

Retail/Light Industrial Warehouse | For Lease

**CBRE**

# Freestanding Retail/Light Industrial Warehouse

2300 Claremont Avenue  
Ashland, OH 44805

Excellent Location; 17,000 - 90,104 SF Available



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# Property Highlights

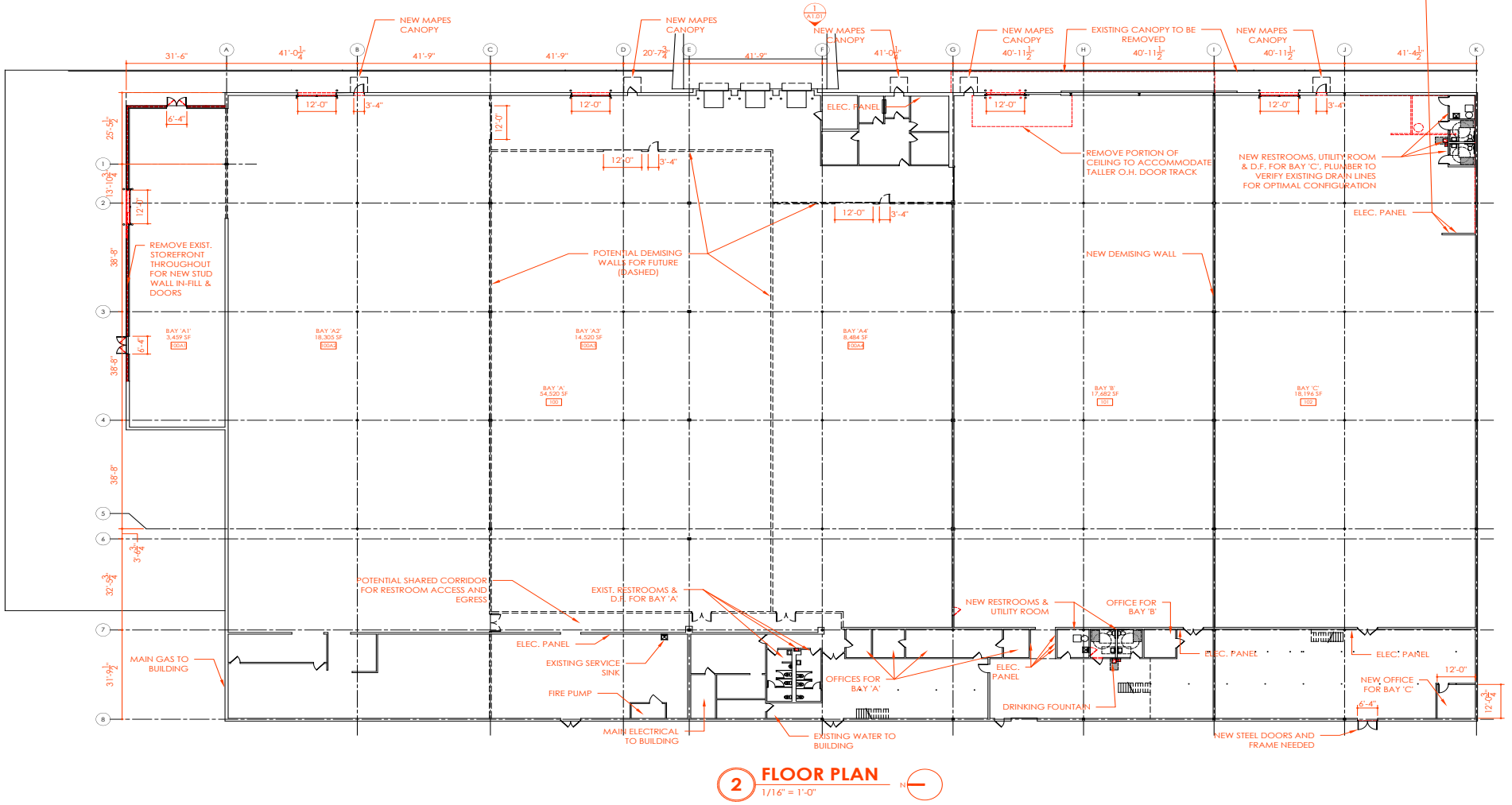
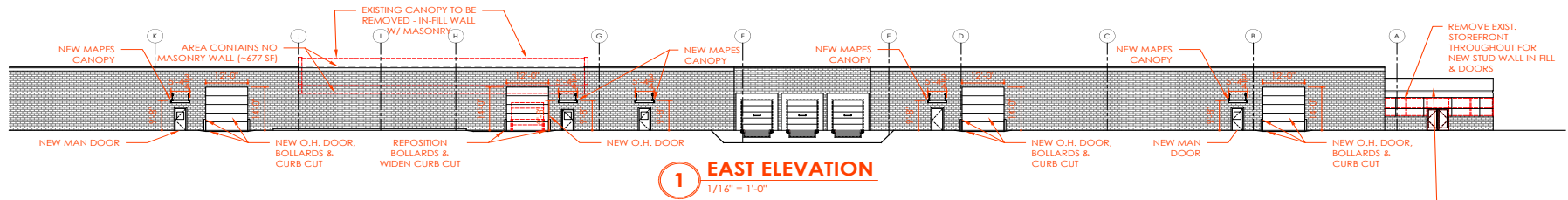
- + Available Size - 90,104 SF; will demise down to 17,000 SF
- + Freestanding multi-tenant retail/light industrial warehouse or flex building
- + Anchored by Tractor Supply Company to the south
- + Clear Height - 15'
- + Truck Docks can be added
- + Lease Rate - \$3.49/SF NNN

**North Side** - 53,532 SF  
+ 1,000 SF of office space  
+ 3 Docks

**South Side** - 36,572 SF  
+ Small shipping office  
+ 2 Drive-in doors (9' x 9')







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# Property Photos



## Demographic Overview

Demographics	1 mile	3 miles	5 miles	10 miles
2025 Businesses	111	767	1,202	2,173
2025 Employees	1,512	11,048	18,592	30,381
2025 Population	1,780	17,060	25,449	62,850
2025 Median Age	49.10	41.40	42.10	41.00
2025 Population 25 and Over	1,342	11,896	17,932	45,066
2025 Households	800	7,208	10,645	23,553
2025 Average Household Size	2.23	2.27	2.30	2.38
2025 Average Household Income	\$86,955	\$79,347	\$81,930	\$80,056
2025 Owner Occupied Housing Units	655	4,793	7,158	17,006
2025 Average Value of Owner Occ. Housing Units	\$221,582	\$213,180	\$215,792	\$228,951
2025 Daytime Population	2,447	18,205	28,592	56,315
Daytime Workers	1,511	9,687	15,993	26,754
Daytime Residents	936	8,518	12,599	29,561

## Contact Us

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