

# 1144 W. Prospect Road

Ashtabula, Ohio 44004

#### Fabi Miller

Vice President +1 216 239 5130 fabi.miller@colliers.com



### Property **Overview**

- Approximately 17,993 SF available for lease
- In-between Dollar Tree and Ollie's
- Traffic counts over 14,000 VPD on Prospect Road
- Pylon signage on Prospect Road
- Nearby businesses: Dollar Tree, Ollie's, O'Reilly Auto Parts, Taco Bell, Little Caesars, and Auto Zone
- Pad Available for Ground Lease

### Demographics



Population 26k within a 3-mile radius



Average Household Income \$65<u>k</u>

within a 3-mile radius



**Average Home** Value \$1<u>58k</u>

within a 3-mile radius



000

Households

1 k

within a 3-mile radius



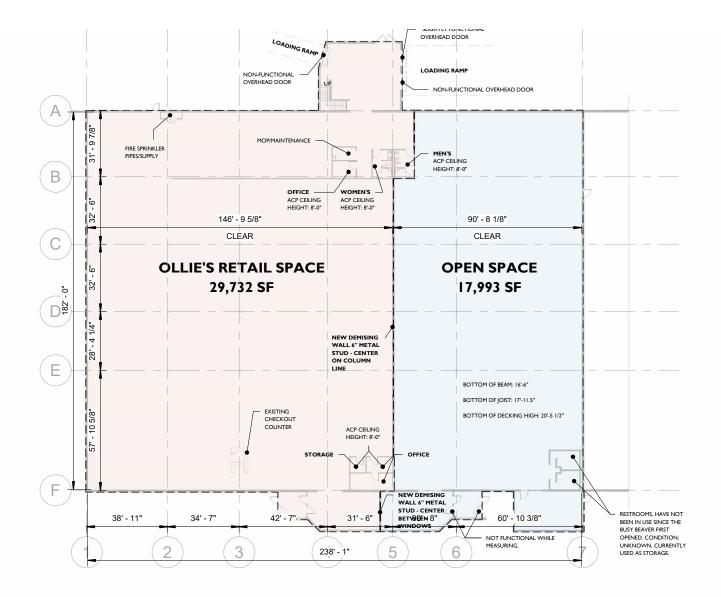
**Daytime Population** within a 3-mile radius





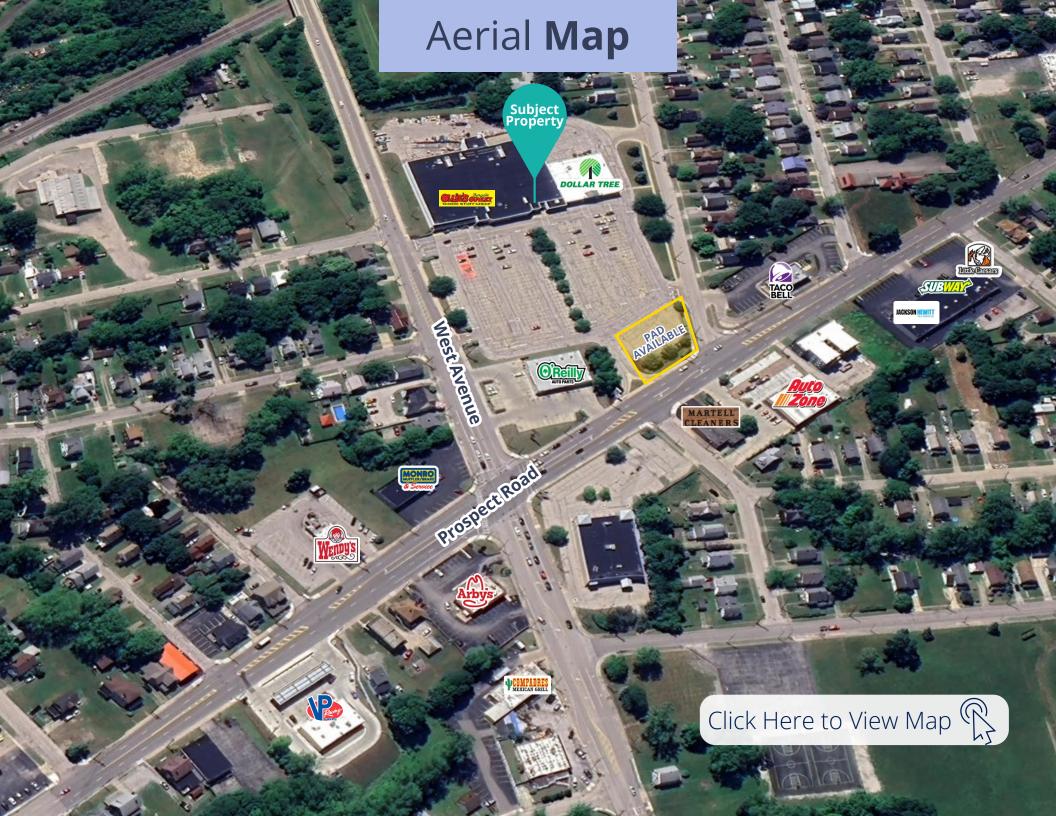


## Floor Plan





LEASE OUTLINE DRAWING 04/25/24 24025 OLLIES - ASHTABULA | 1144 W Prospect Rd, Ashtabula, OH 44004





#### Fabi Miller

Vice President +1 216 239 5130 fabi.miller@colliers.com 200 Public Square, Suite 1050 Cleveland, OH 44114 P: +1 216 239 5060 F: +1 216 404 2474 colliers.com/cleveland



This document has been prepared by for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2024. All rights reserved.