

OFFICE FOR LEASE

MINIMIZE COVID-19 FOR YOUR EMPLOYEES--LARGE ROOMED OFFICE BUILDING WITH HIGH SPEED INTERNET AVAILABLE--20,000

4332 Main Avenue, Ashtabula, OH 44004



OFFERING SUMMARY

AVAILABLE SF:	4,000 - 20,000 SF
LEASE RATE:	\$8.00 SF/yr (NNN)
LOT SIZE:	1.66 Acres
BUILDING SIZE:	20,000 SF
RENOVATED:	2010
ZONING:	Commercial

PROPERTY OVERVIEW

Office space available in the Heart of Downtown Ashtabula. Below market rents and will build to suit. Be part of the renaissance of Downtown Ashtabula. Close to City Hall, Court House, and Ashtabula Police and Fire Departments.

PROPERTY HIGHLIGHTS

- Office/Retail Space Available Immediately
- Over 100 car parking lot
- Three-story Building with Elevator
- Well-Maintained Building
- Heart of Downtown Ashtabula
- Secure and Heated Record Storage Available

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

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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.

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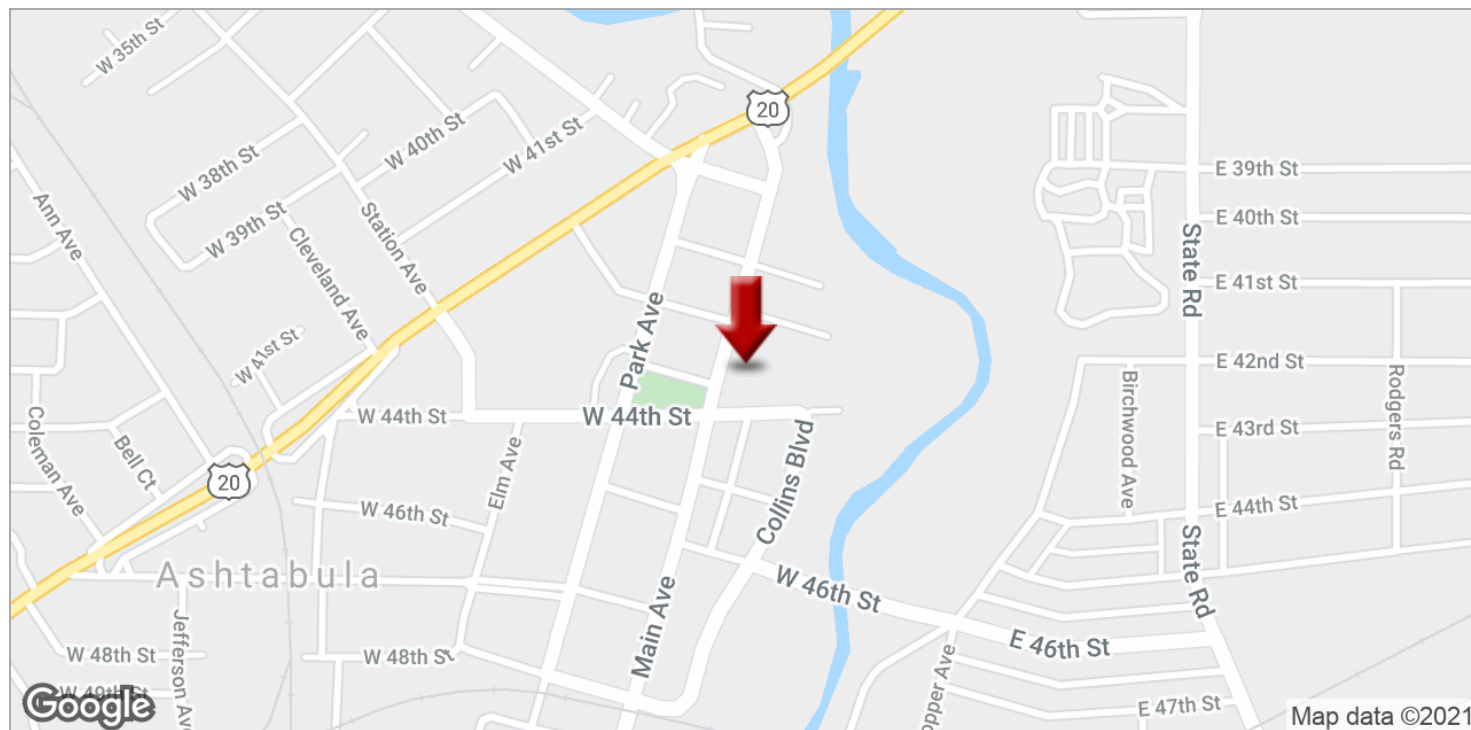
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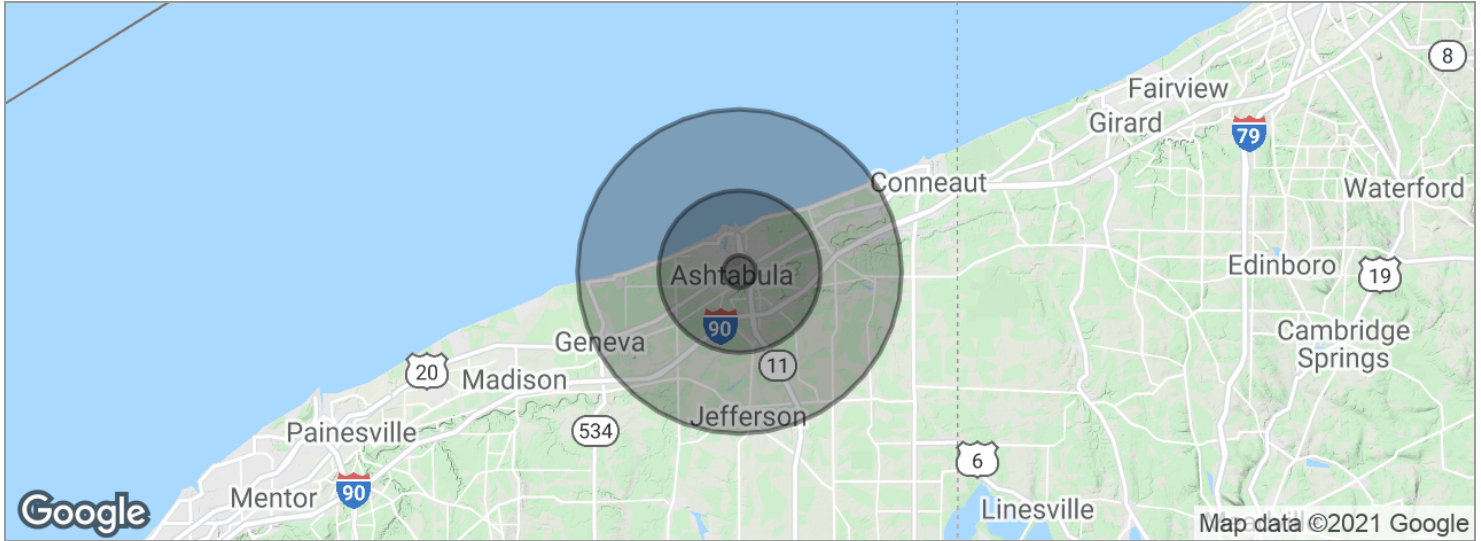
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,503	34,680	54,852
Median age	40.7	38.5	40.6
Median age (male)	39.7	38.0	40.1
Median age (Female)	43.6	39.5	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,384	14,235	22,006
# of persons per HH	2.3	2.4	2.5
Average HH income	\$39,473	\$43,370	\$48,660
Average house value	\$88,978	\$98,656	\$115,894

* Demographic data derived from 2010 US Census

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