

.98± Acre - Retail Interstate Site

Latitude 41.785631

Longitude -80.855347

Exit 223 on Interstate 90 & SR 45

Austinburg, Ohio 44010 (Ashtabula County)



Property Features:

- .98± Acre
- Clean Site
- BUSTR-NFA
- All Utilities
- Zoned Commercial
- Ideal Site for Fast Food, Restaurant, Motor Services
- 206± FT Frontage on State Route 45
- 315.12± FT Frontage on Interstate 90
- Extremely High Visibility
- Traffic Count - 11,989 on SR 45
20,260 on I-90
- Easement Access with Adjacent Properties

Priced for Quick Sale at \$375,000.00



Global Real Estate
Advisors, Inc.

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com



GLOBAL

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

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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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EXIT #	EXIT NAME	ROUTE #	HOTELS	SERVICE STATIONS	RESTAURANTS	MISC
223	Austinburg Warren	SR 45	America's Best Value Inn, Hampton Inn, Holiday Inn Express, Ramada Inn, Sleep Inn	Flying J Truck Stop, Pilot Travel Center,	Burger King, McDonald's, Subway, Taco Bell	Ashtabula County Visitors Bureau & Local Travel Info, Golf



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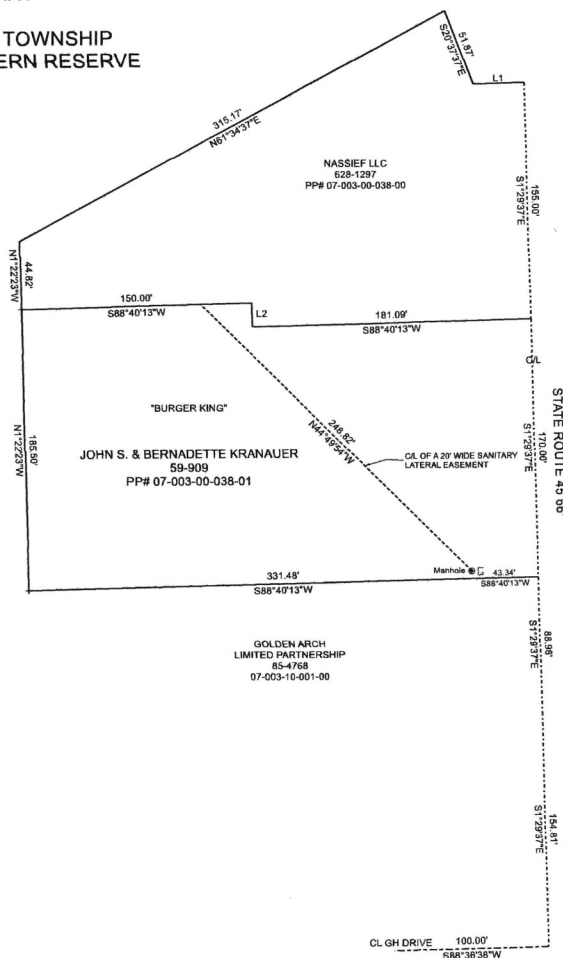
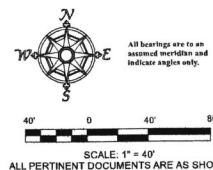
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NASSIEF / KRANAUER SANITARY
LATERAL SEWER EASEMENT
PART OF LOT 5 AUSTINBURG TOWNSHIP
R4 T11 CONNECTICUT WESTERN RESERVE
ASHTABULA COUNTY, OHIO



I hereby certify that I have surveyed this
parcel and that the same is true and correct.
This parcel was surveyed in accordance with
the provisions of Chapter 4733-37 of the
Ohio Administrative Code.

Jerry Slay, P.E., P.S.
Ohio Surveyor Number 5298

FILE NAME	DATE	DRAWN BY
NASSIEF / KRANAUER SANITARY LATERAL SEWER EASEMENT S 18 (2) by	5-14-2018	
40 Feet		
JOB	REVISION	SHEET
	1/1	1/1

This map drawn with TRAVERSE PT Software

LINE	BEARING	HORIZ DIST
L1	N88°30'22"E	33.00'
L2	N1°29'37"W	15.50'
L3	N0°00'00"W	5.52'



Traverse PT

2018 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	424	2,781	13,630
Total Households	131	1,092	5,487
Average Household Income	\$70,554	\$68,491	\$61,647
Total Housing Units	140	1,228	6,240



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