

CONNEAUT RETAIL

255 Main Street, Conneaut, OH 44030



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	0.12 Acres
BUILDING SIZE:	14,400 SF
ZONING:	R-4 Retail
SUBMARKET:	Conneaut
TRAFFIC COUNT:	5,000
PRICE / SF:	\$20.49

PROPERTY OVERVIEW

Welcome to historic downtown Conneaut. This property is located at the corner of Main St. and Broad St. only a short drive from Lake Erie. First floor retail tenant with great opportunity to renovate the entire second floor for buyer's use or investment purposes. The second floor may be able to be renovated into a single or multiple offices to create multiple rental streams. Flat rubber roof was replaced in 2017 per the current owner. Roof warranty has approximately 6-7 years remaining. This property would make an excellent long term investment after renovation. All prospective buyers are encouraged to investigate zoning and approved uses.

PROPERTY HIGHLIGHTS

- Opportunity for owner-user or investor to increase value with second floor renovation.
- 14,400 SF building at signalized intersection only a short distance to Lake Erie.
- Historic downtown charm with ability to add to portfolio.

KW COMMERCIAL
7400 Center Street
Mentor, OH 44060

WESLEY PURVIS
Commercial Real Estate Agent
O: 216.245.5478
C: 440.796.2700
wpurvis@kw.com
OH #2019003413

