

FORMER BANK

21 South Broadway, Geneva, OH 44041



OFFERING SUMMARY

AVAILABLE SF:	8,200 SF
LEASE RATE:	\$8.00 SF/yr (MG)
LOT SIZE:	0.98 Acres
BUILDING SIZE:	8,200 SF
MARKET:	Cleveland
SUBMARKET:	Ashtabula County

PROPERTY OVERVIEW

8,200 SF of bank/office space available in downtown Geneva, Ohio. Building includes 2-stories with a full basement. This property is being subleased from Lessee whose lease expires 11/30/21. The lease is \$7.30 SF NNN. Multiple vaults still exist on premises along with state of the art security system. Previous use of second floor was for live-in security guard and now used for storage. Full basement allows for easy conversion for multiple possible uses. Taxes are annually approximately \$8,874.57. A minimum of 48 parking spaces are present on this 0.30 acre parcel of land.

Amazing and cozy location in downtown Geneva is now available. Previous used as a bank for many years. Historic and iconic sandstone grand entry. Multiple possible conversions to a restaurant, wine tasting venue, or brewery. Large parking area (48 spaces) in rear as well as parking in front at street along Main Street (SR 20) and park-like setting adjoins this property in downtown Geneva. It is a must see!

KW COMMERCIAL
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Mentor, OH 44060

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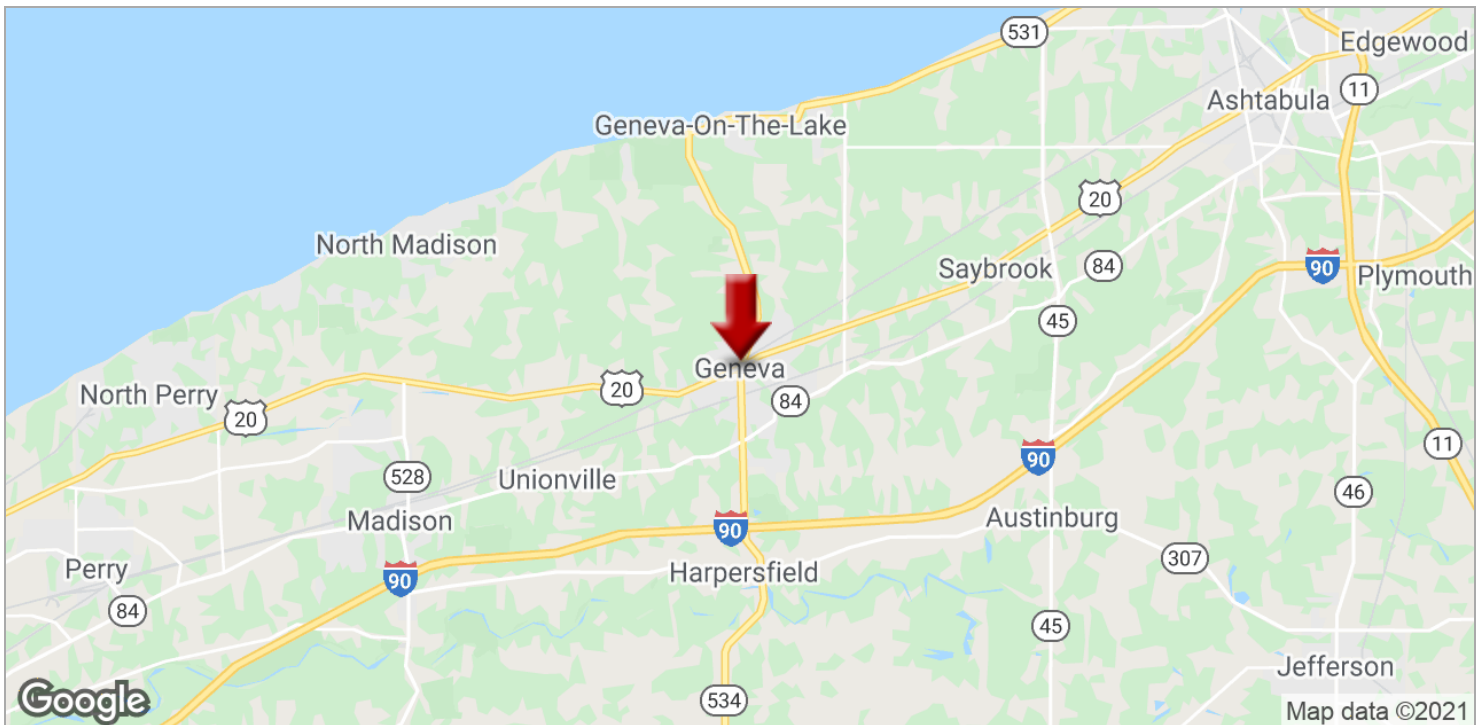


