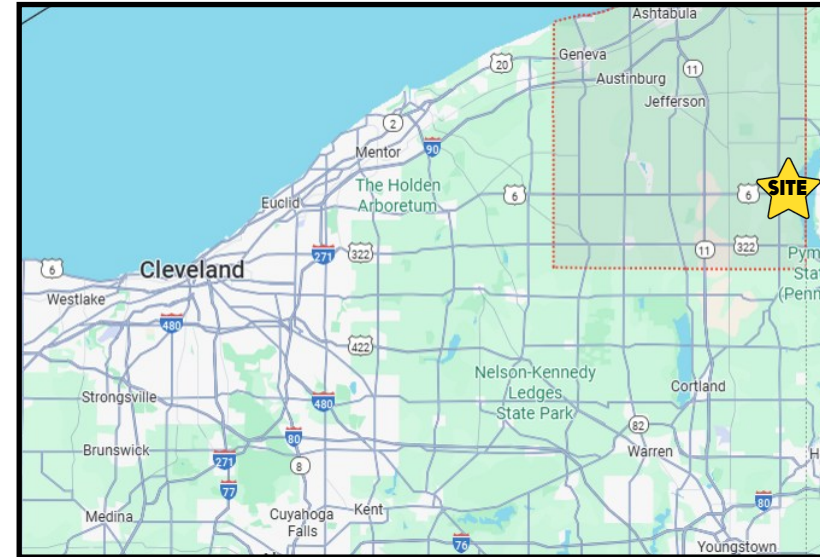


LOCATION

33 Public Square, Ashtabula, Ohio



HIGHLIGHTS

- Turn-Key Event Location by Pymatuning Lake
- 4 Million tourists/year visit Public Square
- Potential reuse- restaurant, retail, theater, live music venue, casino, coffee house, brewery, conf center, etc.
- Equipped with entertainment lighting & sound systems
- Kitchen equipment and chattel to be included in sale of real estate
- New roof & HVAC, no deferred maintenance