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CONNEAUT, OH

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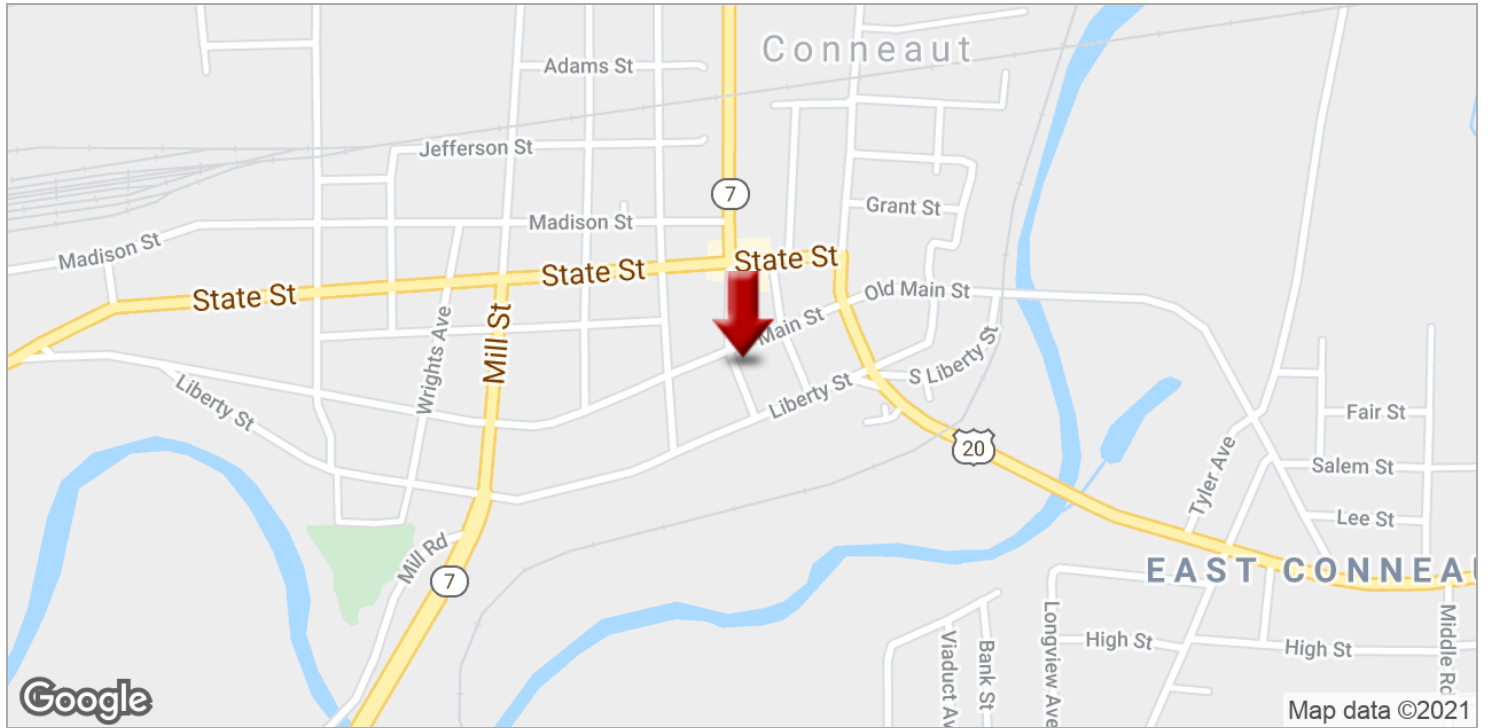
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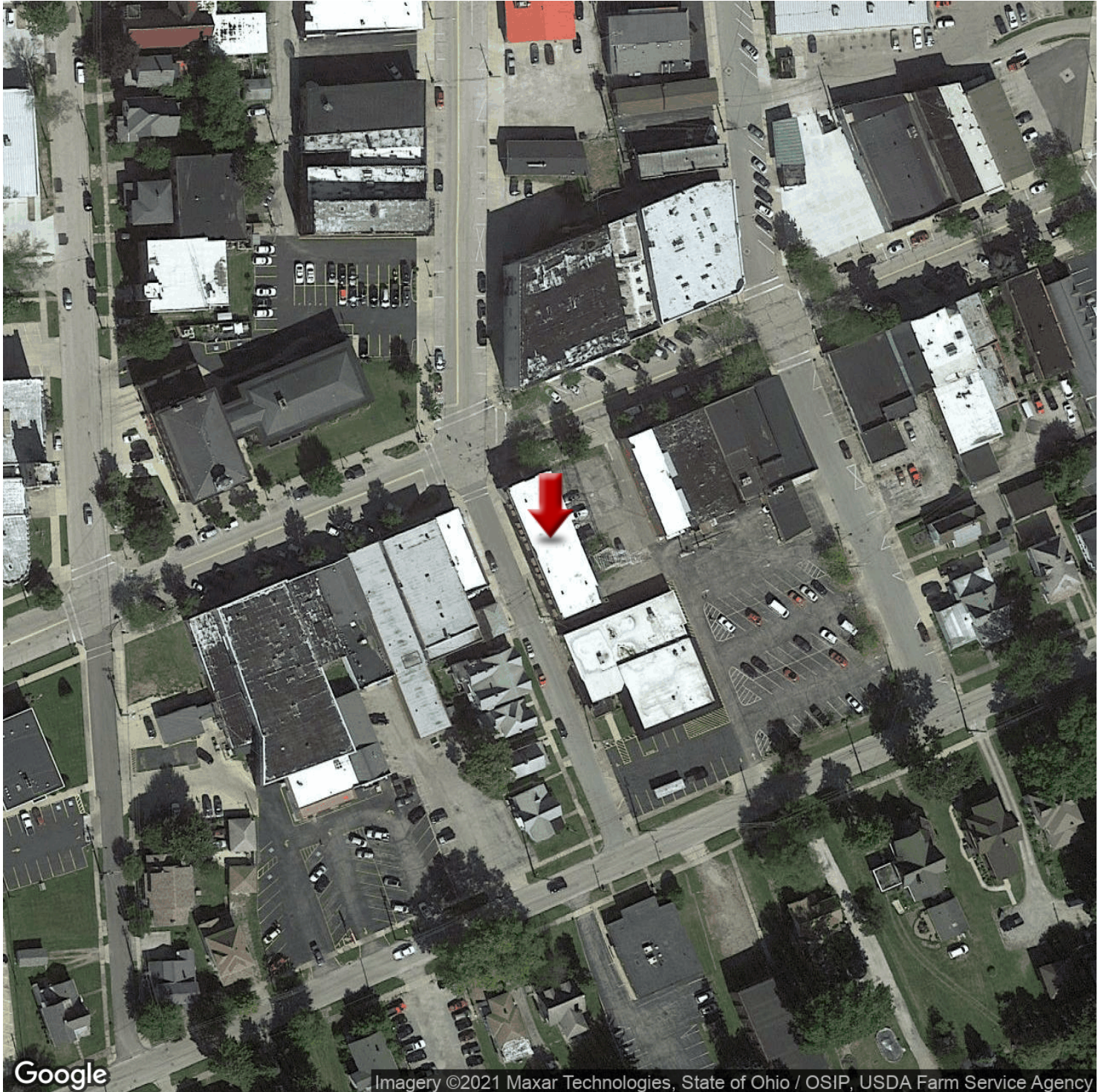
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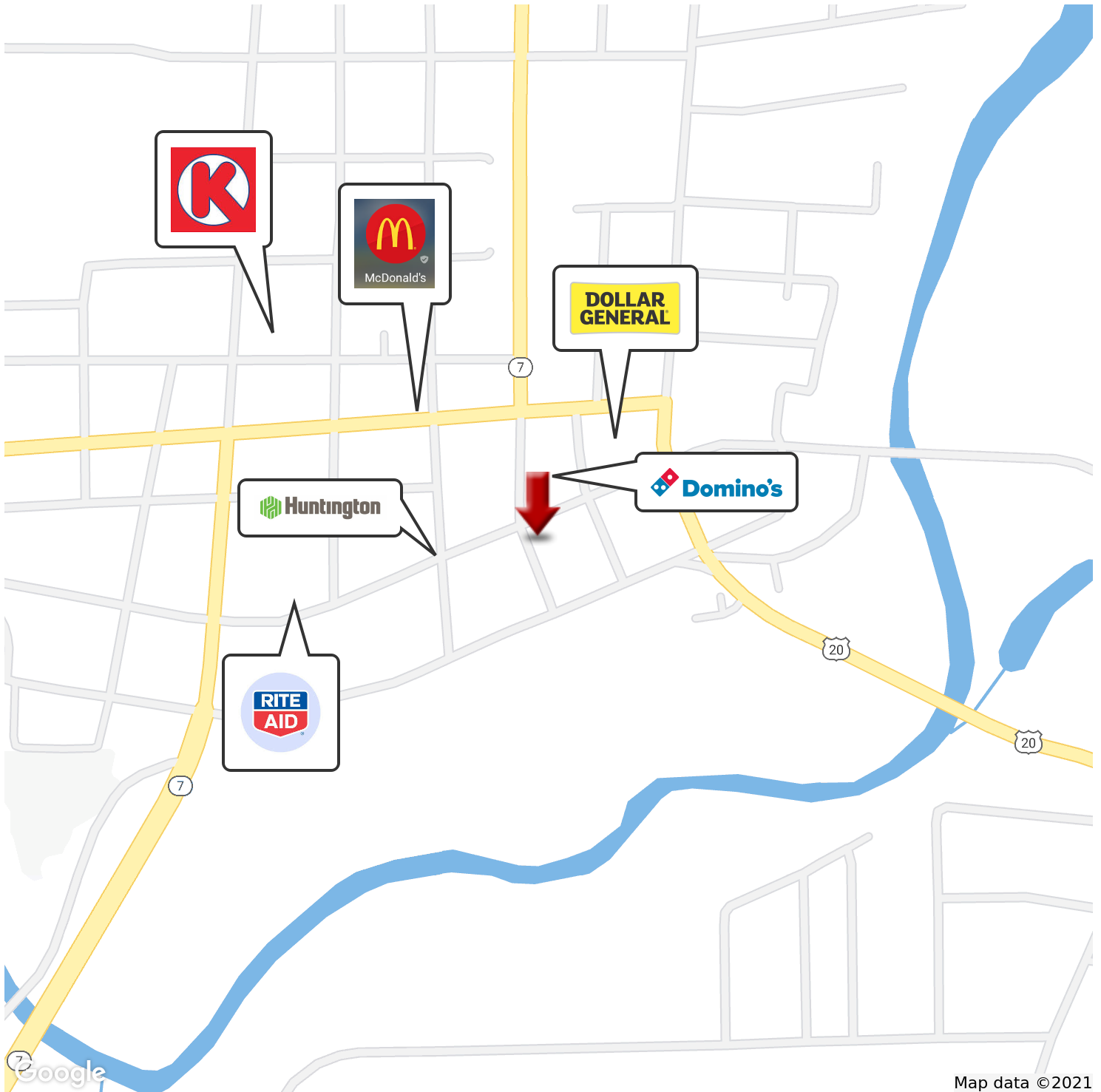
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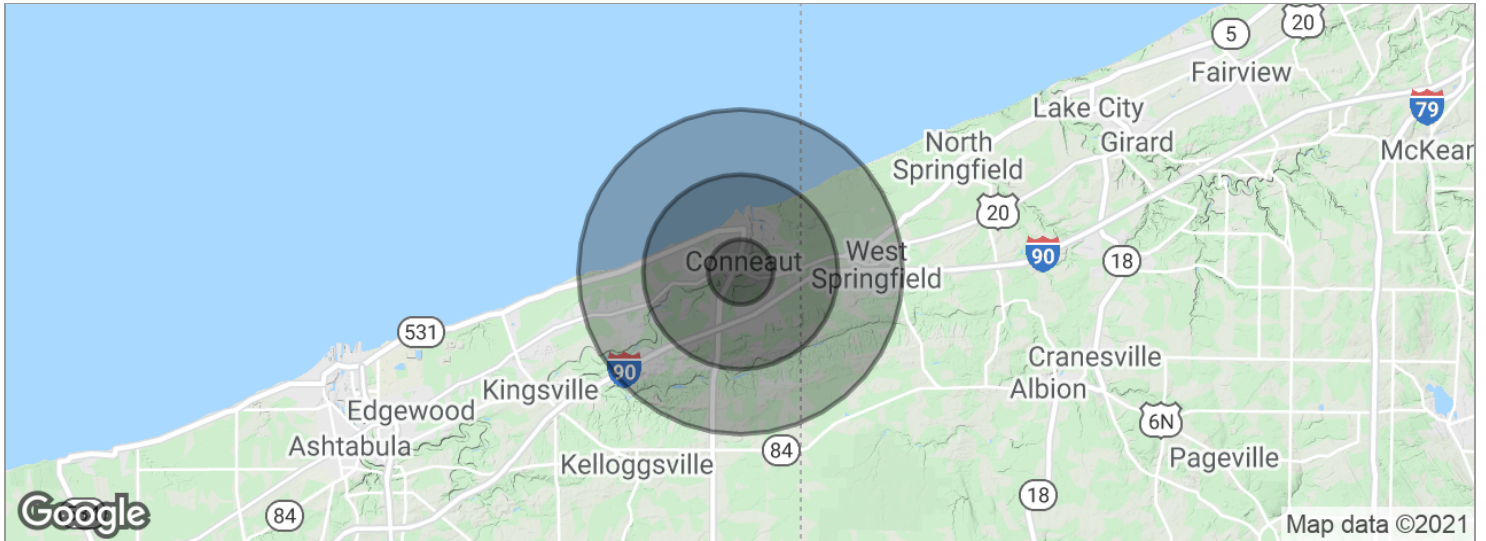
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,723	13,061	16,763
Median age	37.2	37.1	38.0
Median age (male)	35.6	35.2	36.2
Median age (Female)	40.2	40.8	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,407	4,544	5,832
# of persons per HH	2.6	2.9	2.9
Average HH income	\$41,649	\$43,676	\$45,612
Average house value	\$147,384	\$146,028	\$142,362

