

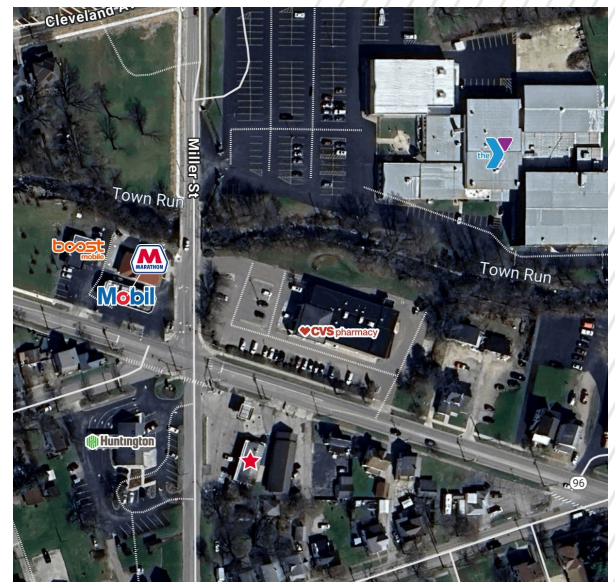


PROPERTY HIGHLIGHTS

This former gas station and convenience store is available for sale in Ashland, Ohio, located adjacent to a CVS, Huntington, and YMCA along E Main Street (OH-96) and Eastern Ave. The existing building is approximately 1,916 SF on 0.35 acre and is zoned highway service district.

BUILDING SF	1,916 SF
LAND SF	.35 AC
YEAR BUILT	1963
PARKING	12 Spaces
TRAFFIC COUNTS	9,403 VPD

SIGNAGE TYPE	Pylon
3-MILE (POP.)	21,020
5-MILE (POP.)	25,664
AVG HH. INCOME	\$85,270
SPACE USE	Convenience Store



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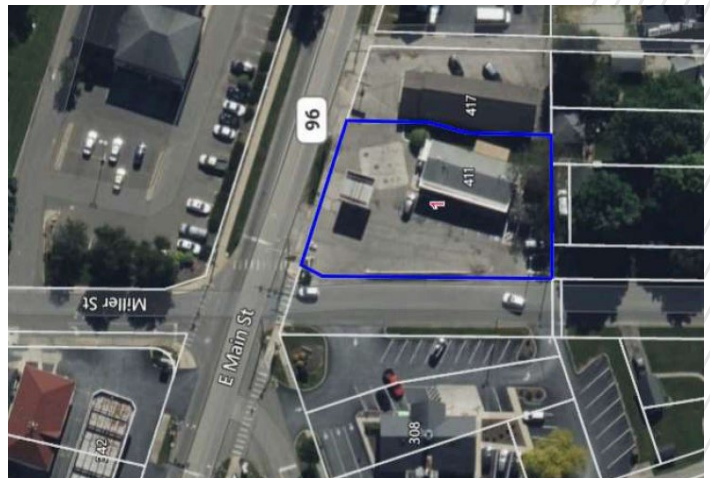
Location Description

Ashland, Ohio is a small city in north-central Ohio known as the “World Headquarters of Nice People,” reflecting its friendly community atmosphere. It is home to Ashland University and hosts the annual Ashland BalloonFest, a popular summer event featuring hot air balloons, food, and entertainment.



LEGAL INFORMATION

TAX PARCEL ID	P44-029-0-0100-00
2024 RE TAXES	\$3,598.60
ZONING	Zoning B-3 Highway Service District



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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