

2001 West Prospect Road (State Route 20)

9,120± SF Retail Facility on 3.47± Acres For Sale

Saybrook Township, Ohio 44004 (Ashtabula County)



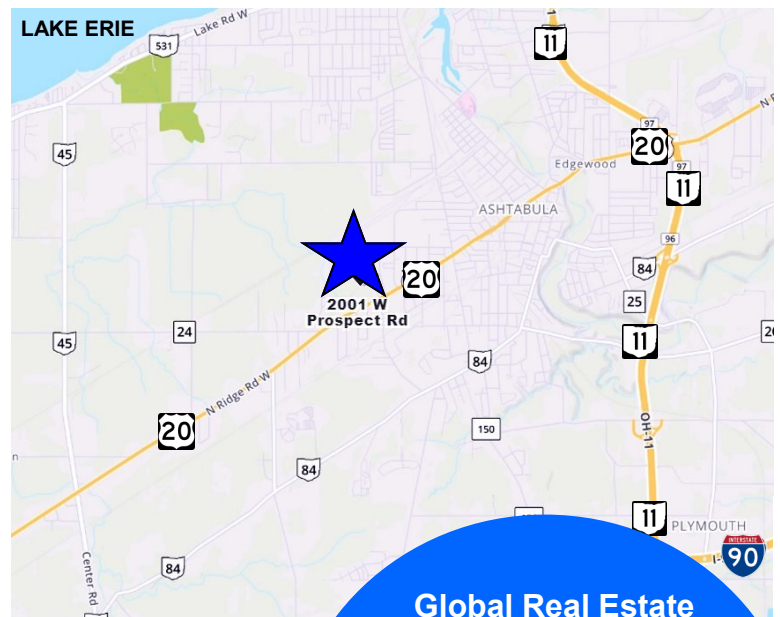
Latitude 41.882230
Longitude -80.771320



Price is Negotiable

Property Features:

- 9,120± SF Retail Store
- Built 2001
- Current Use is Carpet Mart (Business Assets are also Available)
- 3.47± Acres
- Zoned C-Commercial
- City Water & Sewer
- 155± Feet Frontage on SR 20
- 2 Docks Located at the Back of Building
- 1 (Dock & Drive-In) Located on the Side of the Building
- Outstanding Retail Location
- Located Between SR45 & SR 11 on SR 20
- Situated in Saybrook Township No Local Income Tax
- High Traffic Area



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker
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440-339-8585 Cell

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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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2019 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	4,683	26,092	31,177
Total Households	1,829	10,836	13,003
Average Household Income	\$39,330	\$49,778	\$52,510
Total Housing Units	2,118	12,600	15,427
Traffic Count	13,490 Vehicles		



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