

**FORMER 3,602 SF QSR WITH DRIVE-THRU AVAILABLE IN JEFFERSON, OHIO!  
65 S CHESTNUT STREET, JEFFERSON, OHIO 44047**

**FOR SALE | FOR LEASE**



**3,602 SF  
0.93 ACRES**

**Kevin Moss**  
First Vice President  
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**Connor Ambrose**  
Associate  
216 535 4730  
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**CBRE**

# THE OPPORTUNITY

- 3,602 SF QSR w/ drive -thru available for sale or lease
- The former restaurant sits on 0.93 AC parcel with over 147' of frontage along S Chestnut St
- Plenty of parking with over 27 spaces available
- Traffic counts of 7,172 VPD along S Chestnut St (Source: ODOT TIMS)
- Elevated pylon signage available!
- Average household incomes of \$95,946 within a 5-mile radius
- Jefferson, Ohio, is a small village located in Ashtabula County, known for its charming rural atmosphere and tight-knit community. The town features historical architecture, local parks, and hosts various community events that promote local culture and engagement. Jefferson serves as a hub for surrounding agricultural activities and offers residents a blend of small-town living and access to outdoor recreational opportunities.
- Nearby retailers include AutoZone, Discount Drug Mart, Huntington, Mr Hero, Domino's, Dollar Tree, NAPA Auto Parts, Family Dollar, McDonald's and more!



## CONTACT US

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## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION

8,453



2024  
POPULATION

8,302



2024  
HOUSEHOLDS

3,414



2024  
POPULATION  
25 & OVER

5,911



2024  
AVG. HOUSEHOLD  
INCOME

\$95,946

# SURVEY

## 1 TITLE DESCRIPTION (AS FURNISHED)

Situated in the Village of Jefferson, County of Ashland, State of Ohio, described as follows:  
 And known as being part of Jefferson Street Lots 38 and 40 of said Village Plat, and further described as follows:  
 Beginning at a point in the West line of Chestnut Street at the Northeast corner of lands deeded to Robert Topper in Volume 394, Page 28, Ashland County Recorder Deeds, said point being 126.00 feet observed (175 feet 3 inches deeded) northerly from the intersection of the West line of Chestnut Street and the North line of South Street;  
 Thence South 89 deg 59' 14" West, parallel with South Street, and passing through an identified iron pin (set) at 2.00 feet, along Topper's North line, and the North line of lands owned by Longmeyer Corporation, the North line of lands owned by George and Thelma Harlick, and the East line of lands owned by George and Thelma Harlick, a total distance of 250.00 feet to an identified iron pin (set) in the East line of lands deeded to Howard K. and Dorothy M. Hovens in Volume 306, Page 628, Ashland County Recorder's Deeds;  
 Thence North 00 deg 00' 17" East, parallel with the West line of Lot 38 and one rod East from Howard's West line and the West line of lands deeded to Edward L. Green in Volume 750, Page 171, Ashland County Recorder's Deeds, a total distance of 175.46 feet observed (175 feet, 3 inches deeded) to a 3/4-inch diameter iron pipe (found) at the Southeast corner of lands deeded to Lincoln Publishing, Inc. in Volume 41, Page 304, Ashland County Recorder's Deeds;  
 Thence North 89 deg 57' 25" East, parallel with Jefferson Street, along Lincoln Publishing's South line 117.14 feet observed, to a point in the West line of Lot 40, at an angle in said Lincoln Publishing's maps, said point being 0.15 feet South and 0.18 feet West from a 3/4-inch diameter iron pin (found);  
 Thence South 00 deg 04' 36" West, observed, along the West line of Lot 40, also being the West line of Lincoln Publishing, Inc. lands 25.00 feet (deed and measured) to a point at a Southwest corner of said Lincoln Publishing's lands, said point being 0.19 feet South and 0.20 feet East from a 1/2-inch diameter iron pin (found);  
 Thence North 89 deg 57' 25" East, along Lincoln Publishing's South line, and passing through an identified iron pin (set) at 2.00 feet West from the West line of Chestnut Street, a distance of 133.64 feet observed to a point in the West line of Chestnut Street of Lincoln Publishing, Inc. Southeast corner;  
 Thence South 00 deg 04' 36" West, along the West line of Chestnut Street (66 feet wide), 150.61 feet observed (150 feet 5 inches deeded), to the place of beginning and containing 0.534 acres of land.  
 The property described above is the same property that is described in Schedule A of First American Title Insurance Company Commitment No. NCS-605921CH08-PH01, having an effective date of May 10, 2013.

