



REDEVELOPMENT CORNER

4306 West Avenue, Ashtabula, OH 44004



PROPERTY DESCRIPTION

Commercial corner for sale along West Avenue in Ashtabula, Ohio. Includes three parcels of land totaling approximately 0.42 acres. Two buildings exist on property that are not currently occupied. Historic uses included a retail neighborhood beverage store with a residential apartment above the retail store. A single family bungalow sits on the property as well. Great location in the heart of the city of Ashtabula for a redevelopment project. Please call for a tour.

PROPERTY HIGHLIGHTS

- Corner Commercial Property
- Close to retail along SR 20
- Possible Historic redevelopment
- Near Ashtabula Harbor

OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.42 Acres
Building Size:	6,771 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	953	3,711	6,469
Total Population	1,926	7,164	12,957
Average HH Income	\$29,654	\$32,628	\$37,306

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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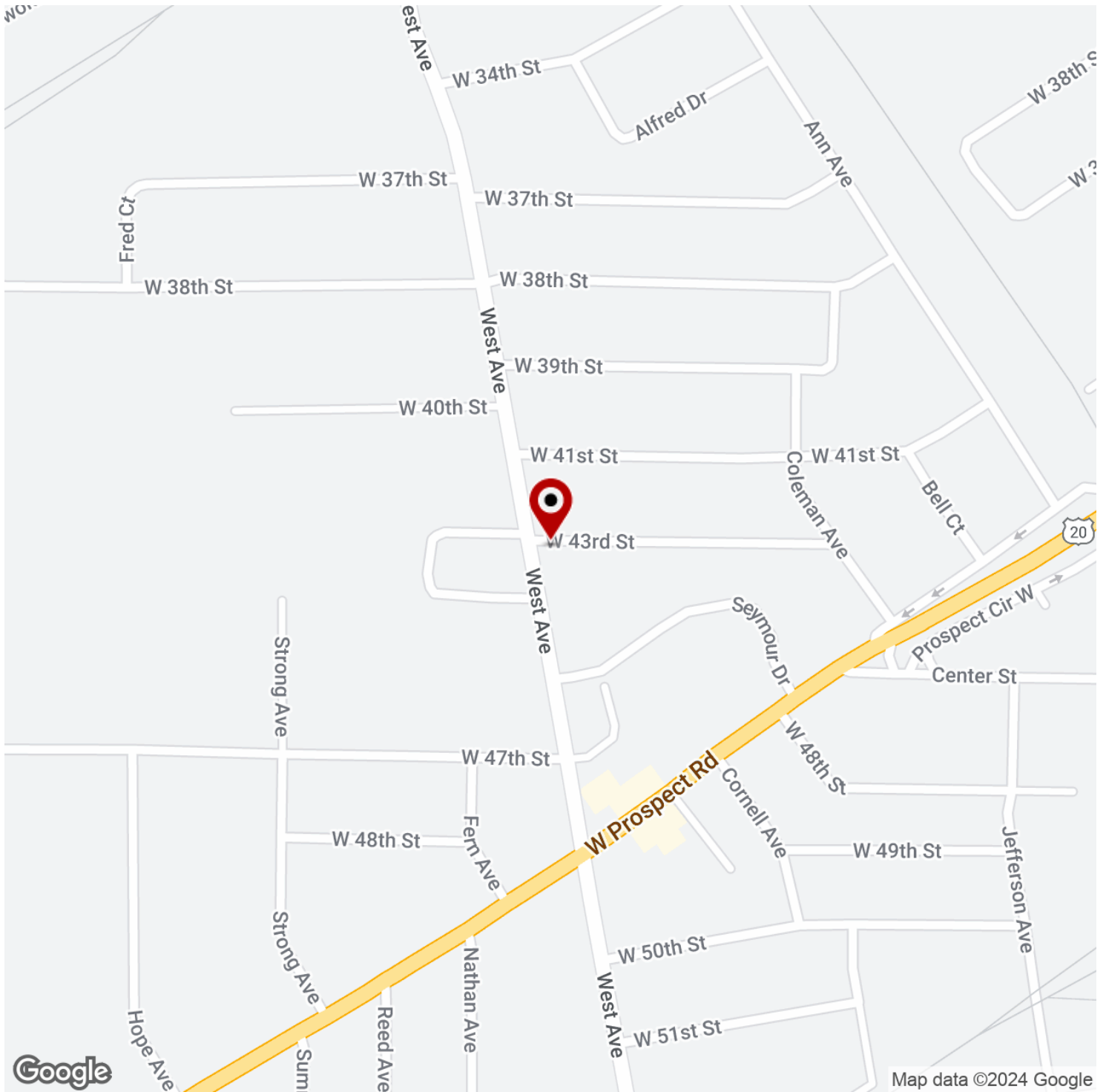
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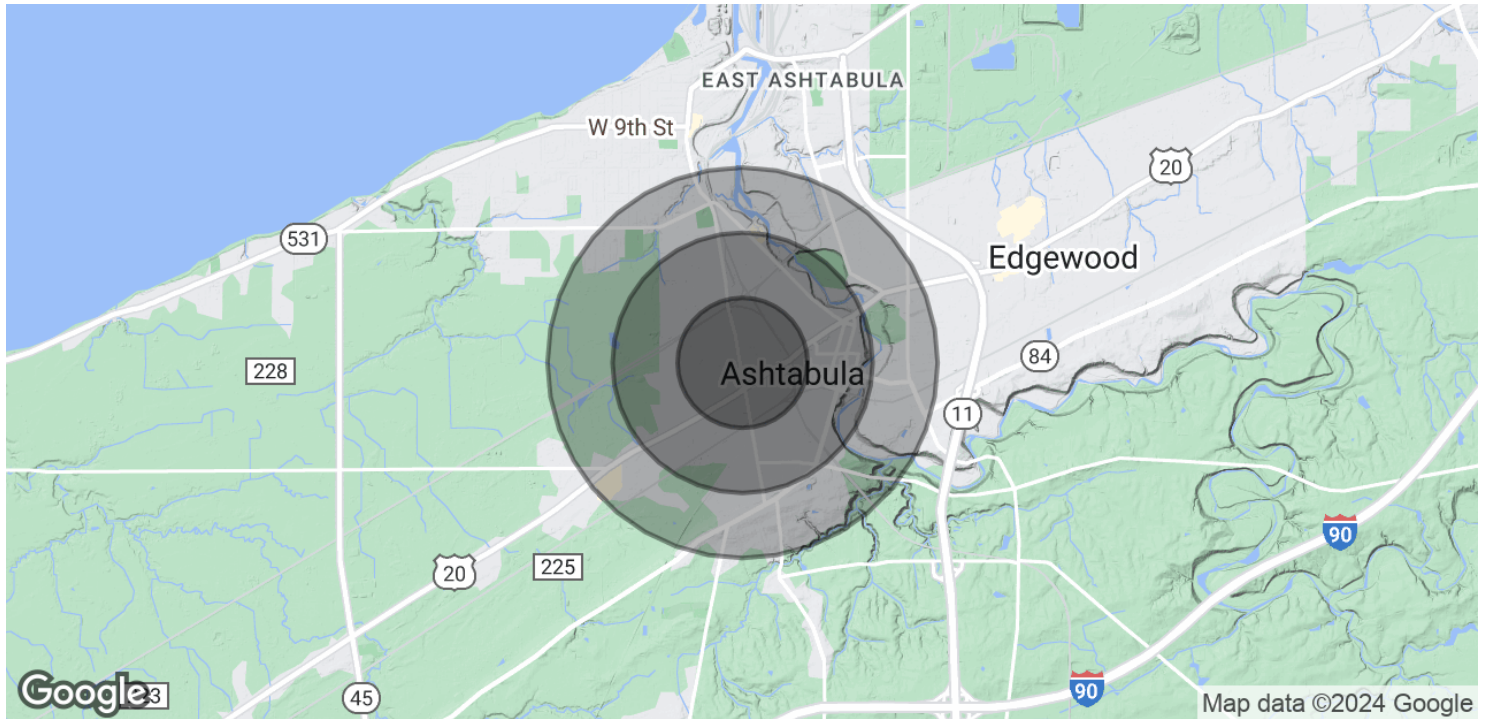
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,926	7,164	12,957
Average Age	39.1	43.3	42.2
Average Age (Male)	38.6	39.5	39.4
Average Age (Female)	40.6	46.3	44.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	953	3,711	6,469
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$29,654	\$32,628	\$37,306
Average House Value	\$44,222	\$56,433	\$64,044

