

4121-4137 Main Avenue - 4110 Park Avenue - Lake Avenue
**Multi-Tenant Retail and Corner Lot Stand Alone Retail
 For Sale**
 Ashtabula City, Ohio 44004 (Ashtabula County)



**Both Properties Sold Together or
 Individually - For Rent Roll and
 Additional Information
 Contact:
 Neil Sawicki, SIOR**



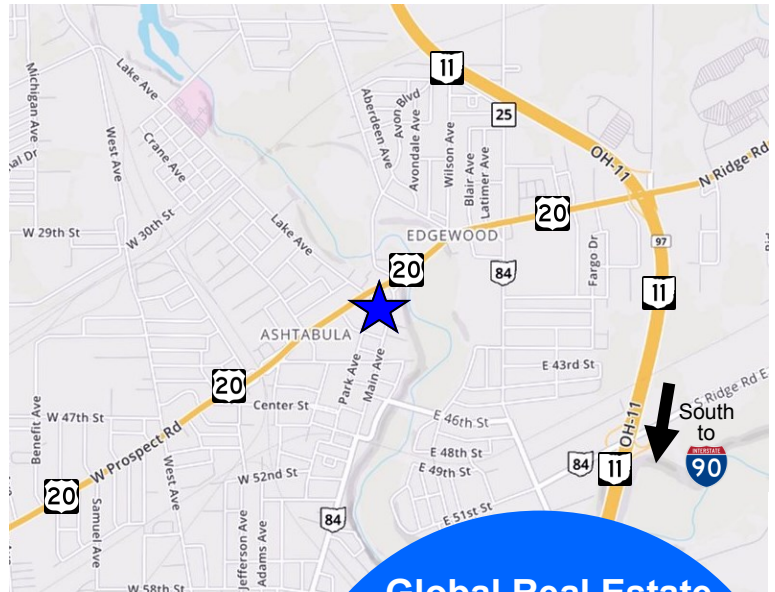
Property Features:

**Multi-Tenant Retail Strip
 4121-4137 Main Avenue**

- 4117 Main Ave: 800± SF - B-Side Music
- 4119 Main Ave: 1,472± SF - Main Street Pizza
- 4121-4125 Main Ave: 9,604± SF Available
- 4137 Main Ave: 6,869± SF - Bula Boxing Club
- 4137B Main Ave: 767± SF - Mr. Wash
- 19,512± SF Total Building
- 1.24± Acres -Total Acreage for Multi-Tenant Strip
- 194.5'± Frontage on Main Avenue
- 138.6'± Frontage on Park Avenue
- Adjacent to Signature Health

**Restaurant Site
 4110 Park Avenue**

- 4,591± SF Former Restaurant
- .50 ± Acre
- Corner Lot
- Traffic Signal
- 133.1'± Frontage on Park Avenue
- 172.1'± Frontage on Lake Avenue
- Across from BP Oil
- Across from Walgreen's Drugstore
- Easy Access to SR 20, SR 11 & I-90 via SR 11



**Global Real Estate
 Advisors, Inc.**

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

Neil@GlobalCommercialRE.com



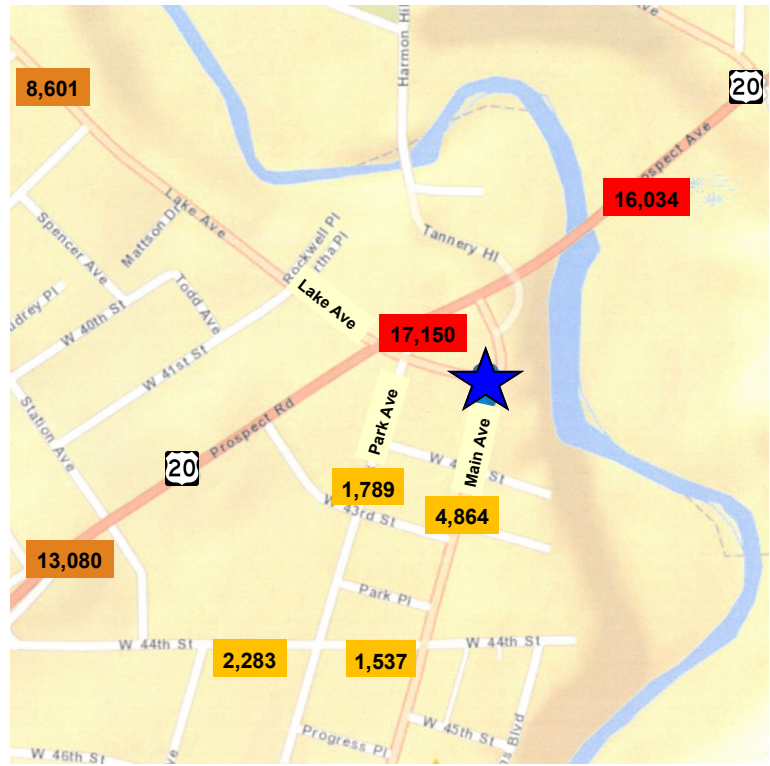
**www.GlobalCommercialRE.com
 8585 East Ave., Mentor, Ohio 44060**

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| 2023 Projected Demographics by STDB | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|----------|----------|----------|
| Population | 8,185 | 25,170 | 30,108 |
| Total Households | 3,471 | 10,486 | 12,509 |
| Average Household Income | \$46,573 | \$56,526 | \$60,508 |
| Total Housing Units | 4,323 | 12,643 | 15,269 |



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