## 3 SCHEDULE "B" ITEMS

- Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.
10. Permanent Easement for Storm Sewer to Sporton Restaurants, Inc., filed for record September 15, 1989, in Volume 46, Page 2726, of the Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN**
  11. Temporary Easement for Storm Sewer to Sporton Restaurants, Inc., filed for record September 15, 1989, in Volume 46, Page 2726, of the Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREIN**
  12. Agreement by and between OIL Income Fund VII, Ltd., a Florida partnership and Sporton's Restaurants, Inc., a Delaware corporation, filed for record November 30, 1989 in Volume 53, Page 844, of the Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
  13. Memorandum of Lease by and between OIL Income Fund VII, Ltd. and Poplar Enterprises, Inc., as successor to Sporton's Restaurants, Inc., filed for record November 29, 1989 in Volume 53, Page 847 of the Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
  14. Assignment and Assumption Agreement by and between Poplar Enterprises, Inc. and Stevia Leaves, Inc., filed for record November 23, 1997 in Volume 27, Page 687, of the Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
  17. Lease by and between OIL Int'l Partners, LP, Lessee, and Midwest First Star, Inc., Lessee, dated February 16, 2011, as evidenced by a Memorandum of Lease filed for record May 5, 2011, in Volume 494, Page 2303-2312 of Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
- Amended and Restated Memorandum of Lease filed February 21, 2013 in Book 536, Page 423 of Ashland County Records.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**

## 12 PARKING INFORMATION

31 STANDARD PARKING SPACES  
 1 HANDICAP PARKING SPACE  
 31 TOTAL PARKING SPACES

## 10 BASIS OF BEARINGS

THE MERIDIAN FOR ALL BEARINGS SHOWN HEREIN IS THE WEST LINE OF SOUTH CHESTNUT STREET, KNOWN AS BEING SOUTH 09°04'00" WEST, PER VOLUME 53, PAGE 847 OF ASHLAND COUNTY RECORDS.

## 2 TITLE INFORMATION

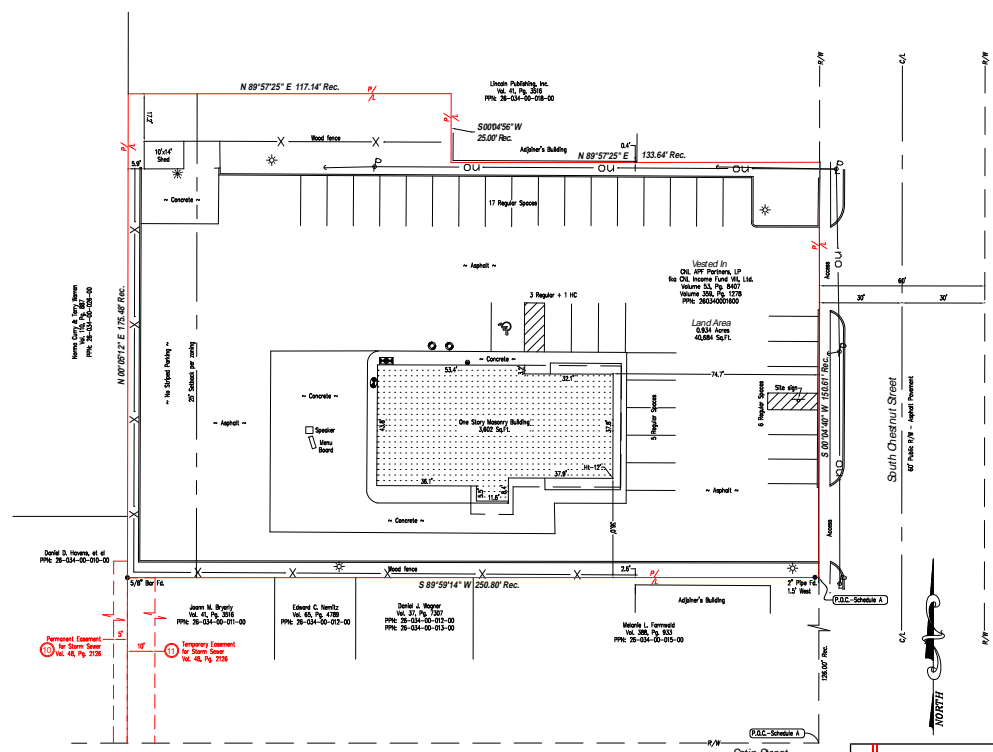
THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-605921CH08-PH01, EFFECTIVE MAY 10, 2013.

## 5 FLOOD INFORMATION

By graphic showing only, this property is located in Zone "X" of the Flood Insurance Rate Map, Commonly Known No. 200702082L, which has an effective date of December 15, 2009 and is not in a special flood hazard area. No field surveying was performed to determine the Zone and an elevation certificate may be needed to fully determine or verify for a reference from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance floodplain.

