

OFFICE FOR SALE

PAINESVILLE OFFICE BUILDING

168 N Saint Clair Street, Painesville, OH 44077



OFFERING SUMMARY

SALE PRICE:	\$325,000
AVAILABLE SF:	
LOT SIZE:	0.64 Acres
BUILDING SIZE:	13,000 SF
ZONING:	General Business
MARKET:	Cleveland
PRICE / SF:	\$25.00

PROPERTY OVERVIEW

Office building for sale in downtown Painesville, Ohio. 13,000 SF of space available with large paved parking lot. Great re-development site in downtown Painesville, Ohio. Two-story building with modern elevator. Multiple storefronts and entries for separate businesses to divide or separate spaces. Priced less than \$25 PSF allowing potential buyer to infuse funds into building for re-purposing or re-imagining. Local fast food restaurants in close proximity, as well as, regional banks and Lake County agencies and services.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
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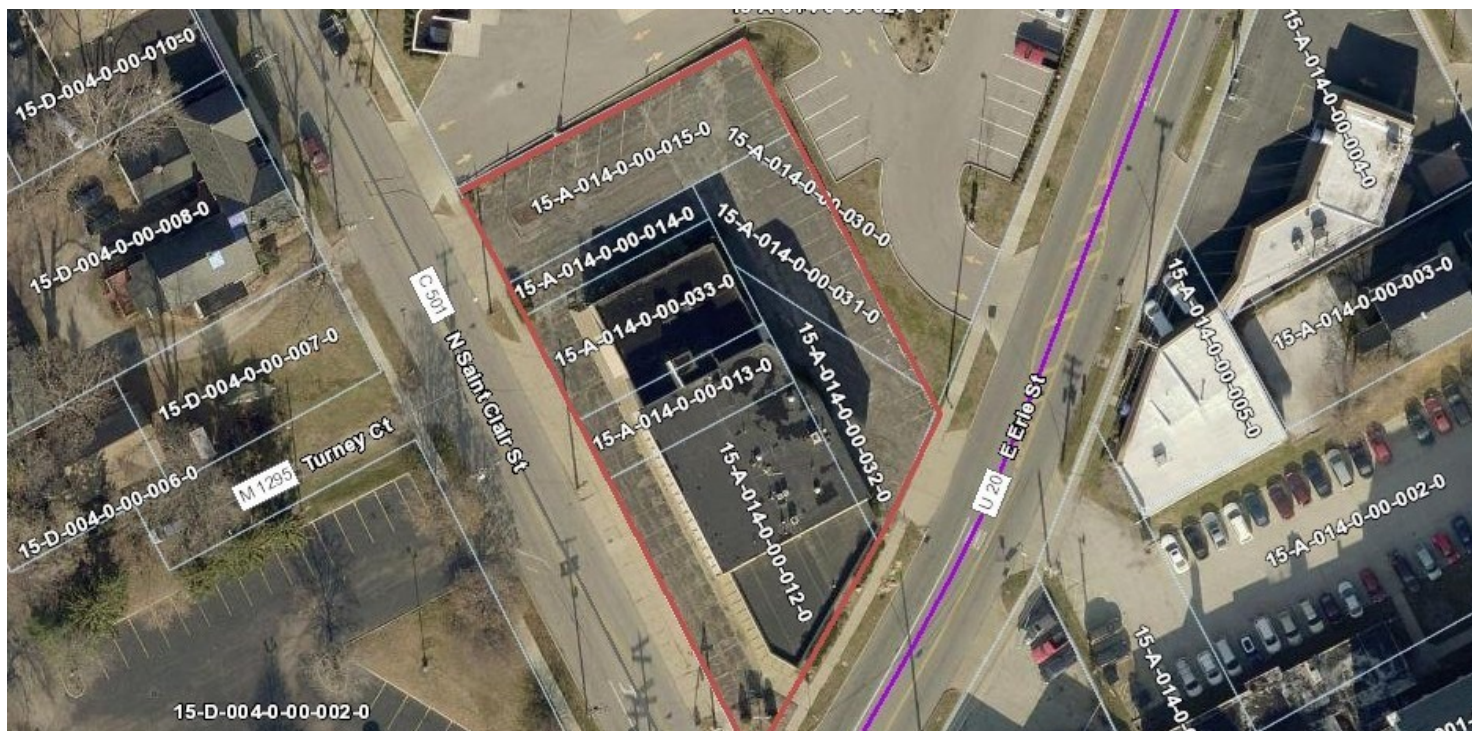
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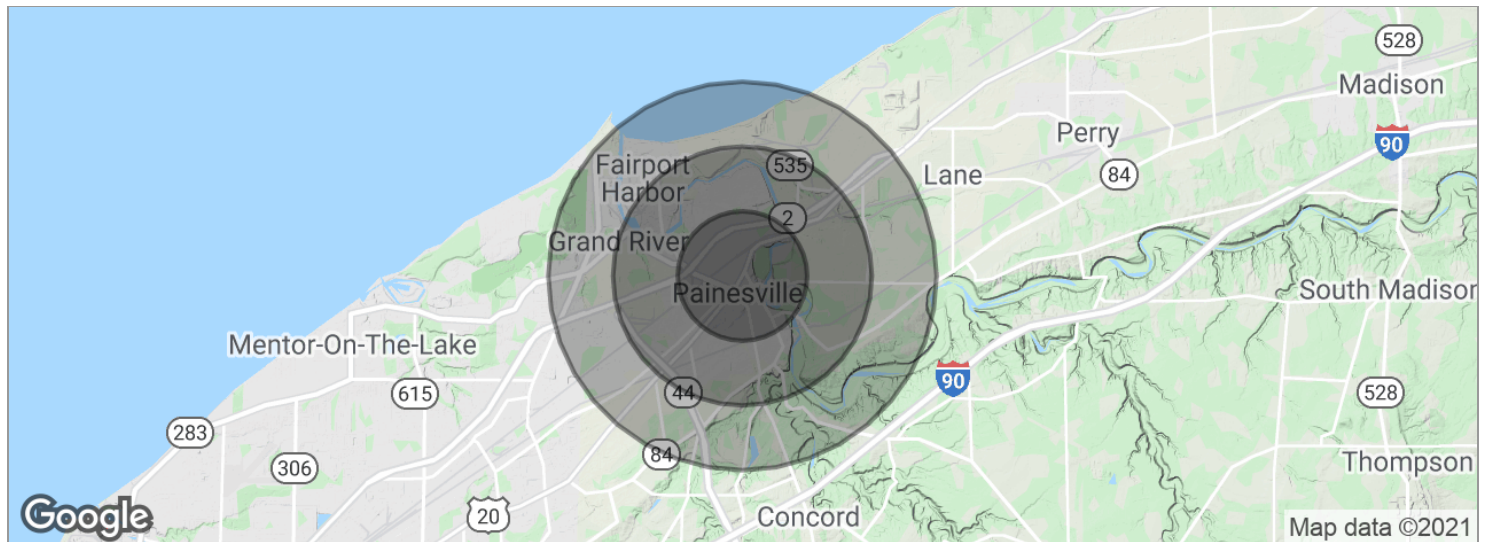
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,066	27,723	44,535
Median age	30.4	32.5	35.6
Median age (male)	30.0	31.9	34.9
Median age (Female)	30.8	33.1	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,082	10,468	17,314
# of persons per HH	2.7	2.6	2.6
Average HH income	\$40,412	\$48,108	\$56,038
Average house value	\$126,069	\$133,441	\$158,180

