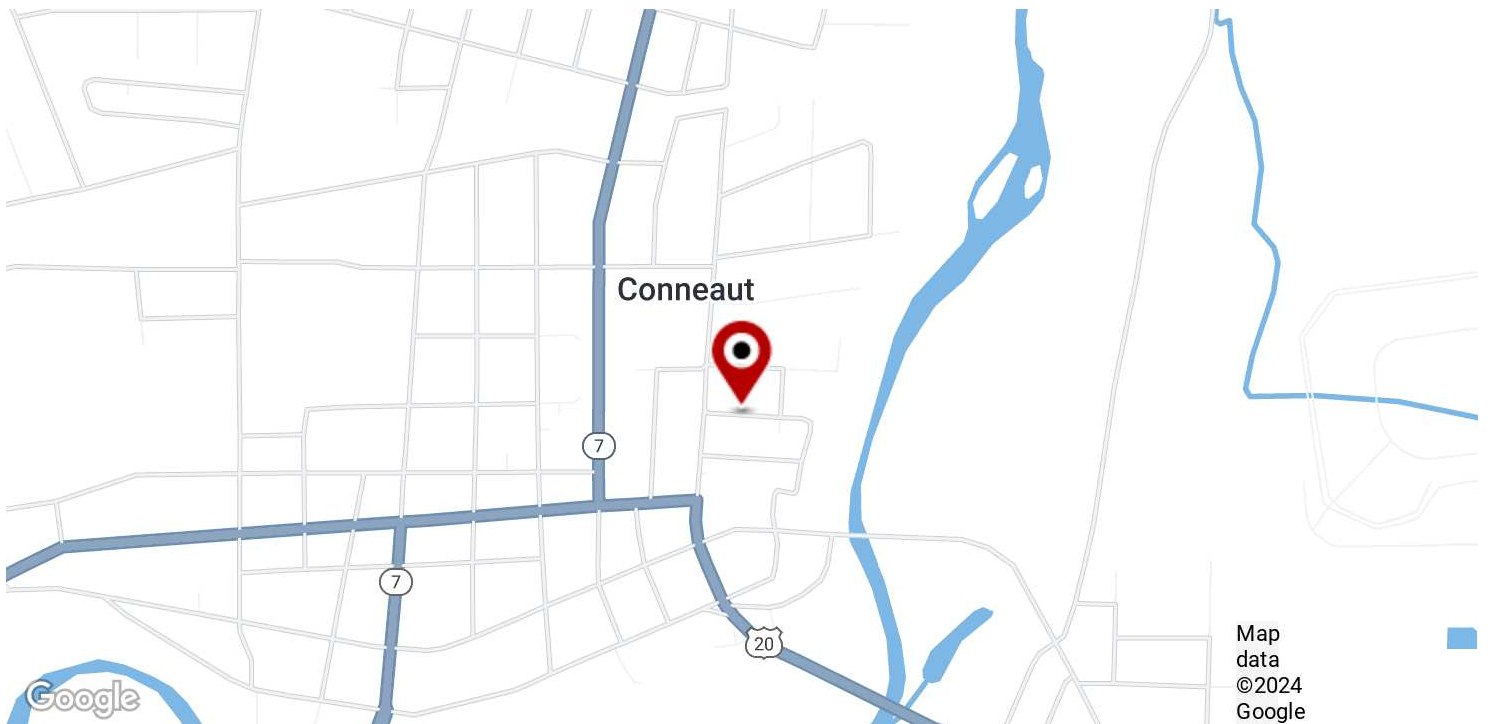




NICKLE PLATE AVENUE

Conneaut, OH 44030



PROPERTY DESCRIPTION

1942 square foot block building plus .465 acre industrial lot alongside the railroad. Owner states this property is M-1 Industrial with a variety of allowed uses.

