



Andover, OH - Industrial Building For Lease

5628 OH-7, Andover, OH 44003



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Andover, OH - Industrial Building For Lease

\$10 /SF/Year

5400 SF Industrial Space with an Office, potential conference room, and storage room. All office rooms framed in & there is flexibility on changes / Build to Suit options available. The building includes 2 Overhead Doors 14'x14' with automatic door openers, 3 exterior man doors, 16' side walls with max center height of 23', floor drains, a private bathroom (to be finished), LED lighting, and energy saving DayStar magnifying overhead windows. The DayStar windows provide ample light during the day. Building size is 60'x90' & is perfect for warehousing or distribution with many other potential uses too!

- 60'x90' Industrial Building
- Build to Suit
- Built in 2017
- Office / Conference Room / Storage Room / Bathroom
- 200 Amp Electrical Service
- Energy Efficient Lighting and DayStar Overhead Windows

For more information visit:

<http://www.crelisting.net/LY69UXJ3Q/?StepID=107>

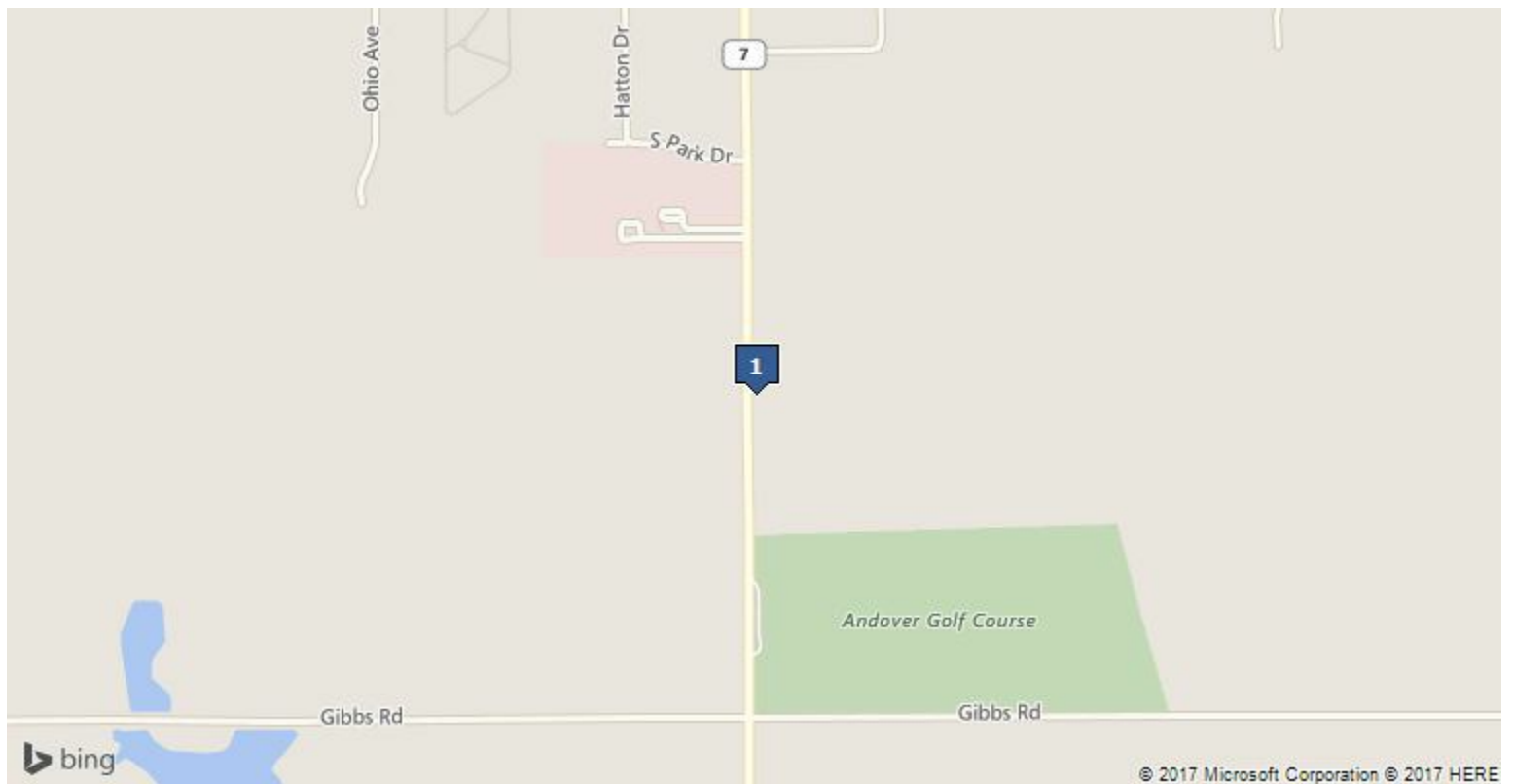
Total Space Available:	5,400 SF
Rental Rate:	\$10 /SF/Year
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Flex Space, Truck Terminal/Hub/Transit, Distribution Warehouse
Building Size:	5,400 SF
Year Built:	2017
Build to Suit:	Yes
Lot Size:	4.10 AC
Zoning Description:	Mixed Use



