

**6269 South Main St
North Kingsville, OH**

For Lease

Price:

\$1500/month



Overview

Price

\$1500/month

Property Description

3426 SF

Address

**6269 S Main St,
North Kingsville, OH 44004**

Property Overview

Drive-Thru Window

This well-appointed 3,426 square foot commercial space offers an exceptional opportunity for a business seeking high visibility and functional layout in the heart of North Kingsville in Ashtabula County. The interior features a flexible floor plan that includes four private offices, an expansive open area in front and behind a built-in teller line, a break room, two restrooms, three storage rooms, and a secure vault. A convenient drive-thru window adds operational flexibility, ideal for a variety of service-based users. Strategically located adjacent to Orlando's Supermarket and Dollar General, the property benefits from steady local foot traffic and consistent consumer visibility. This location places your business directly within a well-trafficked corridor, offering immediate access to a built-in customer base. The average household income within a five-mile radius is approximately \$90,038, reflecting a solid consumer base with discretionary spending power. The community's economic profile supports a mix of local businesses, retail services, and small enterprises, making it an ideal setting for professional services, medical, or office-related use. While the village itself maintains a tranquil, small-town character, it also benefits from proximity to the city of Ashtabula and the broader Lake Erie region, offering access to a range of urban amenities and regional attractions. The area is rich in outdoor and recreational opportunities, including Lake Erie's shoreline, Conneaut Creek, and the North Kingsville Sand Barrens Nature Preserve. The region is also known for its cultural and historical points of interest, including the Ashtabula County Covered Bridges and the Hubbard House Underground Railroad Museum. With its strategic location, versatile space, and strong surrounding demographics, this property is well-positioned to support a wide range of commercial uses.



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