



SE CORNER OF E. MAIN ST. AND GEORGE RD, ASHLAND, OH 44805



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PASSOV GROUP
COMMERCIAL BROKERAGE

ASHLAND RIDGE

PROPERTY HIGHLIGHTS

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- Prime Location Adjacent to Ohio Health Health Center
 - OhioHealth generates 108,000 annual visits, 76th percentile nationwide
 - OhioHealth Sees 60% Year-Over-Year Growth in Visits Since 2022, Projected to Continue Through 2025
- High Traffic Volume with 25,991 Vehicles Per Day on E. Main St
- 650 Feet of Frontage Available Along E. Main Street
- Growing Community with 1.4% Annual Population Growth
- \$84 Million Annual Spending on Food and Beverage Within a 5-mile Radius
- Fully Graded and Construction-Ready Site

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	1,523	17,897	25,096
2029 Projection	1,590	18,368	25,868
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	183	758	975
2024 Estimated Total Employees	2,792	12,221	15,109
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$96,019	\$79,470	\$82,335
2024 Estimated Median Household Income	\$63,157	\$58,182	\$62,595



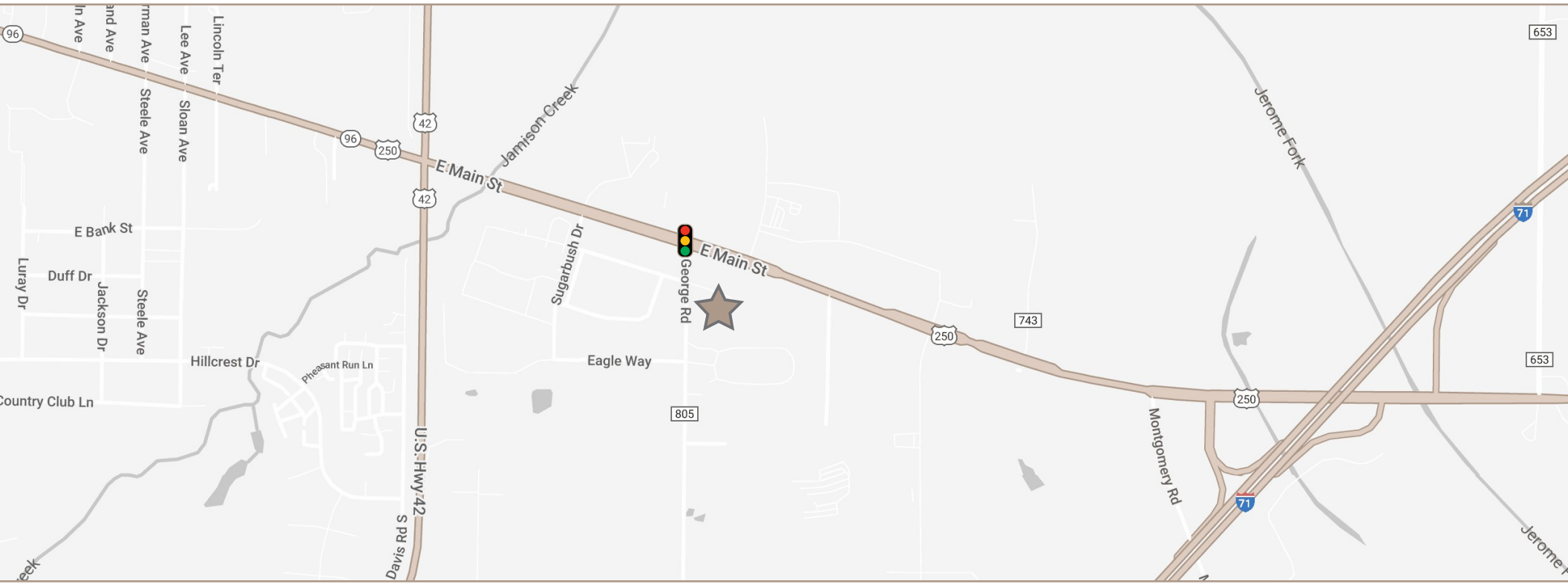
ASHLAND RIDGE

TRADE AERIAL



ASHLAND RIDGE

LOCATION OVERVIEW



Ashland, Ohio, known as the “World Headquarters of Nice,” is a thriving city in north-central Ohio, conveniently located between Cleveland and Columbus along Interstate 71. With a population of around 20,000, Ashland offers a balanced mix of small-town charm and economic opportunity. Home to Ashland University, the city benefits from a skilled workforce, strong educational institutions, and a supportive business environment that fosters commercial growth.

Ashland’s economy is diverse, with key industries including manufacturing, healthcare, retail, and education. The presence of well-established companies and a pro-business climate make it an attractive location for new investments. Its strategic location along major transportation routes enhances logistics and distribution opportunities, making it a desirable location for industrial and warehouse development.

Commercial real estate opportunities in Ashland are expanding, particularly in retail, office space, and industrial sectors. Downtown Ashland has seen revitalization efforts, attracting boutique shops, restaurants, and mixed-use developments. The retail corridors along Claremont Avenue and near I-71 continue to draw national and local businesses looking to serve a growing consumer base. Additionally, the demand for industrial and warehouse space is rising, benefiting from Ashland’s strong transportation network.

With ongoing development initiatives, economic incentives, and a commitment to community growth, Ashland presents a promising opportunity for investors and businesses looking to establish a presence in north-central Ohio. Its combination of affordability, accessibility, and commercial expansion makes it an attractive destination for a range of industries.