Space 1

Space Available	5,400 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Warehouse
Additional Space / Lot Types	Truck Terminal/Hub/Transit,Flex Space
Lease Type	Industrial Gross
Date Available	Sep 2017
Lease Term	12 Months
No. Parking Spaces	15
Office SF	760 SF
No. Drive In / Grade-Level Doors	2
Clear Ceiling Height	14 ft.

1



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Approximately 3/4 Mile South of the Andover Square located on State Route 7 with close access to Route 11 and Pennsylvania. Centrally located between Youngstown, Cleveland, and Erie, PA



Property Photos



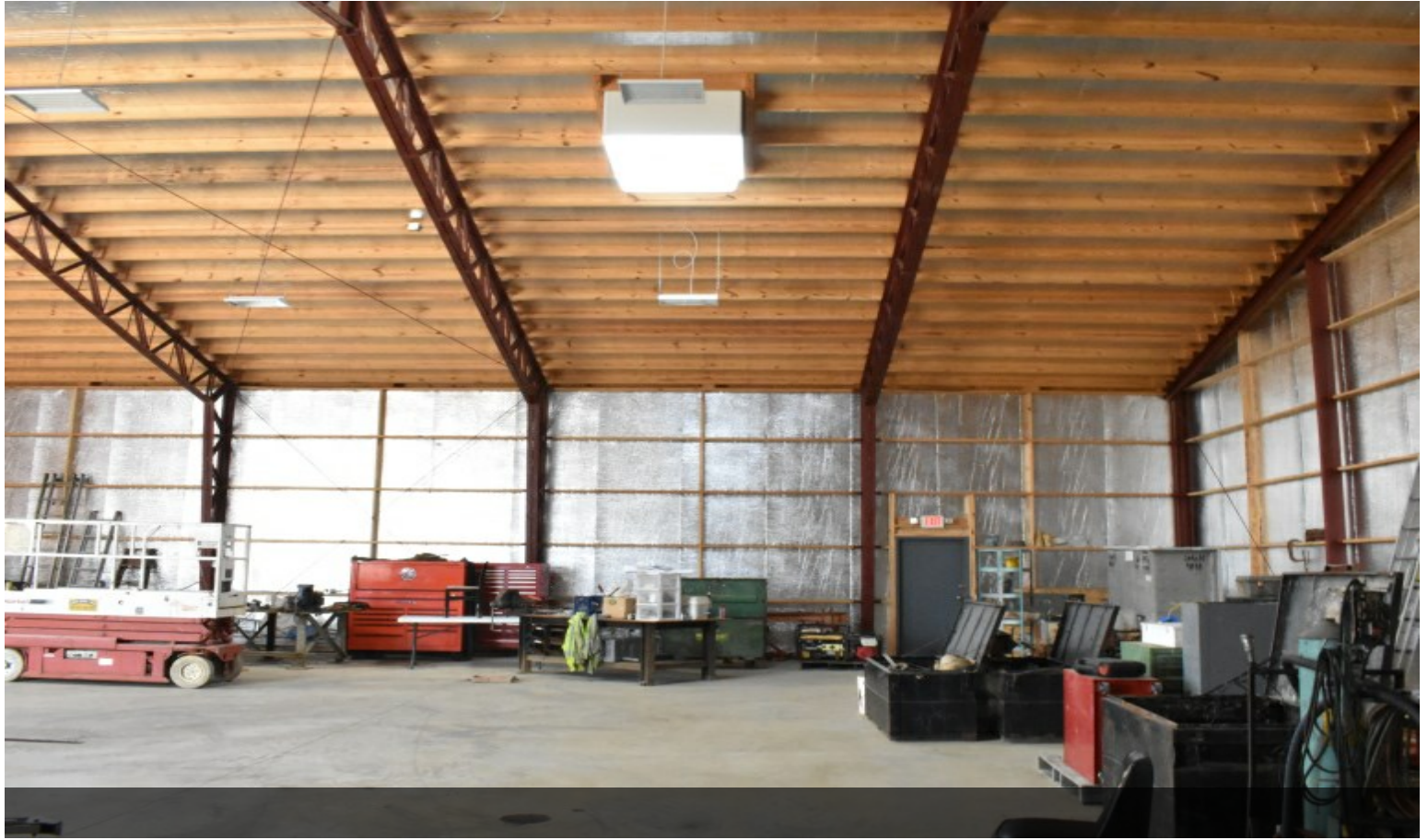
Property Photos



Property Photos



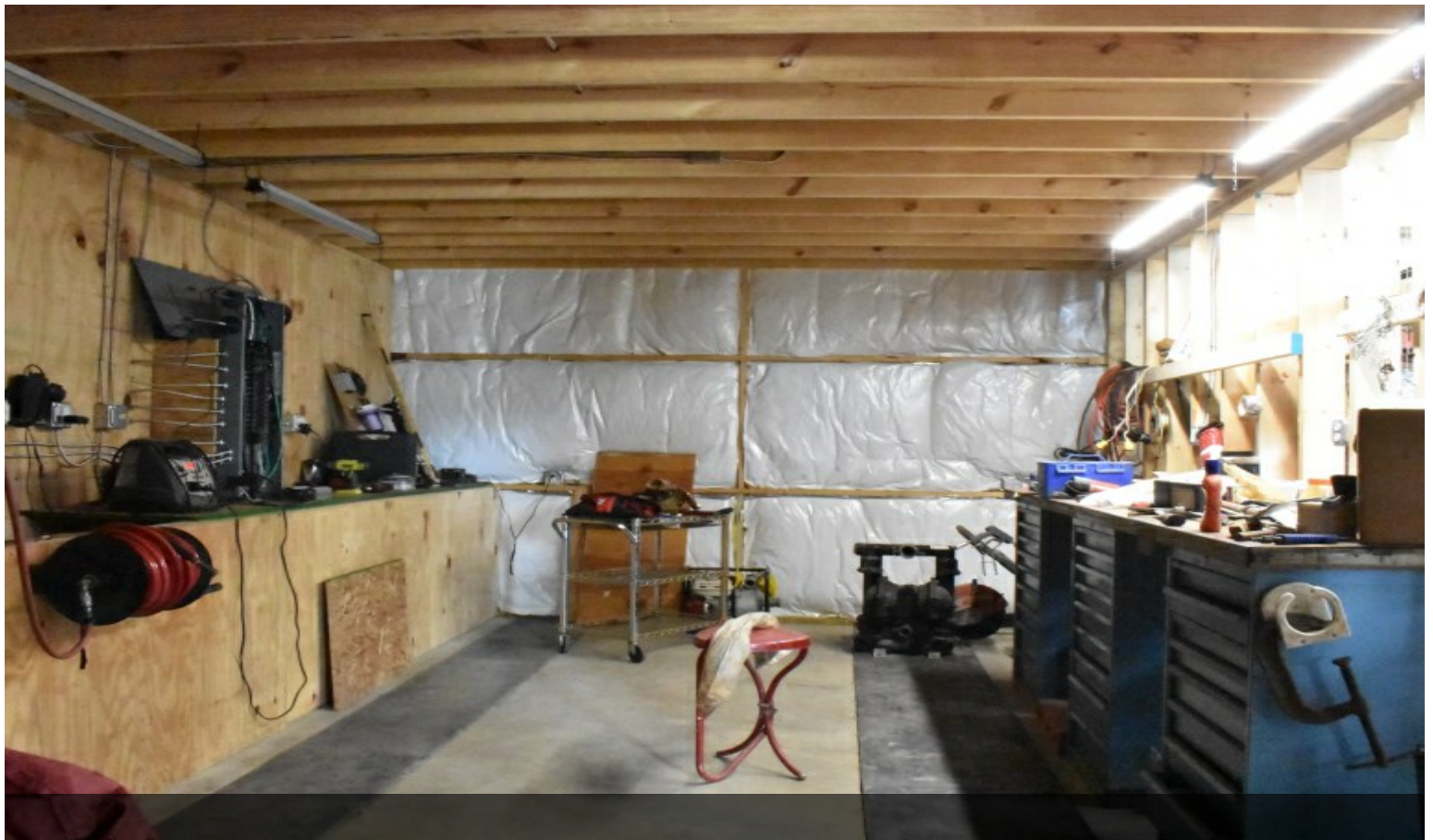
Property Photos



Property Photos



Property Photos



Property Photos



Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	533	962	3,190
2015 Female Population	598	1,028	3,255
% 2015 Male Population	47.13%	48.34%	49.50%
% 2015 Female Population	52.87%	51.66%	50.50%
2015 Total Population: Adult	914	1,635	5,142
2015 Total Daytime Population	1,664	2,687	6,331
2015 Total Employees	1,032	1,491	2,215
2015 Total Population: Median Age	50	50	48
2015 Total Population: Adult Median Age	57	56	55
2015 Total population: Under 5 years	50	82	293
2015 Total population: 5 to 9 years	62	91	352
2015 Total population: 10 to 14 years	66	119	411
2015 Total population: 15 to 19 years	66	104	376
2015 Total population: 20 to 24 years	49	92	293
2015 Total population: 25 to 29 years	42	76	250
2015 Total population: 30 to 34 years	57	88	319
