

OFFICE FOR LEASE

4726 Main Avenue, Ashtabula, OH 44004



AVAILABLE SF: 1,000 - 9,000 SF

LEASE RATE: \$10.00 - 15.00 SF/Yr (NNN)

BUILDING SIZE: 55,500 SF

BUILDING CLASS: C

PROPERTY OVERVIEW

White boxed space ready for your finishes. Owner can build to suite or hire contractor. 1000 sq. ft. min divisible. Newly renovated historic building.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

RICK OSBORNE JR.
Managing Director Of Commercial Real Estate
O: 440.299.5190
C: 216.219.0290
rick.osbornejr@kw.com
OH #2010001710

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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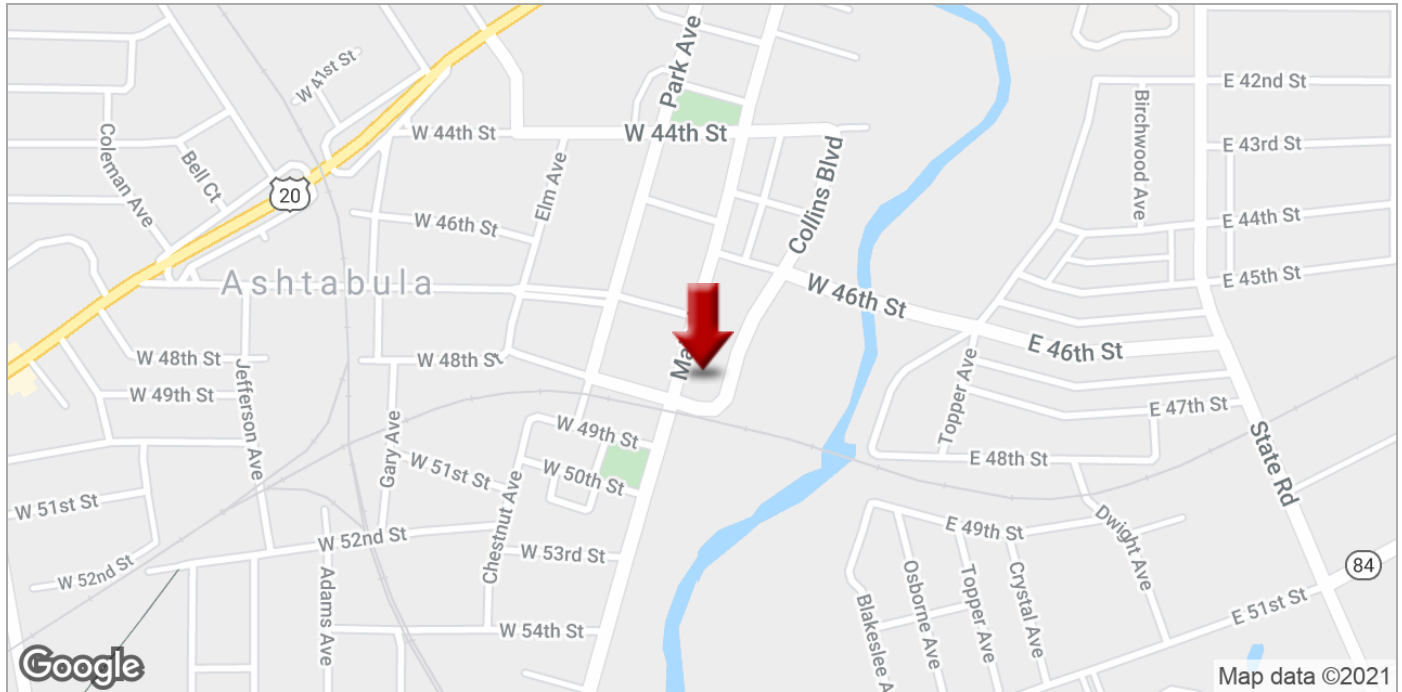
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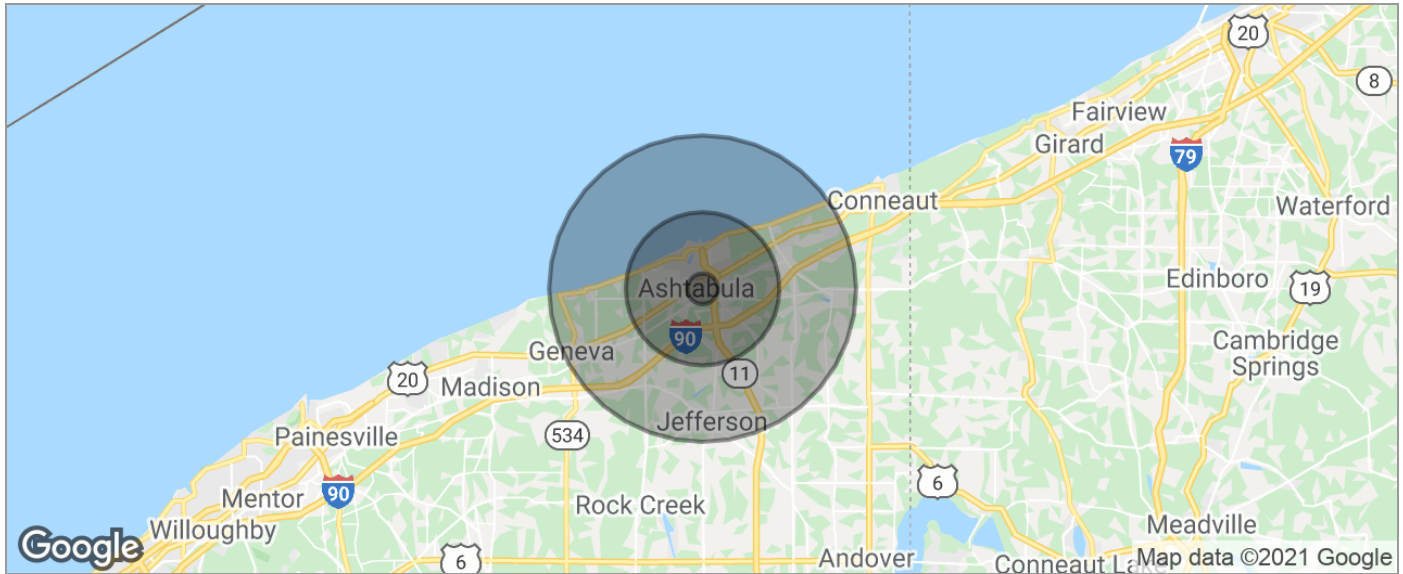
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,889	34,857	55,914
MEDIAN AGE	39.3	38.5	40.7
MEDIAN AGE (MALE)	38.4	38.0	40.2
MEDIAN AGE (FEMALE)	41.9	39.5	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,081	14,284	22,443
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$39,095	\$43,529	\$48,663
AVERAGE HOUSE VALUE	\$88,250	\$99,565	\$116,024
RACE	1 MILE	5 MILES	10 MILES
% WHITE	88.9%	89.3%	91.6%
% BLACK	6.3%	6.3%	4.4%
% ASIAN	0.2%	0.3%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	0.4%	0.3%
% OTHER	0.2%	0.6%	0.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.3%	5.7%	4.8%

* Demographic data derived from 2010 US Census

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