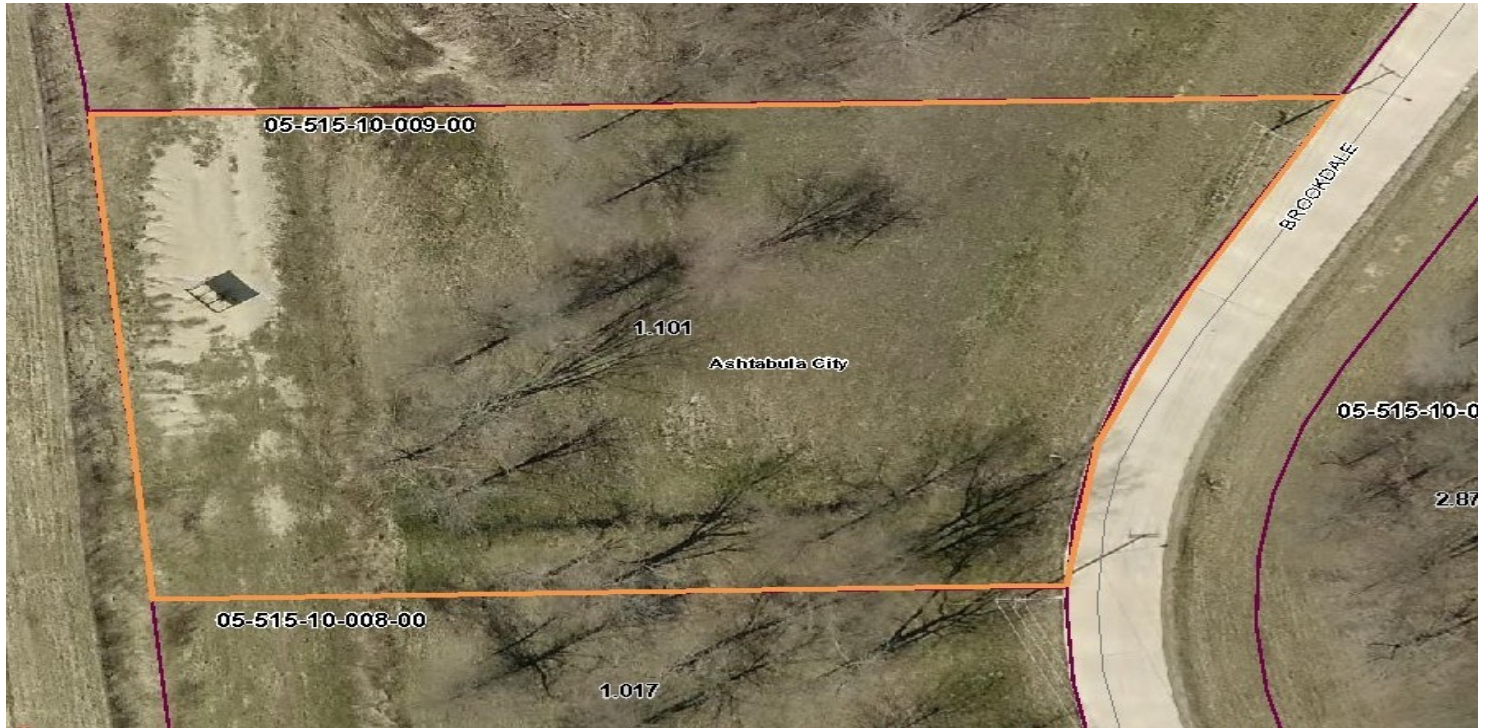
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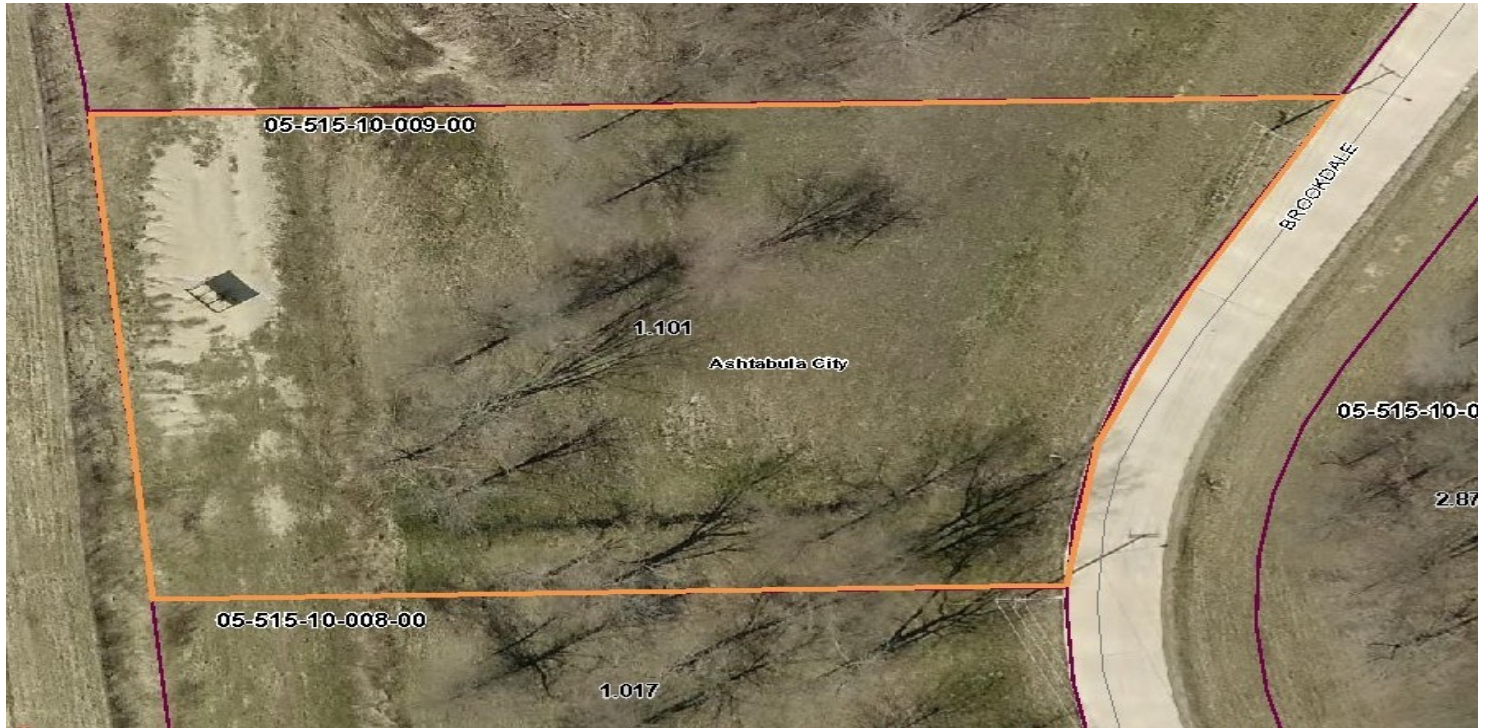
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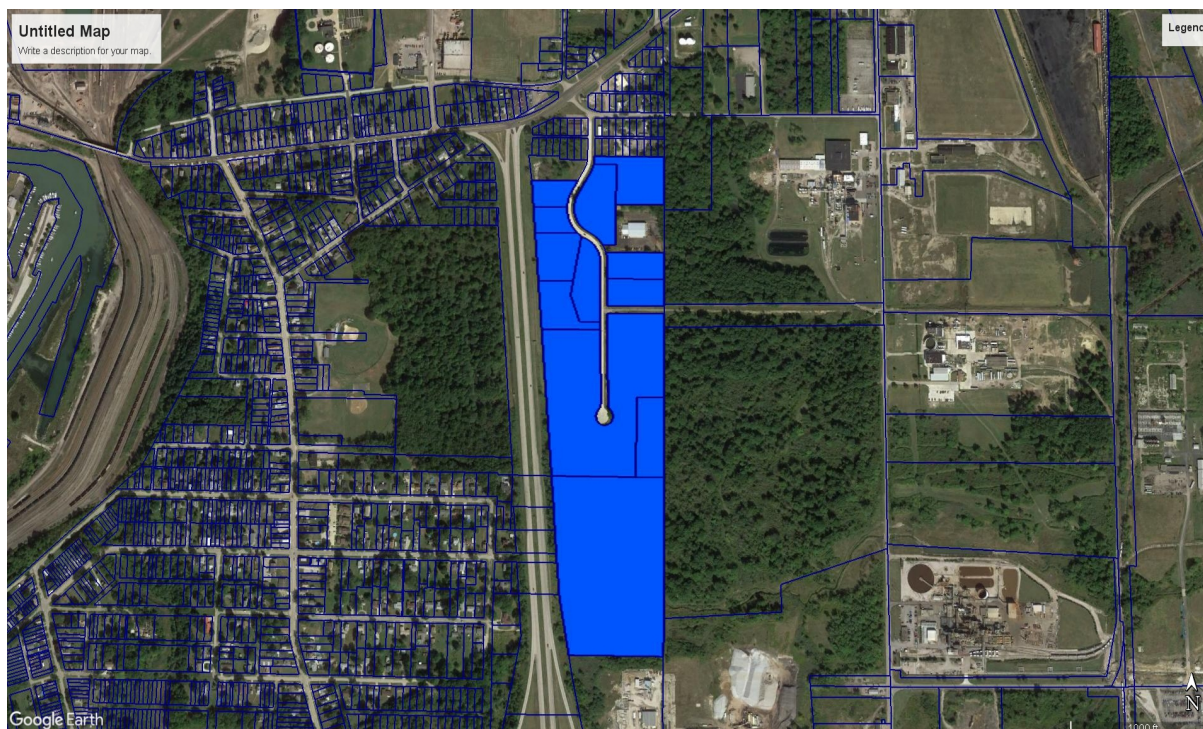