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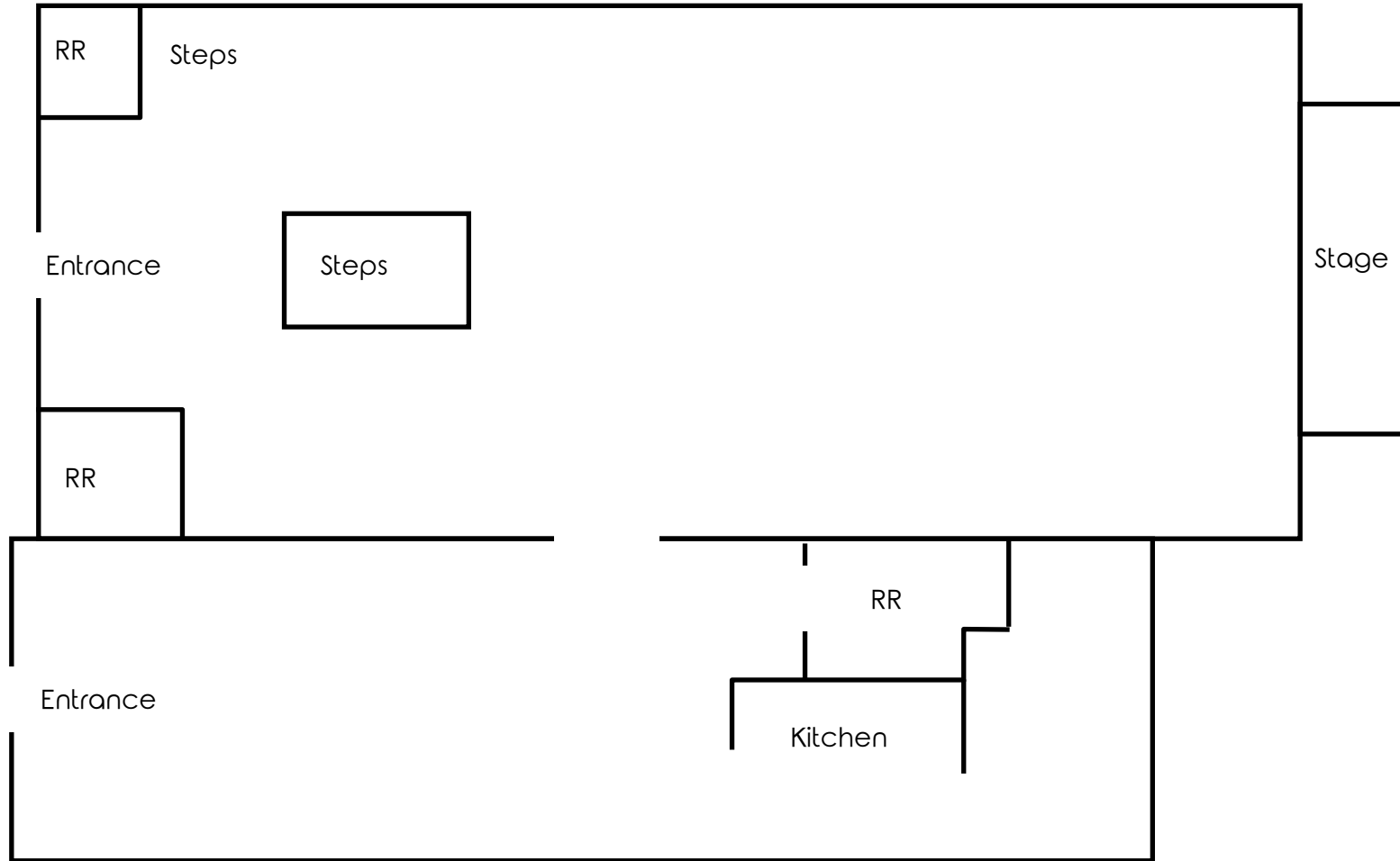
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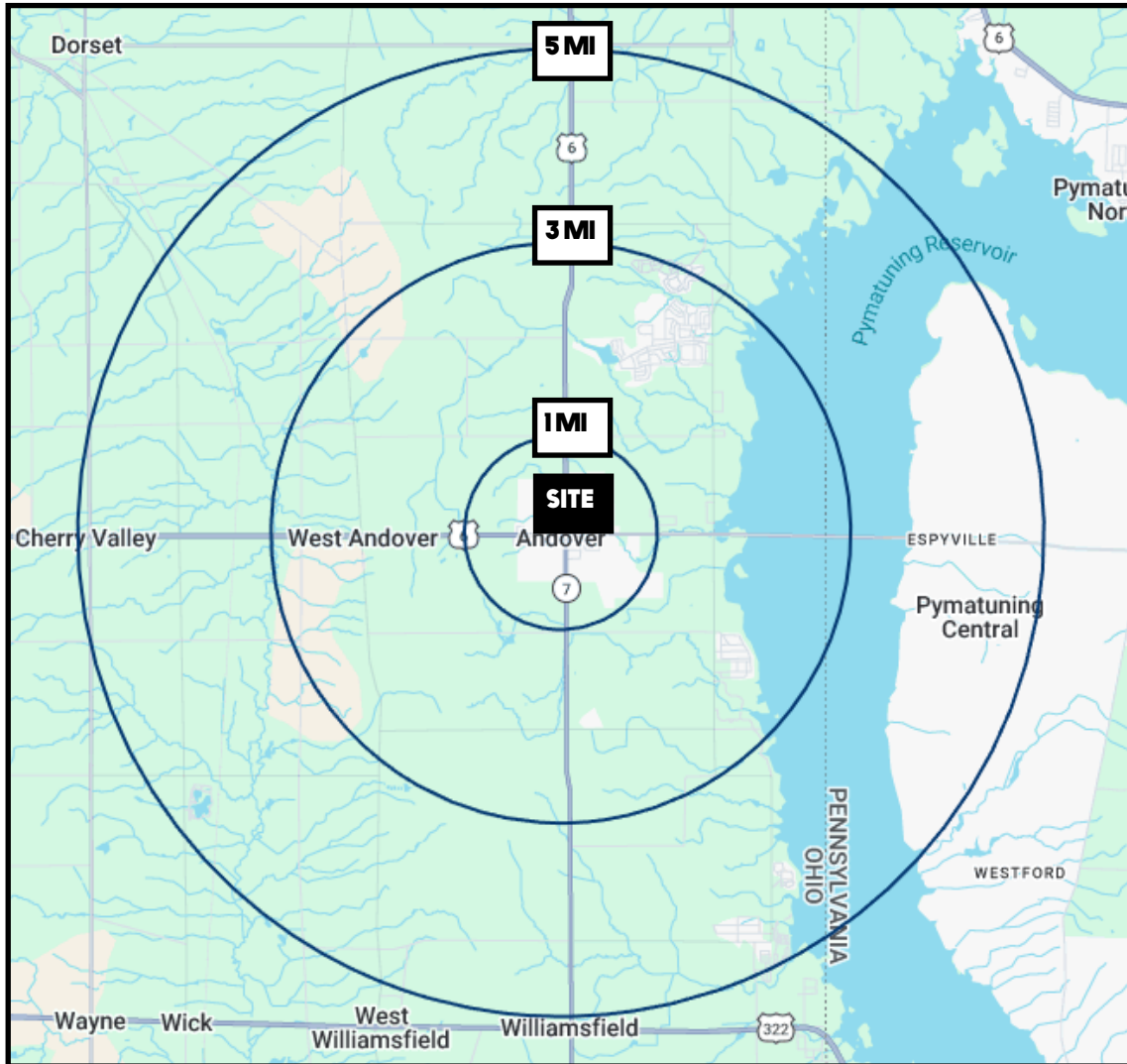


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DEMOGRAPHICS	3 MI	5 MI	10 MI
POPULATION	2,209	5,496	15,175
HOUSEHOLDS	904	2,401	6,475
MEDIAN AGE	49	52	49
AVERAGE HH INCOME	\$58,026	\$64,657	\$69,904

SITE INFORMATION

LOCATION	Andover Ashtabula County
PROPERTY TYPE	Event Center
ZONING	C2 Commercial
YEAR RENOVATED	2021
SIZE	4,039 SF on .15 acres
REAL ESTATE TAXES	\$1,621/year
PRICE	\$510,000 REDUCED \$495,000 Includes kitchen equipment and chattel

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