

# FORMER RITE AID AVAILABLE!

5 EAST ASHTABULA STREET, JEFFERSON, OHIO 44047



**SITE**  
FORMER RITE AID  
11,332 SF / 1.13 AC

N Chestnut St

E Ashtabula St



**FOR SALE & FOR LEASE**  
**11,332 SF | 1.13 AC**

**Kevin Moss**  
First Vice President  
216 363 6453  
kevin.moss@cbre.com

**Connor Ambrose**  
Associate  
216 535 4730  
connor.ambrose@cbre.com



# THE OPPORTUNITY

- Freestanding 11,332 SF former Rite Aid on 1.12 AC available For Sale or For Lease
- The property has 233' of frontage along N Chestnut St and 164' of frontage along E Ashtabula St
- Zoning: B-2 Business
- Average household incomes of \$95,575 within a 10 minute drive radius
- Traffic counts of 7,011 VPD (Source: ODOT TIMS) along N Chestnut St
- Ample parking available with 45+ spaces available



## QUICK STATS – 30 MINUTE DRIVE RADIUS



DAYTIME  
POPULATION  
**113,281**



POPULATION  
**131,671**



HOUSEHOLDS  
**53,693**



POPULATION  
25 & OVER  
**94,635**



AVG. HOUSEHOLD  
INCOME  
**\$83,351**



# AERIAL VIEW



# DEMOGRAPHICS

	10 MINUTE DRIVE	20 MINUTE DRIVE	30 MINUTE DRIVE
2024 Population - Current Year Estimate	8,616	62,029	131,671
2029 Population - Five Year Projection	8,419	61,129	130,062
2024 Daytime Population	9,376	58,699	113,281
2024 Households - Current Year Estimate	3,485	25,841	53,693
2024 Average Household Income	\$95,575	\$78,080	\$83,351
2029 Average Household Income Projection	\$110,805	\$90,623	\$97,243
2024 Median Household Income	\$67,922	\$54,170	\$59,799
2024 Population Over 25	6,167	44,255	94,635

## CONTACT US

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216 363 6453

kevin.moss@cbre.com

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