* Demographic data derived from 2010 US Census

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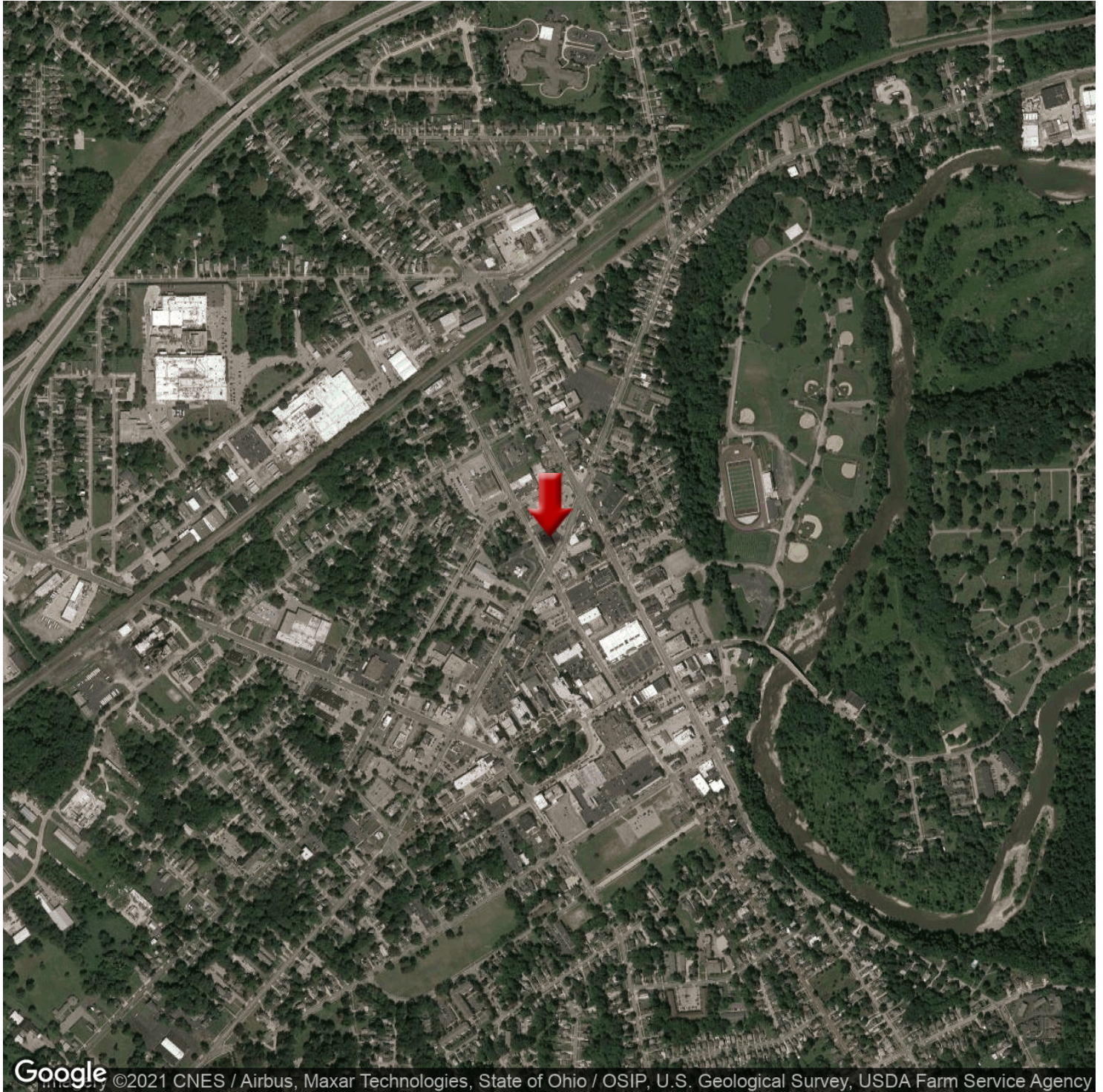
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