

RETAIL FOR LEASE



3410 North Ridge Road, Ashtabula, OH 44004



OFFERING SUMMARY

AVAILABLE SF:	12,375 SF
LEASE RATE:	\$10.50 SF/yr (NNN)
BUILDING SIZE:	14,850 SF

PROPERTY OVERVIEW

12,375 SF of retail space for lease. Will subdivide. Storefront retail, drive up parking, across from Walmart, move in ready, overhead doors. Ideal divisions are for 4 total units total.

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LOCATION INFORMATION

Street Address	3410 North Ridge Road
City, State, Zip	Ashtabula, OH 44004
County	Ashtabula
Signal Intersection	No

BUILDING INFORMATION

Minimum Ceiling Height	10 ft
Number of Floors	1
Year Built	2001
Free Standing	No

PROPERTY HIGHLIGHTS

- High Traffic corridor of Ashtabula City
- Visible from North Ridge Road across from Wal-Mart
- Adjacent to other national retailers
- Newly constructed building
- Pull up parking
- Will subdivide

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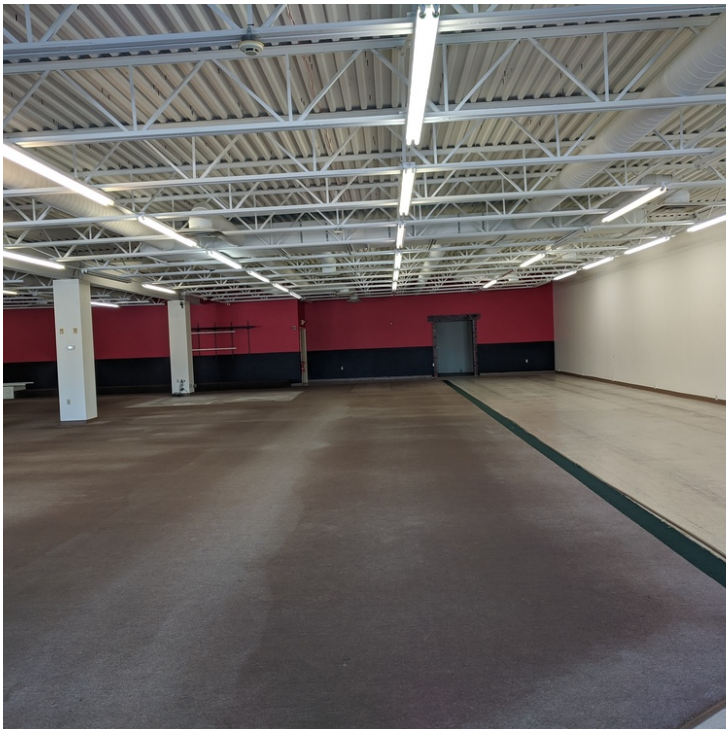
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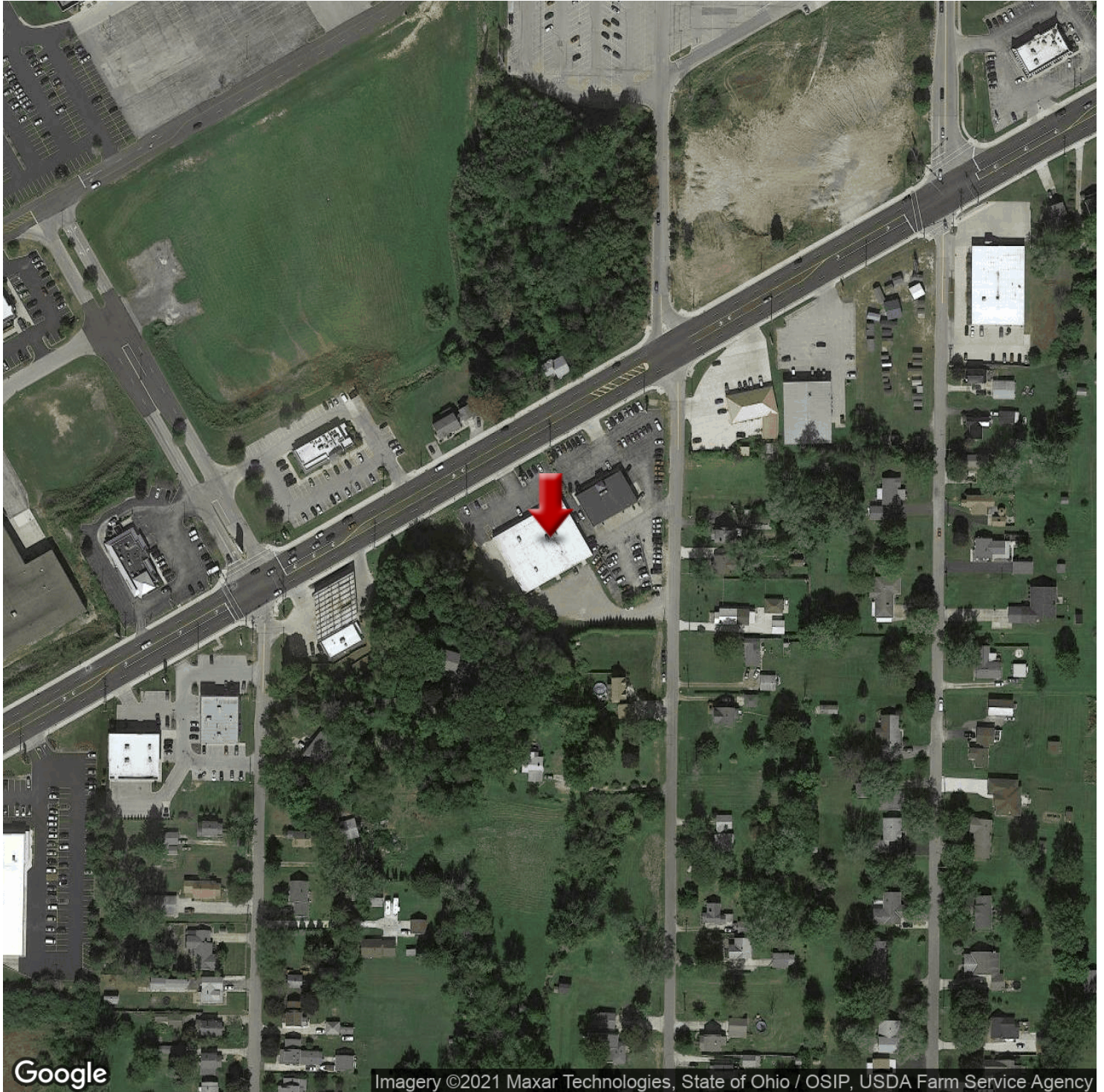
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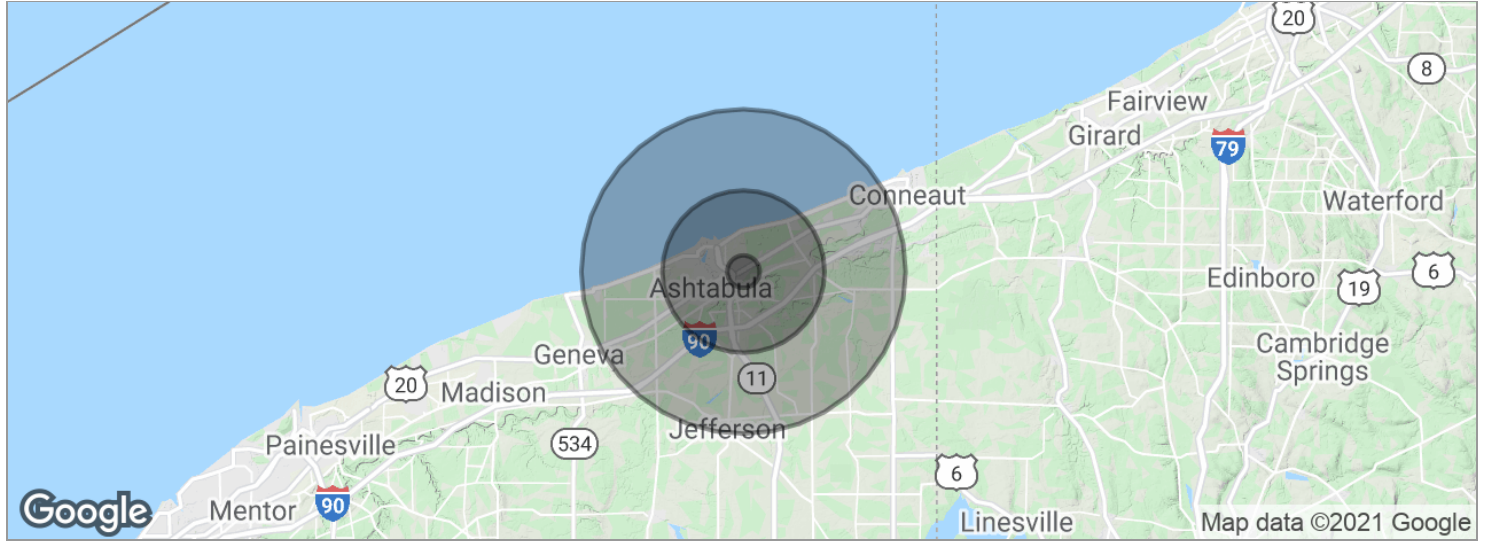
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	656	31,108	52,650
Median age	46.1	39.1	40.6
Median age (male)	45.3	38.7	40.3
Median age (Female)	47.7	40.0	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	284	12,847	21,206
# of persons per HH	2.3	2.4	2.5
Average HH income	\$51,549	\$44,011	\$48,182
Average house value	\$89,730	\$90,064	\$109,569

* Demographic data derived from 2010 US Census

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