2020 American Community Survey (ACS)

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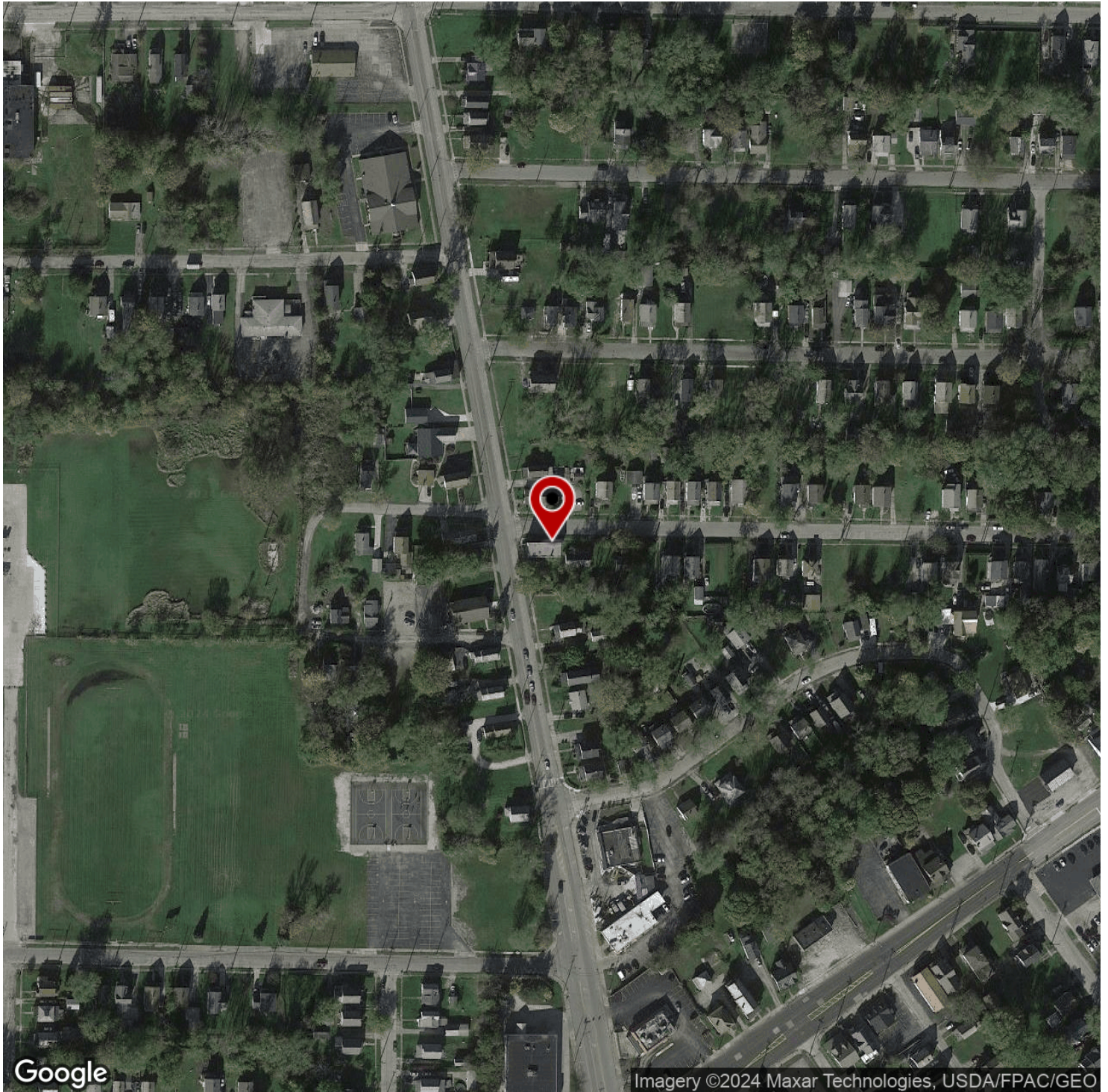
