

# HUNTINGTON BANK BUILDING

4366 Main Avenue, Ashtabula, OH 44004



## OFFERING SUMMARY

**AVAILABLE SF:** 2,250 SF

**LEASE RATE:** \$1,500 per month (MG)

**BUILDING SIZE:** 7,824 SF

## PROPERTY OVERVIEW

2500 SF of Office/Retail Space Available for Immediate Occupancy in the Huntington Bank Building. Downtown Ashtabula with below market rent of \$1500 per month modified gross. Close to City Hall, Court House, and Ashtabula Police and Fire Departments. Available immediately with 100 car parking lot. Well-maintained building.

**KW COMMERCIAL**  
7400 Center Street  
Mentor, OH 44060

**RICK OSBORNE JR.**  
Director Of Commercial Real Estate  
O: 440.299.5190  
C: 216.219.0290  
rick.osbornejr@kw.com  
OH #2010001710

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.

**OFFICE FOR LEASE**

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[www.kwcommercial.com](http://www.kwcommercial.com)

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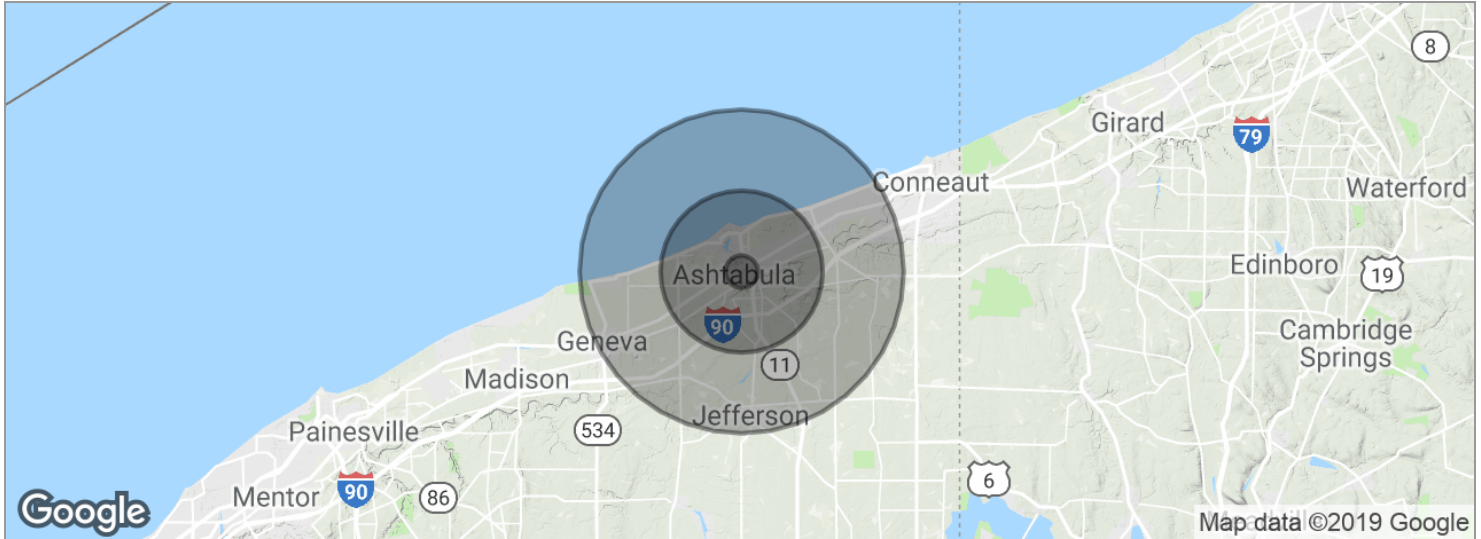
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## HUNTINGTON BANK BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,435	34,843	55,151
Median age	40.5	38.5	40.6
Median age (male)	39.5	38.0	40.1
Median age (Female)	43.4	39.5	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,349	14,298	22,129
# of persons per HH	2.3	2.4	2.5
Average HH income	\$39,395	\$43,380	\$48,576
Average house value	\$88,804	\$98,727	\$115,948

\* Demographic data derived from 2010 US Census

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