

# FORMER RITE-AID

1115 W PROSPECT RD ASHTABULA, OH 44004

RETAIL SPACE AVAILABLE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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47TH ST



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### PROPERTY HIGHLIGHTS

- ±11,325 SF former drug store located at the NW corner of W Prospect Rd and West Ave
- Over 14,000 VPD on Prospect Rd
- Building is located on ±1.3 AC with 45 parking spaces

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,937	25,741	29,778
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,297	11,121	12,898
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$47,407	\$66,006	\$67,488



MFG UNITY PARK

COMPADRES MEXICAN GRILL

Arby's

SUBJECT PROPERTY

W PROSPECT RD ± 14,000 VPD

MFG TRAY

Auto Zone

Wendy's

Little Caesars

WEST AVE

O'Reilly AUTO PARTS

TACO BELL

Busy Beaver

DOLLAR TREE

ASHTABULA TOWNE SQUARE

planet fitness SHOE DEPT. Bath & Body Works  
ENCORE  
**JOANN Dunham's SPORTS**



**LOWE'S**

**Walmart**

Molded Fiber Glass Companies

ASHTABULA COUNTY MEDICAL CENTER  
186 BEDS

11

WEST AVE

W PROSPECT RD ± 14,000 VPD

McDonald's Speedway  
**DUNKIN'**

**SUBJECT PROPERTY**

Backtop's restaurant DQ  
DOLLAR GENERAL mr. Hero

Arby's Wendy's  
COMPADRES MEXICAN GRILL

CVS pharmacy DQ  
Advance Auto Parts FAMILY DOLLAR

CHIPOTLE MEXICAN GRILL ALDI BURGER KING  
Red Lobster KFC  
Applebee's THE HOME DEPOT

BIG LOTS! giant eagle  
verizon SHERWIN WILLIAMS

O'Reilly AUTO PARTS Auto Zone  
DOLLAR TREE Little Caesars TACO BELL  
Busy Beaver

11

± 16,000 VPD

LAKESIDE HIGH SCHOOL  
822 STUDENTS



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**KYLE MATTHEWS**

BROKER OF RECORD

License No. REC.2020005555 (OH)

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