* Demographic data derived from 2010 US Census

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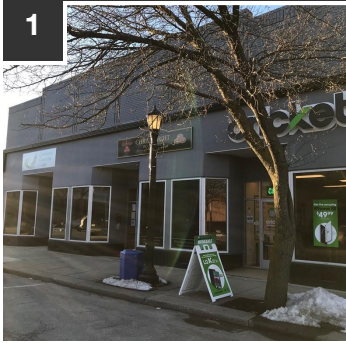
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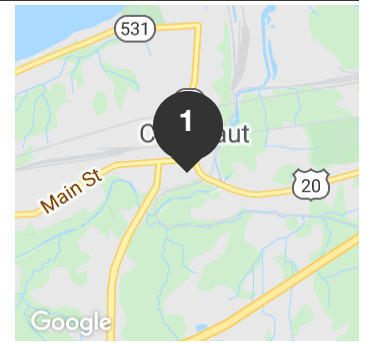
Price: \$295,000 Bldg Size: 14,400 SF
Lot Size: 0.12 Acres Year Built: 1926



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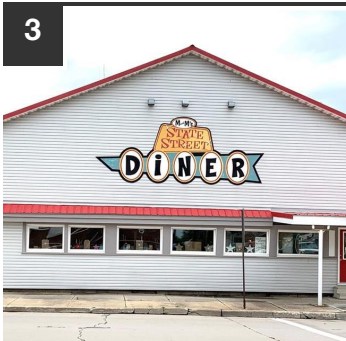
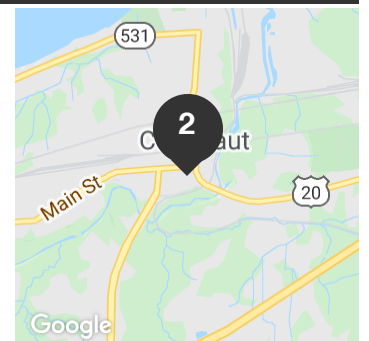
Price: \$330,000 Bldg Size: 13,238 SF
Lot Size: 0.15 Acres Year Built: 1940



247 MAIN ST.

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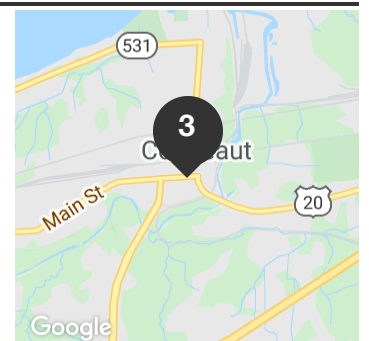
Price: \$119,900 Bldg Size: 5,676 SF
Year Built: 1906



251 STATE ST.

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Price: \$825,000 Bldg Size: 6,396 SF
Year Built: 1927



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