## 19 SURVEY DRAWING



## 9 LEGEND

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.A.C. - Point of Commencement
- - Monumentation Found
- Rec. - Record
- P/L - Property Line
- - Water Slopoff
- - Manhole
- - Clean Out
- - Gas Meter
- - Electric Meter
- - Power Pole
- - Power Pole w/ Light
- - Light Pole
- - Guy Wire
- - Sign
- - Handicapped Parking
- - Overhead Utilities
- - No Parking Area
- - Building Area

## 16 VICINITY MAP



## 11 SURVEYOR'S NOTES

1. There is direct access to the subject property via South Chestnut Street, a public right of way.
2. The address of the site is 65 South Chestnut St.
3. The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
4. At the time of this survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
5. At the time of this survey there was no evidence of any changes in the street right-of-way lines, either completed or proposed.
6. At the time of this survey there was no observable evidence that the subject property is being used as a solid waste dump, dump, or as a sanitary landfill.
7. At the time of this survey there was no observable evidence of cemeteries on the subject property shown in the field.
8. All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above-ground, visible evidence, unless another source of information is specifically referenced herein.

## KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
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## 18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the Minimum Standards of Practice for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(B), 7(B), 7(B)(3), 7(C), 8, 9, 10(A), 13, 14, 16, 18, 21, 23 and 24 of Item 8. Dated: The field work was completed on June 10, 2013.

This Work Coordinated By:

1700 South Broadway, Bldg E  
 Mason, Ohio 43040  
 O. 435.378.9000 Fax: 435.703.1851  
 Toll Free: 888-457-7878

Drawn By:	LKC	Date:	05/10/13
Surveyor Ref No.:	B130317	Version:	CGS/COMMENTS
Approved By:	TDR	Date:	
Field Date:	06-17-2013	Version:	
Scale:	1" = 20'	Date:	
		Revision:	

## Prepared For:

NCSN: 605921CH08  
 Asset No: 250

## 20 PROJECT ADDRESS

65 South Chestnut Street  
 Jefferson, OH (Ashland County)

Project Name:  
**PROJECT CAFE**  
 CDS Project Number:  
**13-06-08945**

## 7 POSSIBLE ENCROACHMENTS

NO APPARENT ENCROACHMENTS

## 6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES.

## 13 LAND AREA

0.534 ACRES  
 43.84 SQUARE FEET

## 14 BUILDING AREA

3,802 SQ. FT.

## 15 BUILDING HEIGHT

17'

## 8 ZONING INFORMATION

ACCORDING TO TERRY FINKE, VILLAGE ADMINISTRATOR, VILLAGE OF JEFFERSON (PHONE: 440-276-2841), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH CORRESPONDING ENCROACHMENTS:

ZONE "T-1" (OLD TOWN BUSINESS DISTRICT)  
 MINIMUM FRONT SETBACK = NONE  
 MINIMUM SIDE SETBACK = NONE  
 MINIMUM REAR SETBACK = 25 FEET  
 MAXIMUM HEIGHT = NOT PROVIDED  
 PARKING REQUIREMENTS: 1 SPACE PER 300 SQ.FT. OF FLOOR AREA

(ALL SETBACK LINES GRAPHICALLY SHOWN HEREON ARE PROVIDED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FRIZES THE ROAD THAT CORRESPONDS WITH THE STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE REFERRED WITH THE VILLAGE OF JEFFERSON (BEFORE USE).)

## 4 SURVEYOR CERTIFICATION

I, as ALC CAFE/ALTA, LLC, ALC Capital, LLC, Regent Bank and First American Title Insurance Company  
 This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Uniform Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 2, 3, 4, 5, 6(B), 7(B), 7(B)(3), 7(C), 8, 9, 10(A), 13, 14, 16, 18, 21, 23 and 24 of Item 8. Dated: The field work was completed on June 10, 2013.

Date of Map or Plot: June 10, 2013  
 Timothy S. Durr  
 Professional Land Surveyor No. 7788  
 in the State of Ohio



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# AERIAL



ASHTABULA COUNTY  
COMMISSIONERS

JEFFERSON  
DOWNTOWN

**SITE**  
INCLUDES 28  
PARKING SPACES

AutoZone

DISCOUNT  
drug  
mart  
FOOD FAIR

147'

W Jefferson St

S Chestnut St - 7172 VPD

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	3,133	5,401	8,302
2024 Daytime Population	4,247	6,297	8,453
2024 Households - Current Year Estimate	1,348	2,291	3,414
2024 Average Household Income	\$90,756	\$95,462	\$95,946
2029 Average Household Income Projection	\$105,681	\$110,933	\$111,438
2024 Median Household Income	\$61,140	\$66,126	\$67,922
2024 Per Capita Income	\$38,686	\$39,913	\$39,404
2024 Population 25 and Over	2,222	3,829	5,911

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