

206 South Chestnut Street (SR 46) and East Erie Street  
**.969± Acre - Corner Lot For Sale**  
**Zoned B-2, Business in Historic Preservation District**  
 Jefferson, Ohio 44047 (Ashtabula County)



**Property Features:**

- .969± Acre
- Corner Lot
- Frontage on Two Roads:  
 277± FT - South Chestnut Street (SR 46)  
 138± FT - East Erie Street
- Zoned B-2, Business in Historic Preservation District
- Aqua Water and City Sewer at Site
- Property is Cleared and Ready for Development
- Located on SR 46 (S. Chestnut St) which runs concurrent with SR 307 in Downtown Jefferson
- Easy Access to State Route 11



**Call For Pricing**

**Contact for Additional Information:**  
**Neil Sawicki, SIOR, Broker**  
 BRKP.2004001745  
 440-255-5552 x13 Office  
 440-339-8585 Cell  
 Neil@GlobalCommercialRE.com

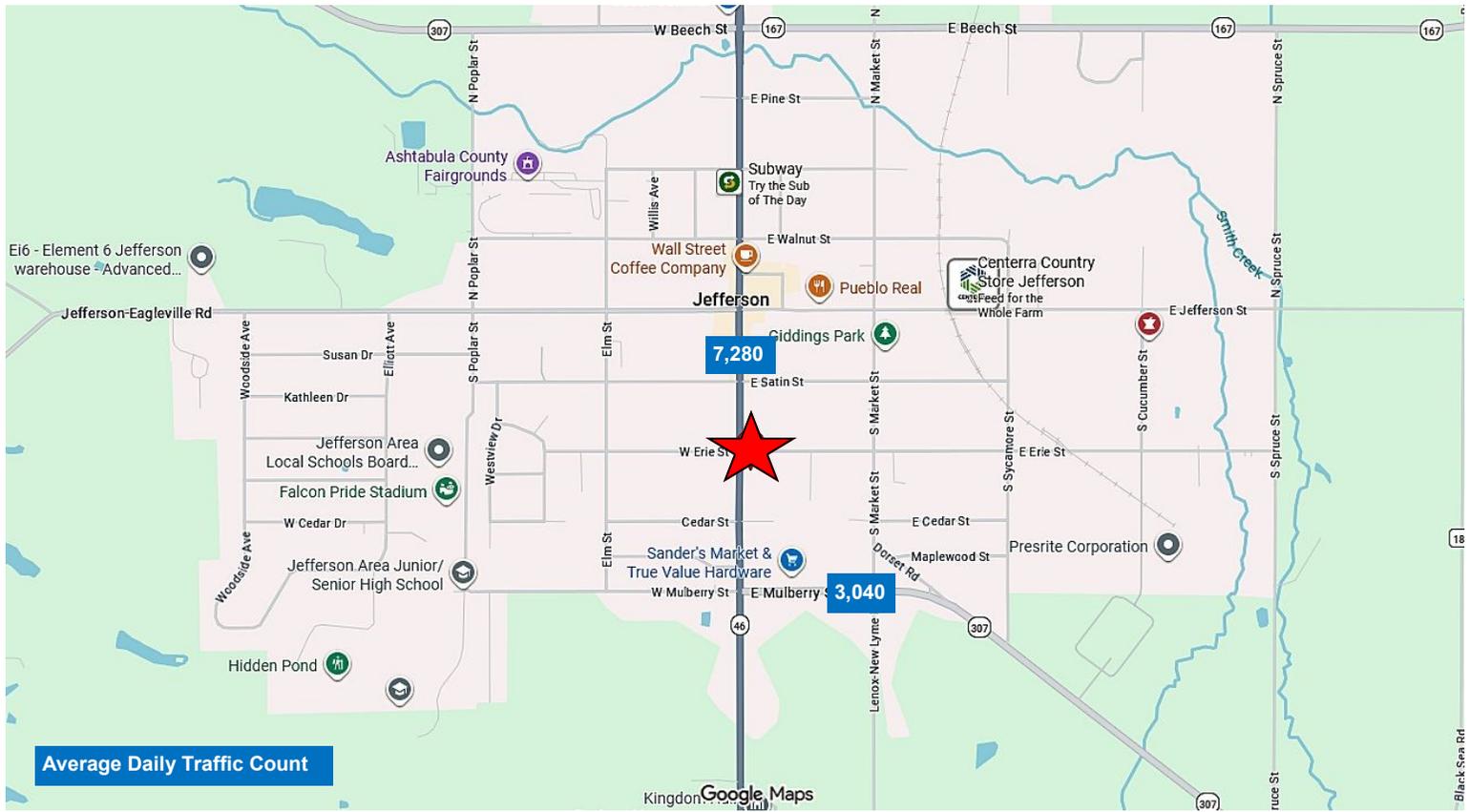


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**Real Estate Advisors Inc.**  
 Broker  
 www.GlobalCommercialRE.com  
 440-255-5552

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2025 Demographics by STDB	1 Mile	5 Mile	10 Mile
Population	3,140	8,097	41,280
Total Households	1361	3,339	17,169
Average Household Income	\$84,274	\$88,424	\$81,036
Housing Units	1,451	3,570	19,159

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