2015 Total population: 35 to 39 years	53	91	286
2015 Total population: 40 to 44 years	57	116	415
2015 Total population: 45 to 49 years	64	132	426
2015 Total population: 50 to 54 years	79	146	500
2015 Total population: 55 to 59 years	96	196	568
2015 Total population: 60 to 64 years	109	181	558
2015 Total population: 65 to 69 years	92	166	507
2015 Total population: 70 to 74 years	72	133	389
2015 Total population: 75 to 79 years	52	79	233
2015 Total population: 80 to 84 years	29	47	135
2015 Total population: 85 years and over	36	51	134
% 2015 Total population: Under 5 years	4.42%	4.12%	4.55%
% 2015 Total population: 5 to 9 years	5.48%	4.57%	5.46%
% 2015 Total population: 10 to 14 years	5.84%	5.98%	6.38%
% 2015 Total population: 15 to 19 years	5.84%	5.23%	5.83%
% 2015 Total population: 20 to 24 years	4.33%	4.62%	4.55%
% 2015 Total population: 25 to 29 years	3.71%	3.82%	3.88%
% 2015 Total population: 30 to 34 years	5.04%	4.42%	4.95%
% 2015 Total population: 35 to 39 years	4.69%	4.57%	4.44%
% 2015 Total population: 40 to 44 years	5.04%	5.83%	6.44%
% 2015 Total population: 45 to 49 years	5.66%	6.63%	6.61%
% 2015 Total population: 50 to 54 years	6.98%	7.34%	7.76%
% 2015 Total population: 55 to 59 years	8.49%	9.85%	8.81%
% 2015 Total population: 60 to 64 years	9.64%	9.10%	8.66%
% 2015 Total population: 65 to 69 years	8.13%	8.34%	7.87%
% 2015 Total population: 70 to 74 years	6.37%	6.68%	6.04%
% 2015 Total population: 75 to 79 years	4.60%	3.97%	3.62%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	2.56%	2.36%	2.09%