PROPERTY HIGHLIGHTS

- Zoned M-1 Industrial for versatile use
- Prime location in the Conneaut area
- 1,942 SF industrial building
- Built in 1930

OFFERING SUMMARY

Sale Price:	\$120,000
Lot Size:	0.47 Acres
Building Size:	1,942 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	357	716	2,216
Total Population	869	1,806	6,792
Average HH Income	\$55,577	\$55,133	\$56,473

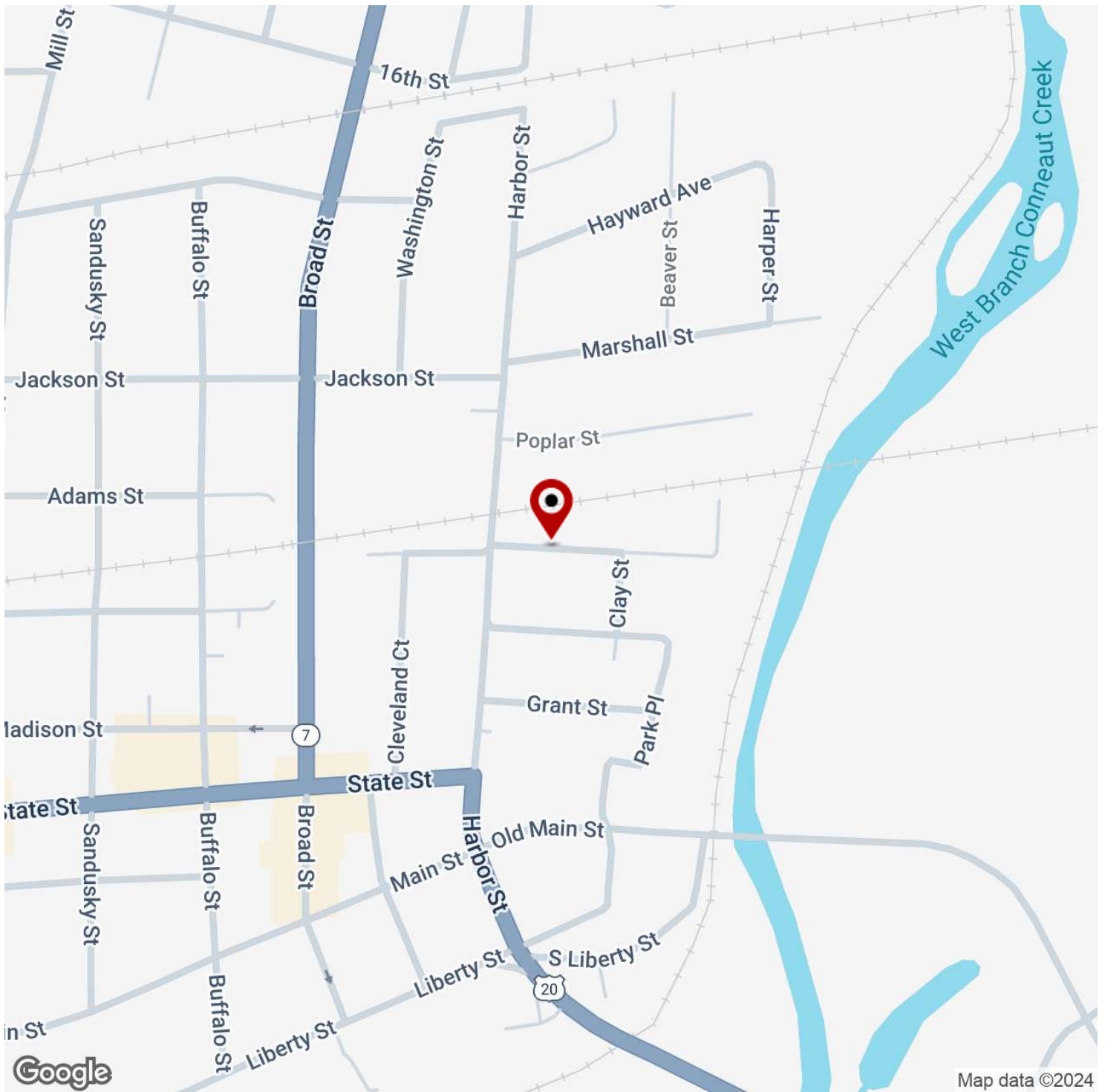
