

# 1115 West Prospect Road (US Route 20) and West Avenue Retail Facility (Former Rite-Aid) For Sale 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**

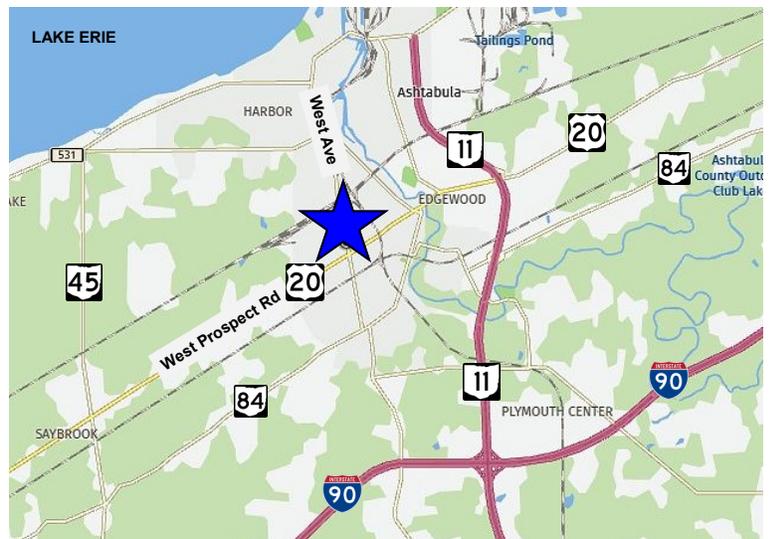
Contact:

**Tim Sawicki**

440-255-5552 x11 Office

440-283-5143 Cell

Tim@GlobalCommercialRE.com



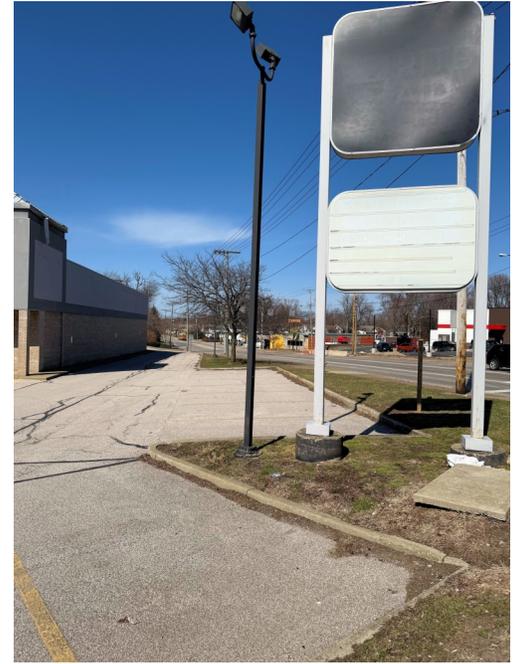
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**Real Estate Advisors Inc.**  
Broker  
www.GlobalCommercialRE.com

440-255-5552

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

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