

2900 North Ridge Road (SR 20) **For Lease**  
**3,600± SF Retail (End Cap with Drive-Up Window)**  
Ashtabula City, Ohio 44004 (Ashtabula County)

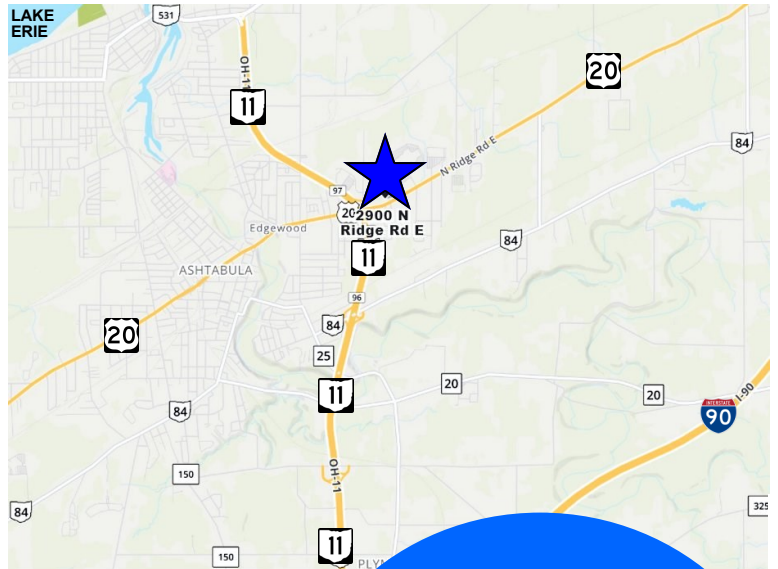


2900 North Ridge Road (SR20), Ashtabula City, Ashtabula, OH 44004

**Property Features:**

- 16,556± SF Total Building
  - 2,400± SF plus Drive-Thru Canopy - Available
  - 1,200± SF - Available
- 1.75± Acres
- Spaces can be Combined
- Situated Across from Ashtabula Town Center
- Anchor Tenant is AT&T
- Other Tenants Include CashLand, Lendmark Financial and Best Cuts
- Easy Access to SR 11 and Close Proximity to Interstate 90

**Lease Rate \$14.00 psf NNN**



Global Real Estate  
Advisors, Inc.

Neil Sawicki, SIOR, Broker  
440-255-5552 x 221  
440-339-8585 Cell

Neil@GlobalCommercialRE.com



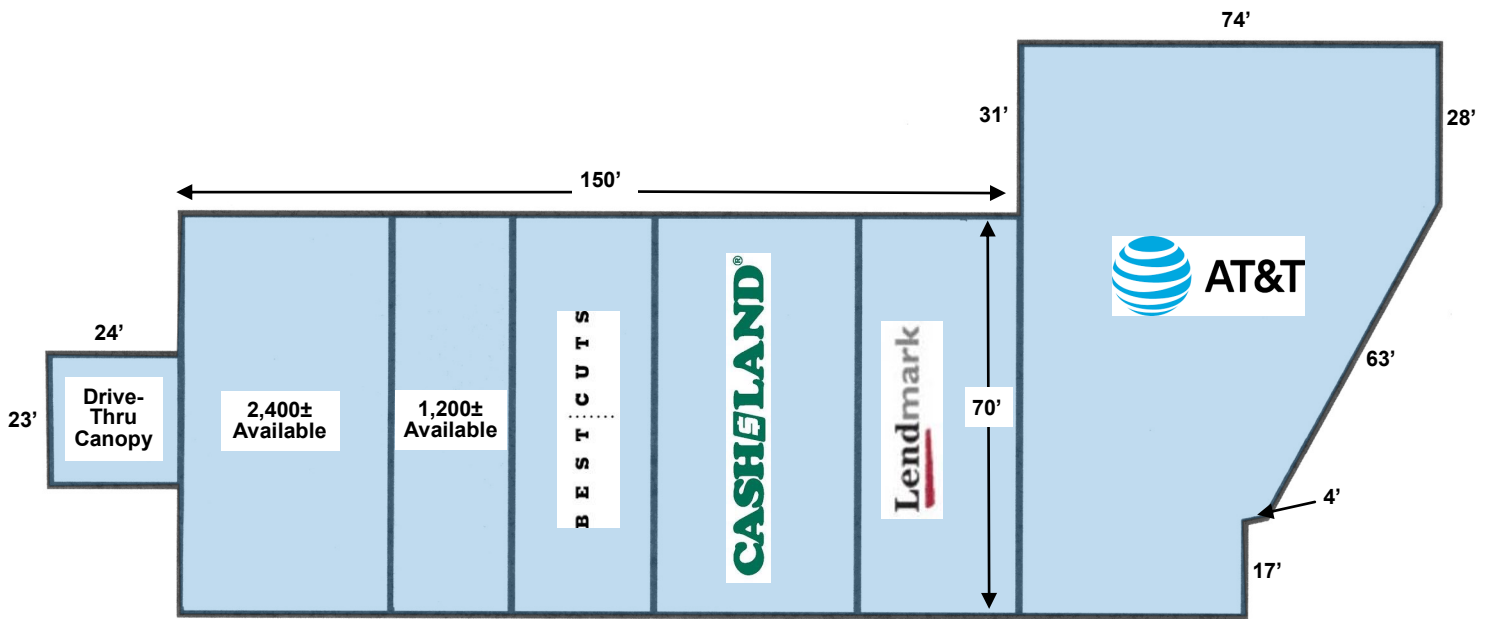
**GLOBAL**

[www.GlobalCommercialRE.com](http://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.

2900 North Ridge Road (SR 20) **For Lease**  
**3,600± SF Retail (End Cap with Drive-Up Window)**  
 Ashtabula City, Ohio 44004 (Ashtabula County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
 8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
 BROKER

Global Real Estate  
 Advisors, Inc.

Neil Sawicki, SIOR, Broker  
 440-255-5552 x 221  
 440-339-8585 Cell

[Neil@GlobalCommercialRE.com](mailto:Neil@GlobalCommercialRE.com)

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.

# 2900 North Ridge Road (SR 20) For Lease

## 3,600± SF Retail (End Cap with Drive-Up Window)

Ashtabula City, Ohio 44004 (Ashtabula County)



2023 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	2,849	21,163	30,520
Total Households	1,229	8,712	12,603
Average Household Income	\$63,072	\$54,286	\$60,321
Total Housing Units	1,433	10,643	15,096



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors, Inc.

Neil Sawicki, SIOR, Broker  
440-255-5552 x 221  
440-339-8585 Cell

[Neil@GlobalCommercialRE.com](mailto:Neil@GlobalCommercialRE.com)

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.

# 2900 North Ridge Road (SR 20) For Lease

## 3,600± SF Retail (End Cap with Drive-Up Window)

Ashtabula City, Ohio 44004 (Ashtabula County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
 8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
 BROKER

**Global Real Estate  
 Advisors, Inc.**

**Neil Sawicki, SIOR, Broker**  
 440-255-5552 x 221  
 440-339-8585 Cell

[Neil@GlobalCommercialRE.com](mailto:Neil@GlobalCommercialRE.com)

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.