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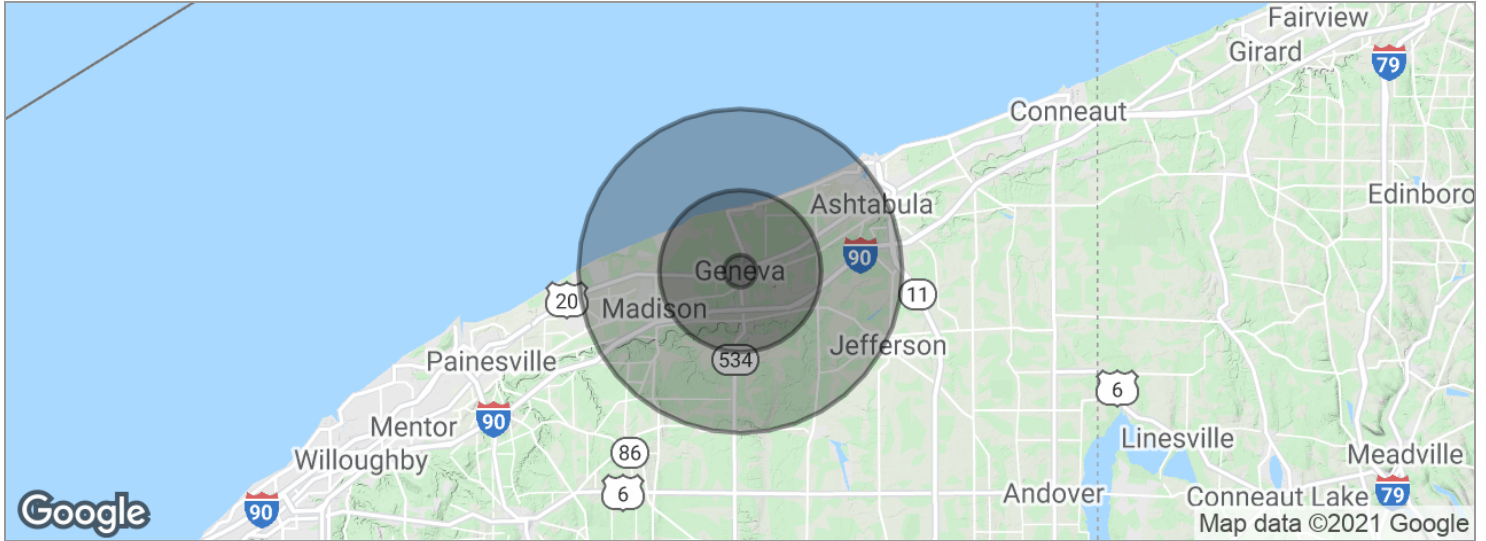
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,357	21,678	60,319
Median age	38.9	40.3	40.0
Median age (male)	38.0	38.6	38.4
Median age (Female)	39.2	41.2	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	553	8,582	23,060
# of persons per HH	2.5	2.5	2.6
Average HH income	\$46,392	\$49,486	\$54,827
Average house value	\$120,108	\$133,097	\$139,098

* Demographic data derived from 2010 US Census

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