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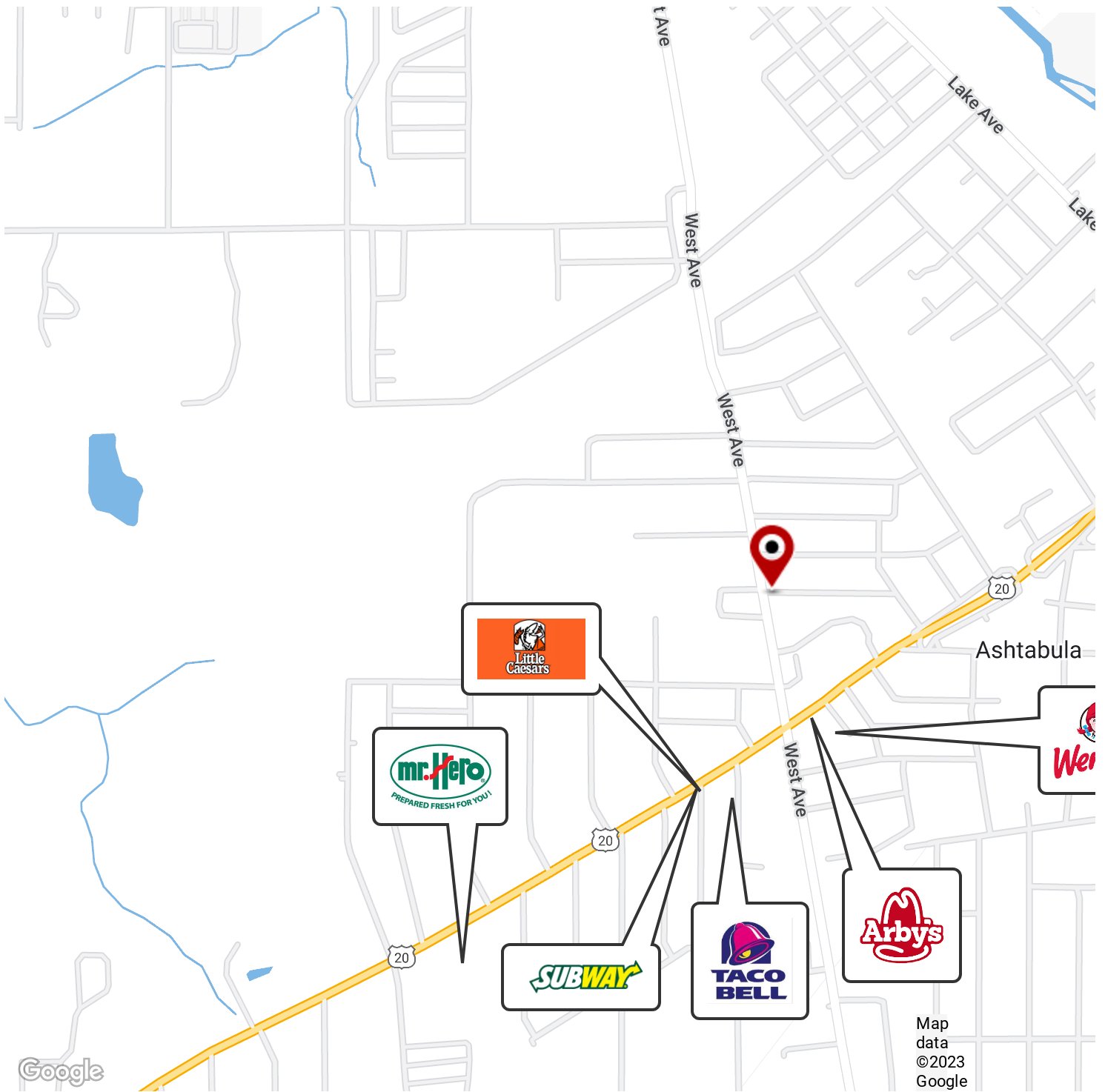
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