

1115 West Prospect Road (US Route 20) and West Avenue
Retail Facility (Former Rite-Aid) For Sale or For Lease
Ashtabula, Ohio 44004 (Ashtabula County)

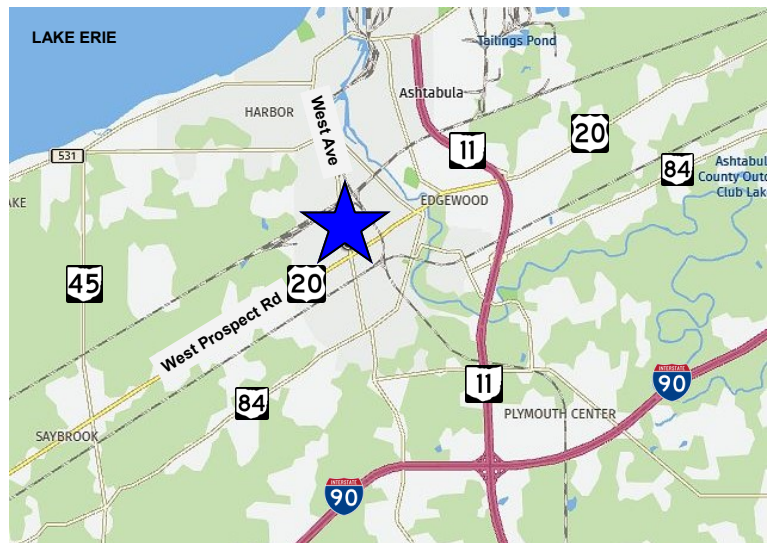


Property Features:

- 11,325± Retail Facility - Former Rite-Aid
- 1.3± Acres
- 45 Parking Spaces
- Drive-through Window
- Loading Dock with Roll-up Delivery Door 6'x8'
- 17' Clear Ceiling Height
- Pylon Signage
- Built in 1996
- Zoned C-4, Prospect Rd Commercial Corridor
- Signalized Corner Lot with High Traffic Counts
- Located on NW Corner of West Avenue & West Prospect Road
- Great Visibility on US Route 20 with Easy Access to State Route 11

Call for Pricing

Contact:
Tim Sawicki
440-255-5552 x11 Office
440-283-5143 Cell
Tim@GlobalCommercialRE.com



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Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com

440-255-5552



This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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2024 Demographics by STDB	1 Mile	5 Mile	10 Mile
Population	8,347	29,762	54,639
Households	3,418	12,969	23,371
Average Household Income	\$46,632	\$67,308	\$74,972
Total Housing Units	3,948	15,068	27,126

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