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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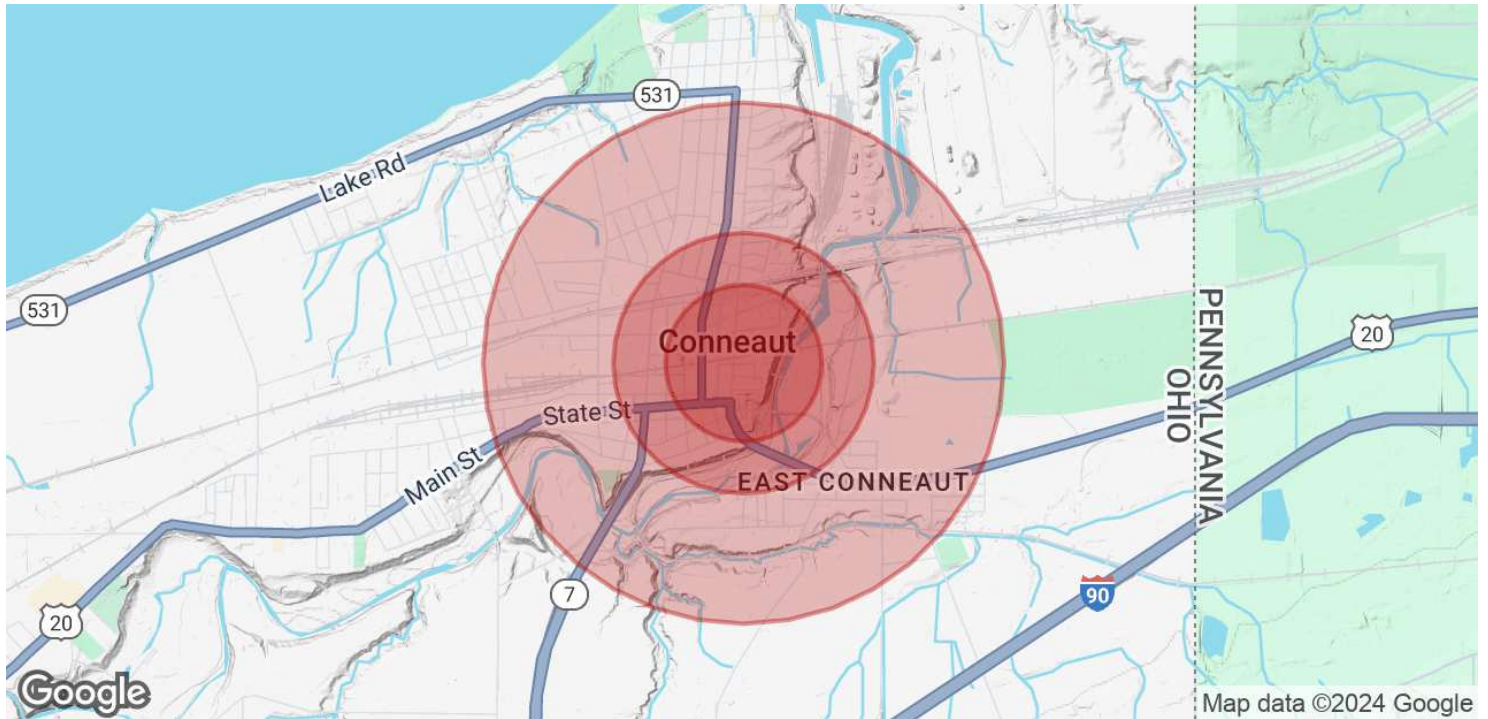
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	869	1,806	6,792
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	357	716	2,216
# of Persons per HH	2.4	2.5	3.1
Average HH Income	\$55,577	\$55,133	\$56,473
Average House Value	\$136,536	\$132,985	\$126,013