% 2015 Total population: 85 years and over	3.18%	2.56%	2.08%
2015 White alone	1,091	1,921	6,227
2015 Black or African American alone	19	26	94
2015 American Indian and Alaska Native alone	3	5	13
2015 Asian alone	1	8	23
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	n/a	n/a	9
2015 Two or More Races alone	17	30	79
2015 Hispanic	17	24	60
2015 Not Hispanic	1,114	1,966	6,385
% 2015 White alone	96.46%	96.53%	96.62%
% 2015 Black or African American alone	1.68%	1.31%	1.46%
% 2015 American Indian and Alaska Native alone	0.27%	0.25%	0.20%
% 2015 Asian alone	0.09%	0.40%	0.36%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	0.00%	0.00%	0.14%
% 2015 Two or More Races alone	1.50%	1.51%	1.23%
% 2015 Hispanic	1.50%	1.21%	0.93%
% 2015 Not Hispanic	98.50%	98.79%	99.07%
2015 Not Hispanic: White alone	1,076	1,847	6,197
2015 Not Hispanic: Black or African American alone	40	55	107
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	n/a	8
2015 Not Hispanic: Asian alone	1	4	6
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	1
2015 Not Hispanic: Some Other Race alone	n/a	n/a	n/a
2015 Not Hispanic: Two or More Races	11	14	46
% 2015 Not Hispanic: White alone	94.89%	95.70%	96.95%
% 2015 Not Hispanic: Black or African American alone	3.53%	2.85%	1.67%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.00%	0.13%
% 2015 Not Hispanic: Asian alone	0.09%	0.21%	0.09%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Two or More Races	0.97%	0.73%	0.72%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	1,131	1,990	6,445
2015 Households	389	772	2,640

