

Retail - Medical - Office

## Redevelopment Site

2005-2015 East Prospect Road (SR 20)

Ashtabula Township, Ohio 44004 (Ashtabula County)

Latitude 41.875330

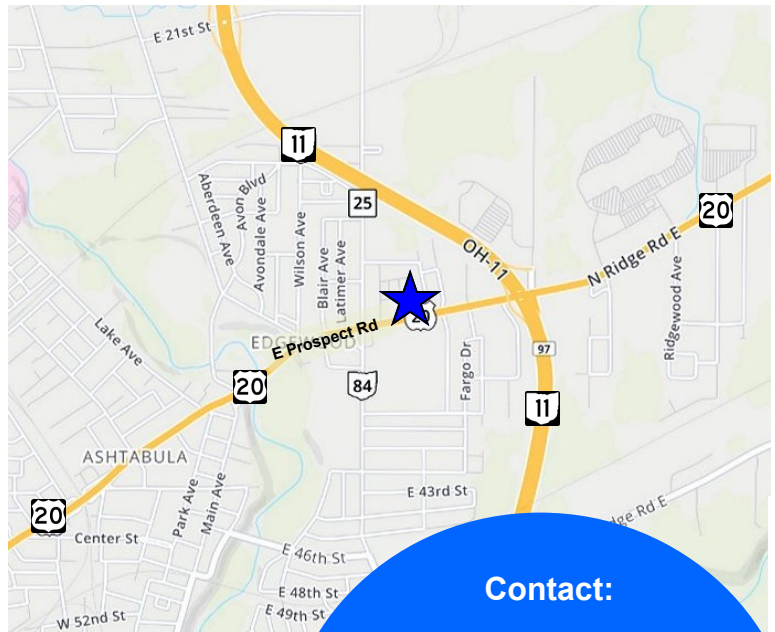
Longitude -80.770000



### Property Features:

- Combined 1.23± Acres (.29±, .47± & .47± Acres)
- 3 Houses
- Zoned LB - Local Business (See Following Pages for Uses)
- All Utilities on the Site
- Outstanding Development Opportunity
- Approximately 195± Frontage on SR 20
- Property Depth is Approximately 260± FT
- Minutes from SR 11 and Ashtabula Town Center
- Traffic Count on SR 20: 22,150 Vehicles
- Situated in Ashtabula Township - No Local Income Tax

**Call for Pricing**



**Contact:**

**Neil Sawicki, SIOR, Broker**

**440-255-5552 x 221**

**440-339-8585 Cell**

**Neil@GlobalCommercialRE.com**



**www.GlobalCommercialRE.com**

**8585 East Ave., Mentor, Ohio 44060**

**Real Estate Advisors Inc.**  
**BROKER**

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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2005 E Prospect Rd



2009 E Prospect Rd



2015 E Prospect Rd



Advance Auto Parts,  
Neighboring Property to the West of Subject Properties



Community Trust Bank,  
Neighboring Property to the East of Subject Properties



Situated Across from Entrance  
to Gerald M. Corlew Stadium

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2019 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	5,120	24,933	31,058
Total Households	2,242	10,368	12,866
Average Household Income	\$44,139	\$48,082	\$52,751
Total Housing Units	2,568	12,000	15,030
Traffic Count on SR 20	22,150 Vehicles**		



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## ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS

### PART ONE: PRINCIPALLY PERMITTED USES (Accessory uses and essential services are included)

#### LOCAL BUSINESS (LB)

Accessory or conjunctive uses incidental to any permitted residential uses such as garages, greenhouses or tool sheds	Laboratories for research and testing
Alcoholic beverage packaged retail sales	Laundrette service where individual, family-sized laundry equipment is rented for use by the customer
Animal Hospital	Laundries: all hand laundries and any small power laundries, steam laundries
Archery Art Galleries, Art supply retail sales	Laundry pick-up stations
Automobile: automatic car wash, commercial parking enterprises, new and used accessory sales, leasing and truck leasing, service stations	Leather goods, manufacture (tanning prohibited)
Bakery shops and confectioneries: wholesale and retail	Lock and gunsmith
Banks	Lodges, fraternal and social organizations
Barber: beauty and other personal services, beauty equipment sales and supply	Lumber yards: storage and sales
Bed and Breakfast	Miniature golf
Bicycle sales and repair	Motels
Blueprinting and photostating establishments	Motorcycle sales and repair
Book and stationary stores	Music stores
Camera sales, supplies, service	Musical instrument store: sale of and instruction
Candy products: retail	Newsstands
Catering establishments	Office and secretarial service establishments
Clothing sales	Office equipment and supplies, sales, and services
Convenience businesses, retail businesses, hotels, motels, restaurants, stores, mini-warehouses	Optical supplies sales
Crematorium	Paint: retail sales
Custodial and diagnostic centers	Pawn shops or second-hand stores
Dairy bar for retail sales on the premises only	Photographic studios and camera supply stores
Dental Laboratory	Physical culture establishments
Department and variety stores	Plumbing shop
Drive-in food dispensary	Postal facilities private or publicly owned
Drug store	Printing, publishing and reproduction establishments
Dry cleaning, pressing	Radio and television studio
Eating and drinking establishments	Repair and service of office and household equipment
Electrical: retail supplies, repair	Residential and accessory structures
Fertilizer retail stores	Retail stores similar to those otherwise named on this list
Finance and loan companies	Shoe repair
Firearms ranges and/or target shooting buildings	Sign painting, exclusive of manufacture
Florist: retail, warehousing and retail	Sporting good sales
Food processing: for sale at retail on-the-premise	Storage warehouses and yards
Food stores: retail only	Swimming pools and bathing areas, public or private as primary use
Footwear: retail	Tailors, dressmakers, milliners
Funeral home	Taverns, bars and nightclubs
Fur storage	Taxi stand
Furniture retail sales	Tennis/Racketball Club
Furriers retail sales	Theaters, housed in a permanent indoor structure
Gift shop, cards	Tractor or trailer sales or leasing areas
Golf courses, driving ranges	Upholstery, paper hanging, and decorator shops
Hardware, appliances, and electrical items, retail sales	Variety stores (listed under department stores)
Hat cleaning and blocking	Video stores
Hospitals and sanitariums	Wholesale and jobbing establishments, including incidental retail outlets for only such merchandise as is handled at wholesale
Hotels and inns	
Jewelry and watch sale and repair	

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