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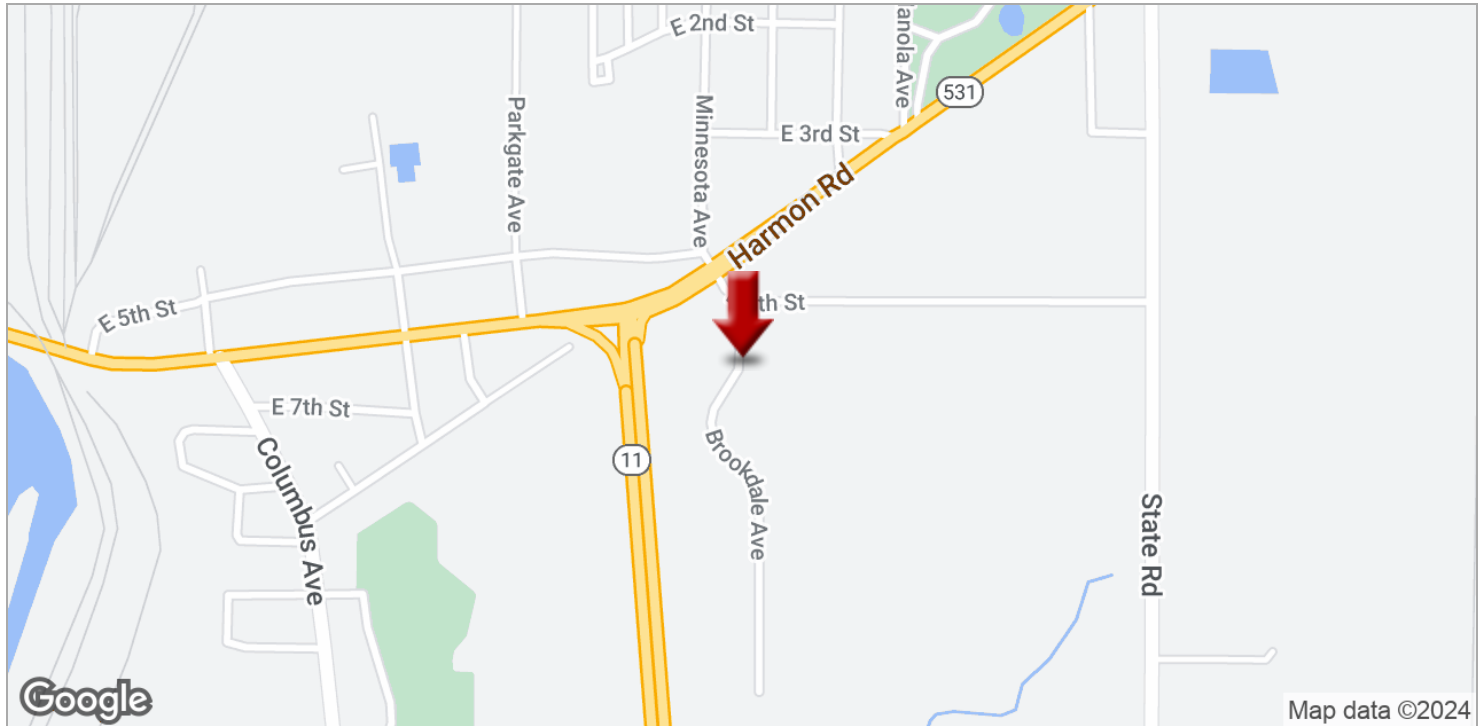
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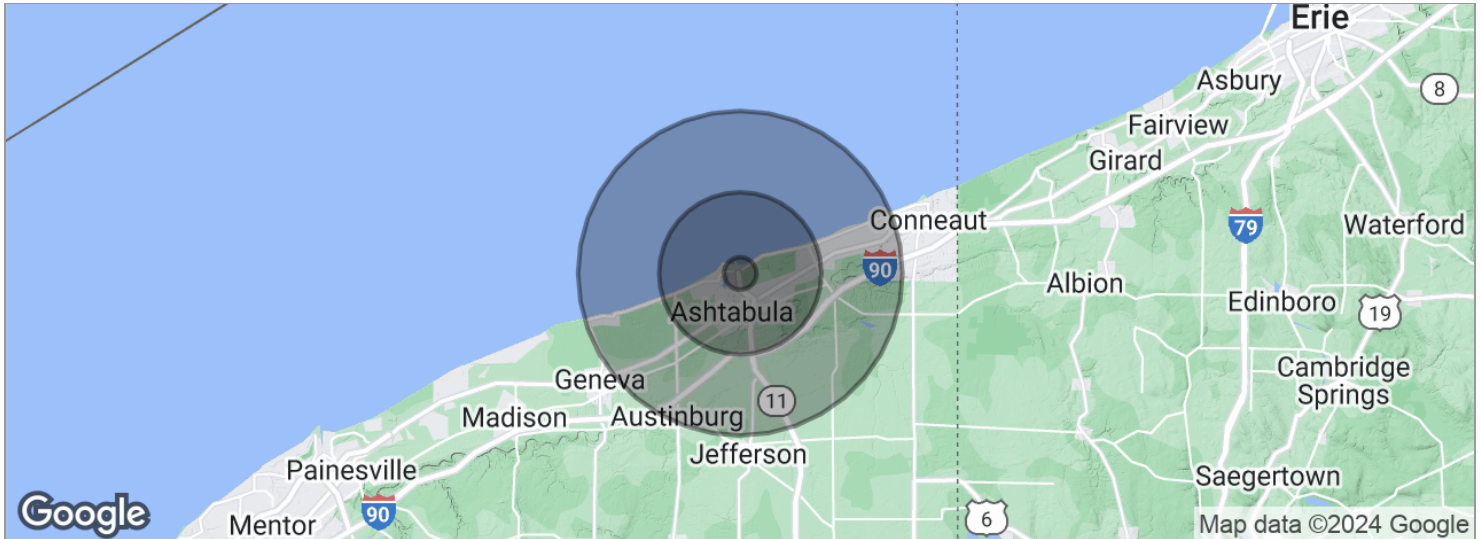
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,419	30,814	49,161
Median age	46.8	38.0	40.3
Median age (male)	46.5	37.6	40.0
Median age (Female)	47.1	39.0	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	663	12,721	19,824
# of persons per HH	2.1	2.4	2.5
Average HH income	\$44,900	\$42,380	\$47,968
Average house value	\$90,354	\$93,760	\$113,764

* Demographic data derived from 2020 ACS - US Census

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