

JUNIOR ANCHOR OPPORTUNITY AT ASHTABULA COMMONS

1144 W PROSPECT ROAD, ASHTABULA, OHIO 44004

FOR LEASE

17,993 SF



- 20,615+ VPD AT THE TRAFFIC SIGNAL
- JOIN OLLIE'S BARGAIN OUTLET AND DOLLAR TREE!

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THE OPPORTUNITY

- 17,993 SF Junior Anchor + 0.37 AC pad available at Ashtabula Commons
- Located less than 2 miles from R-11, join Ollie's Bargain Outlet and Dollar Tree!
- Ceiling Heights:
 - Bottom of Beam: 16'-6"
 - Bottom of Joist: 17'-11.5"
 - Bottom of Decking High: 20'-5 1/2"
- Traffic counts of 20,615+ VPD combined at the intersection of W. Prospect and West Ave
- Average household income of \$76,854 within a 20 minute drive time of location
- Ashtabula County consists of roughly 96,678 people (Source: census.gov)



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
54,993



POPULATION
55,857



HOUSEHOLDS
24,129

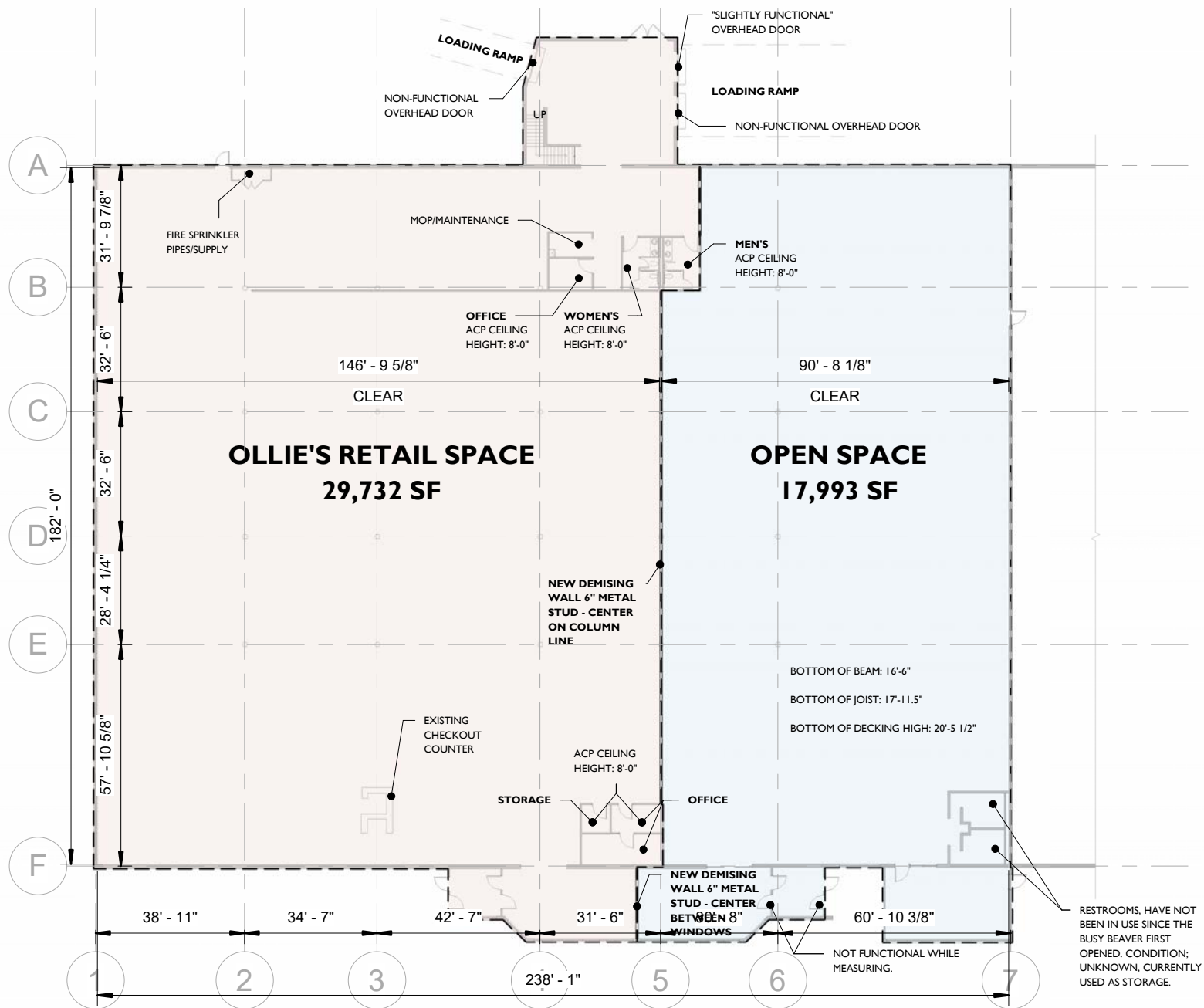


POPULATION
25 & OVER
40,490



AVG. HOUSEHOLD
INCOME
\$76,854

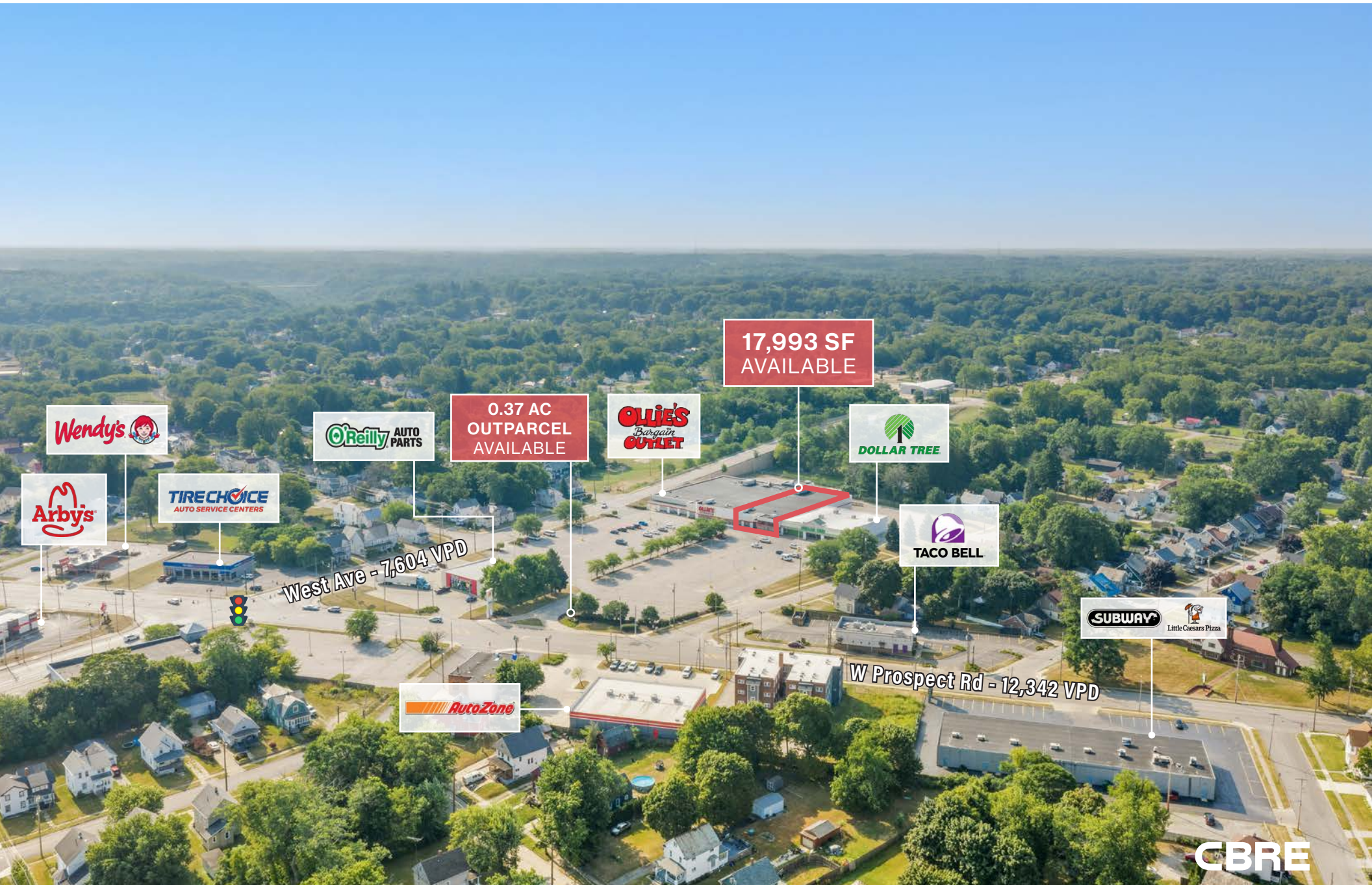
SITE PLAN



INTERIOR PHOTOS



AERIAL VIEW



17,993 SF
AVAILABLE

0.37 AC
OUTPARCEL
AVAILABLE

OLLIE'S
BARGAIN
OUTLET

DOLLAR TREE

TACO BELL

SUBWAY
Little Caesars Pizza

AutoZone

West Ave - 7,604 VPD

W Prospect Rd - 12,342 VPD

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AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	27,591	55,857	105,165
2025 Daytime Population	28,682	54,993	91,495
2025 Households - Current Year Estimate	12,023	24,129	43,555
2025 Average Household Income	\$68,625	\$76,854	\$84,272
2030 Average Household Income Projection	\$76,991	\$86,809	\$95,892
2025 Median Household Income	\$54,948	\$60,569	\$65,551
2025 Population Over 25	19,597	40,490	76,671

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