

# High Visibility & Traffic Office Space

For Lease | 4717 Park Avenue, Ashtabula, Ohio 44004



# 4717 Park Ave

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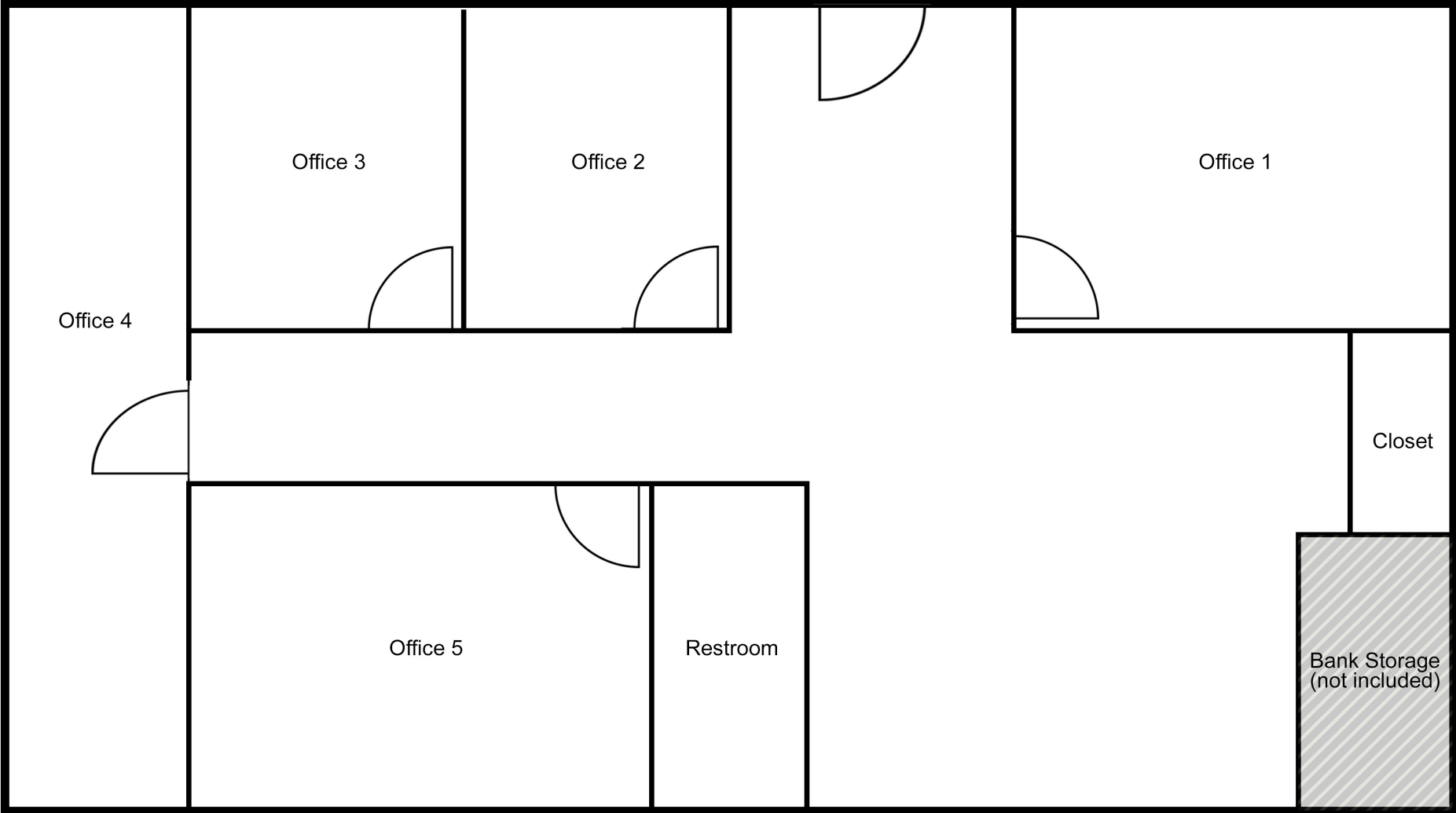
- 1,315 SF space available
- High traffic and visibility adjacent to top performing US Bank
- Plentiful parking
- Direct access door
- In-suite restroom
- Lots of windows and natural light

**Lease Rate: \$12.00/SF MG + Utilities**



Example of Finished Space

# Floor Plan



**1,315 SF**

**29,937**

Population  
(2025 | 5 Mile)