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	-20	-52	-146
Household Change 2010-2015	-10	-20	-29
% Population Change 2010-2015	-1.74%	-2.55%	-2.22%
% Household Change 2010-2015	-2.51%	-2.53%	-1.09%
Population Change 2000-2015	-3	60	53
Household Change 2000-2015	33	105	196
% Population Change 2000 to 2015	-0.26%	3.11%	0.83%
% Household Change 2000 to 2015	9.27%	15.74%	8.02%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	390	817	4,038
2015 Occupied Housing Units	356	667	2,445
2015 Owner Occupied Housing Units	285	542	1,981
2015 Renter Occupied Housing Units	71	125	464
2015 Vacant Housings Units	34	150	1,593
% 2015 Occupied Housing Units	91.28%	81.64%	60.55%
% 2015 Owner occupied housing units	80.06%	81.26%	81.02%
% 2015 Renter occupied housing units	19.94%	18.74%	18.98%
% 2000 Vacant housing units	8.72%	18.36%	39.45%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$38,416	\$37,580	\$38,811
2015 Household Income: Average	\$46,581	\$47,147	\$48,676
2015 Per Capita Income	\$18,547	\$19,824	\$20,427
2015 Household income: Less than \$10,000	26	60	196
2015 Household income: \$10,000 to \$14,999	50	86	258
2015 Household income: \$15,000 to \$19,999	37	83	220
2015 Household income: \$20,000 to \$24,999	16	29	134
2015 Household income: \$25,000 to \$29,999	7	18	94
2015 Household income: \$30,000 to \$34,999	38	78	248
2015 Household income: \$35,000 to \$39,999	30	62	223
2015 Household income: \$40,000 to \$44,999	16	26	102
2015 Household income: \$45,000 to \$49,999	18	26	124
2015 Household income: \$50,000 to \$59,999	28	66	218
2015 Household income: \$60,000 to \$74,999	61	101	345
2015 Household income: \$75,000 to \$99,999	47	101	318
2015 Household income: \$100,000 to \$124,999	8	20	78
2015 Household income: \$125,000 to \$149,999	4	9	50
2015 Household income: \$150,000 to \$199,999	n/a	n/a	10
2015 Household income: \$200,000 or more	3	7	22
% 2015 Household income: Less than \$10,000	6.68%	7.77%	7.42%
% 2015 Household income: \$10,000 to \$14,999	12.85%	11.14%	9.77%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	9.51%	10.75%	8.33%
% 2015 Household income: \$20,000 to \$24,999	4.11%	3.76%	5.08%
% 2015 Household income: \$25,000 to \$29,999	1.80%	2.33%	3.56%
% 2015 Household income: \$30,000 to \$34,999	9.77%	10.10%	9.39%
% 2015 Household income: \$35,000 to \$39,999	7.71%	8.03%	8.45%
% 2015 Household income: \$40,000 to \$44,999	4.11%	3.37%	3.86%
% 2015 Household income: \$45,000 to \$49,999	4.63%	3.37%	4.70%
% 2015 Household income: \$50,000 to \$59,999	7.20%	8.55%	8.26%
% 2015 Household income: \$60,000 to \$74,999	15.68%	13.08%	13.07%
% 2015 Household income: \$75,000 to \$99,999	12.08%	13.08%	12.05%