Demographics data derived from AlphaMap

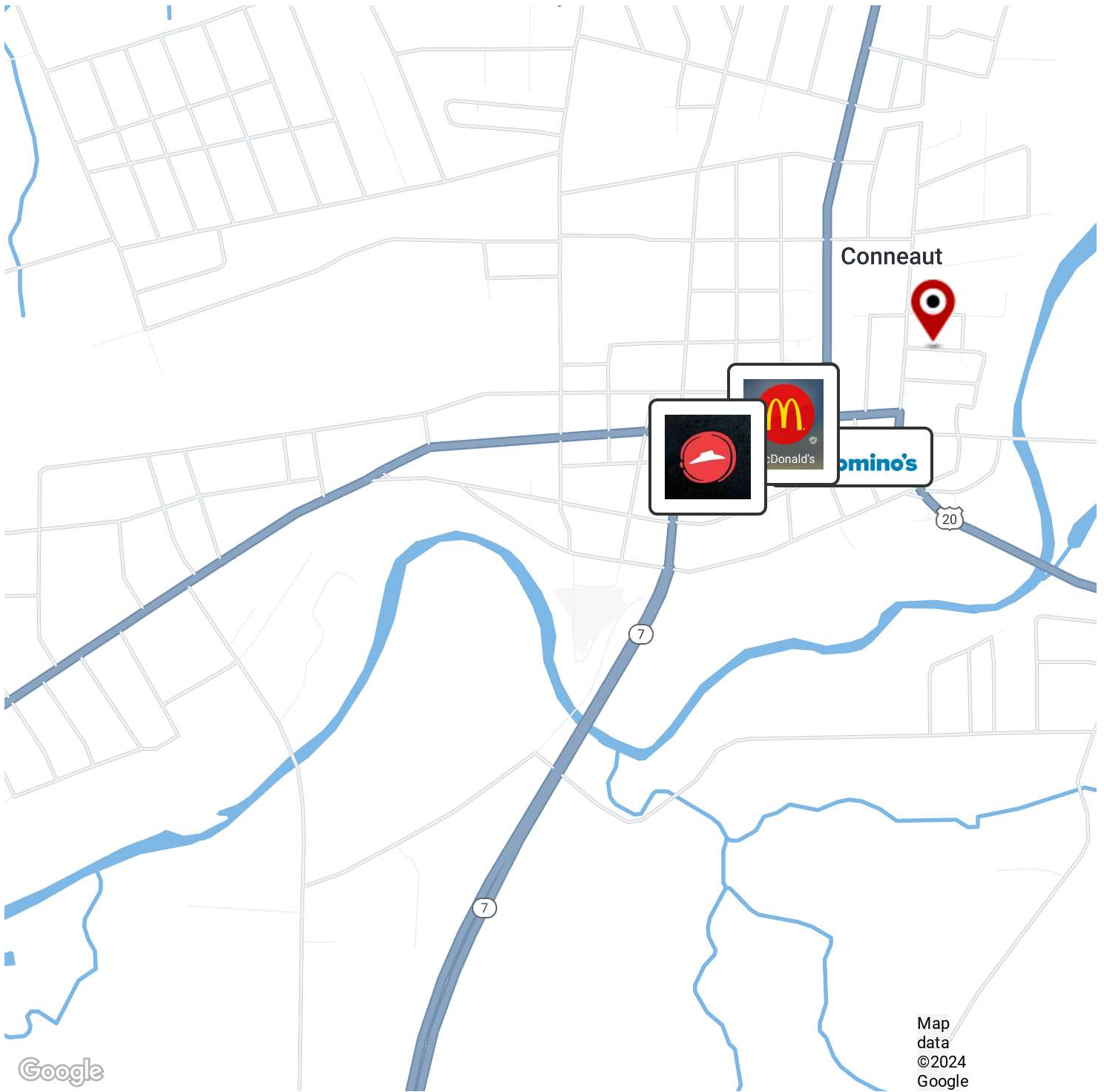
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