**40.9**

Median Age  
(2025 | 5 Mile)

**12,921**

Households  
(2025 | 5 Mile)

**\$69,709**

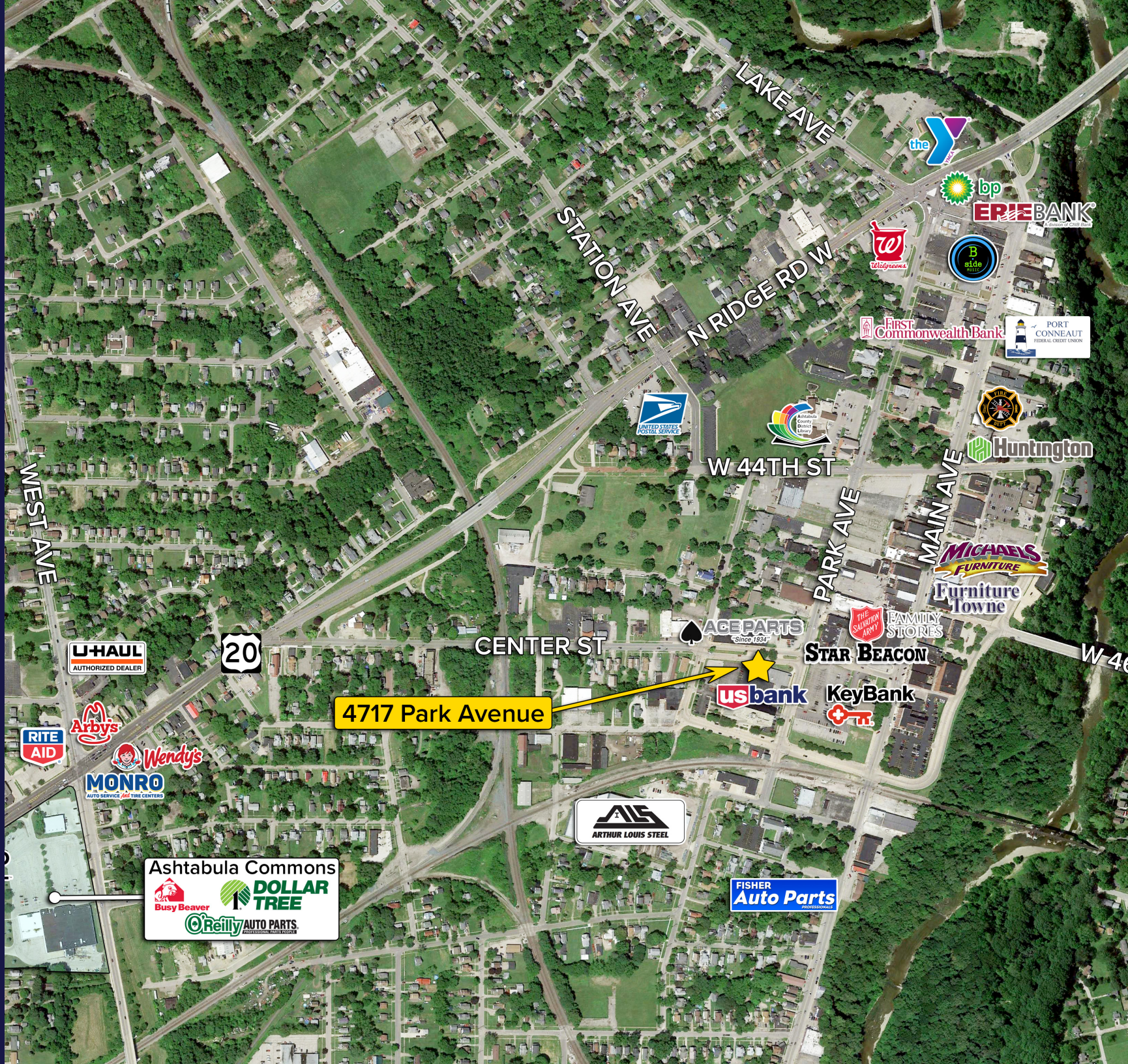
Household Income  
(2025 | 5 Mile)

**1,043**

Total Businesses  
(2025 | 5 Mile)

**16,294**

Total Employees  
(2025 | 5 Mile)





**4717 PARK AVENUE  
ASHTABULA, OHIO 44004**

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