% 2015 Household income: \$100,000 to \$124,999	2.06%	2.59%	2.95%
% 2015 Household income: \$125,000 to \$149,999	1.03%	1.17%	1.89%
% 2015 Household income: \$150,000 to \$199,999	0.00%	0.00%	0.38%
% 2015 Household income: \$200,000 or more	0.77%	0.91%	0.83%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$94,898	\$188,366	\$652,365
2015 Jewelry stores	\$33,990	\$67,943	\$234,710
2015 Mens clothing stores	\$112,770	\$224,021	\$777,129
2015 Shoe stores	\$114,129	\$228,243	\$786,778
2015 Womens clothing stores	\$200,723	\$399,191	\$1,372,592
2015 Automobile dealers	\$1,543,676	\$3,074,088	\$10,656,291
2015 Automotive parts and accessories stores	\$312,387	\$621,456	\$2,145,423
2015 Other motor vehicle dealers	\$48,128	\$96,319	\$330,354
2015 Tire dealers	\$139,699	\$277,964	\$958,893
2015 Hardware stores	\$6,531	\$12,973	\$44,797
2015 Home centers	\$66,615	\$133,368	\$458,357
2015 Nursery and garden centers	\$81,556	\$163,332	\$560,236
2015 Outdoor power equipment stores	\$37,867	\$75,435	\$258,132
2015 Paint andwallpaper stores	\$7,498	\$14,954	\$51,697
2015 Appliance, television, and other electronics stores	\$212,763	\$423,274	\$1,459,623
2015 Camera andphotographic supplies stores	\$15,233	\$30,395	\$105,721
2015 Computer andsoftware stores	\$585,979	\$1,165,757	\$4,012,420
2015 Beer, wine, and liquor stores	\$98,778	\$196,470	\$678,621
2015 Convenience stores	\$430,710	\$854,783	\$2,953,550
2015 Restaurant Expenditures	\$411,117	\$818,590	\$2,822,384
2015 Supermarkets and other grocery (except convenience) stores	\$1,655,852	\$3,294,249	\$11,340,749
2015 Furniture stores	\$143,733	\$287,075	\$992,915
2015 Home furnishings stores	\$534,433	\$1,065,510	\$3,664,913
2015 General merchandise stores	\$2,733,892	\$5,449,598	\$18,770,119
2015 Gasoline stations with convenience stores	\$1,398,877	\$2,778,869	\$9,587,826
2015 Other gasoline stations	\$1,019,498	\$2,025,706	\$6,984,297
2015 Department stores (excl leased depts)	\$2,699,902	\$5,381,655	\$18,535,409
2015 General merchandise stores	\$2,733,892	\$5,449,598	\$18,770,119
2015 Other health and personal care stores	\$106,279	\$211,910	\$729,974

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$443,441	\$883,178	\$3,035,109
2015 Pet and pet supplies stores	\$120,294	\$239,632	\$824,302
2015 Book, periodical, and music stores	\$17,899	\$35,747	\$123,070
2015 Hobby, toy, and game stores	\$50,130	\$99,998	\$343,372
2015 Musical instrument and supplies stores	\$4,689	\$9,382	\$32,554
2015 Sewing, needlework, and piece goods stores	\$9,713	\$19,402	\$66,459
2015 Sporting goods stores	\$46,227	\$92,121	\$318,248