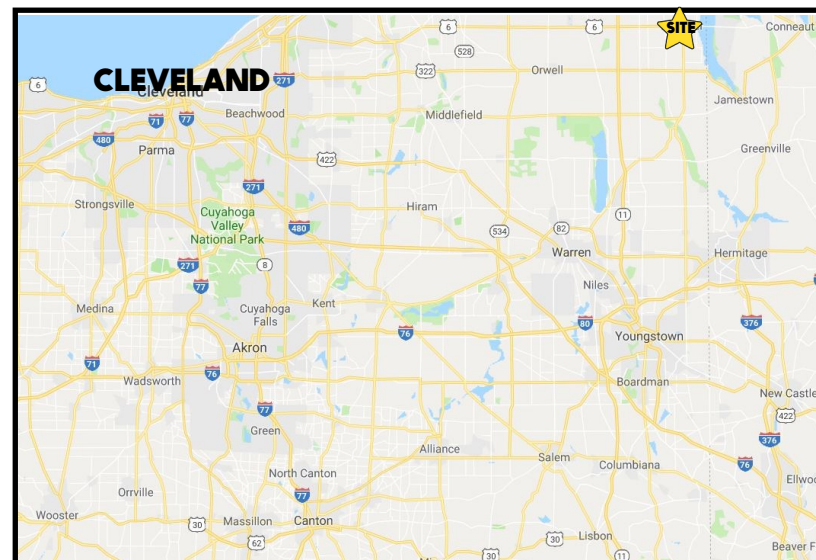


## LOCATION

409 E Main St, Andover, OH 44003



**3D TOUR:** [409](#)

## HIGHLIGHTS

- 7,800 SF available w 2 drive-in doors
- Former Auto Collision Repair Shop on E Main St (SR 85)
- Equipped with Paint Booth & 2 Lifts
- Front office and upstairs office space
- Situated on 0.91 Acres

## CONTACT

**ALICIA "LISH" ANGELO**

740.627.0431

[aangelo@platzrealtygroup.com](mailto:aangelo@platzrealtygroup.com)

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**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



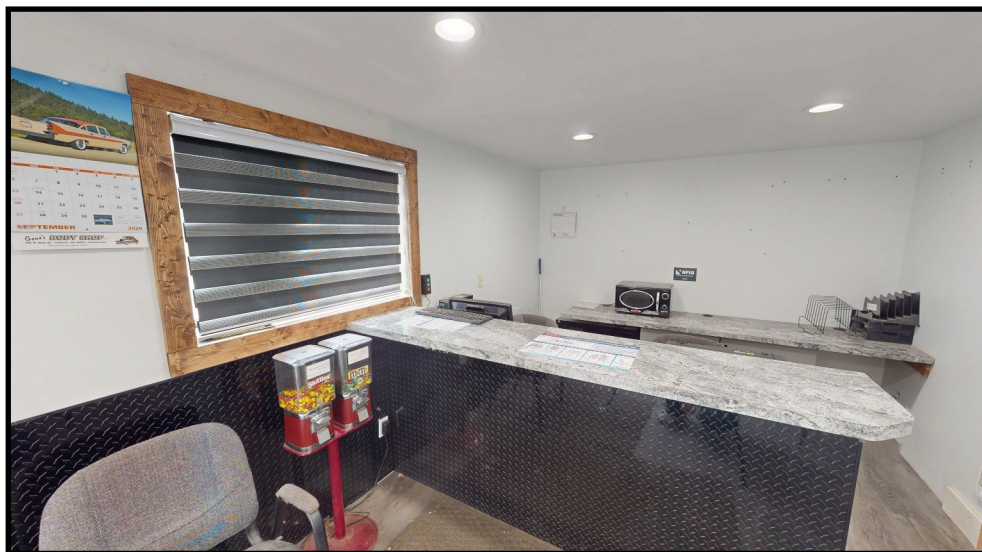


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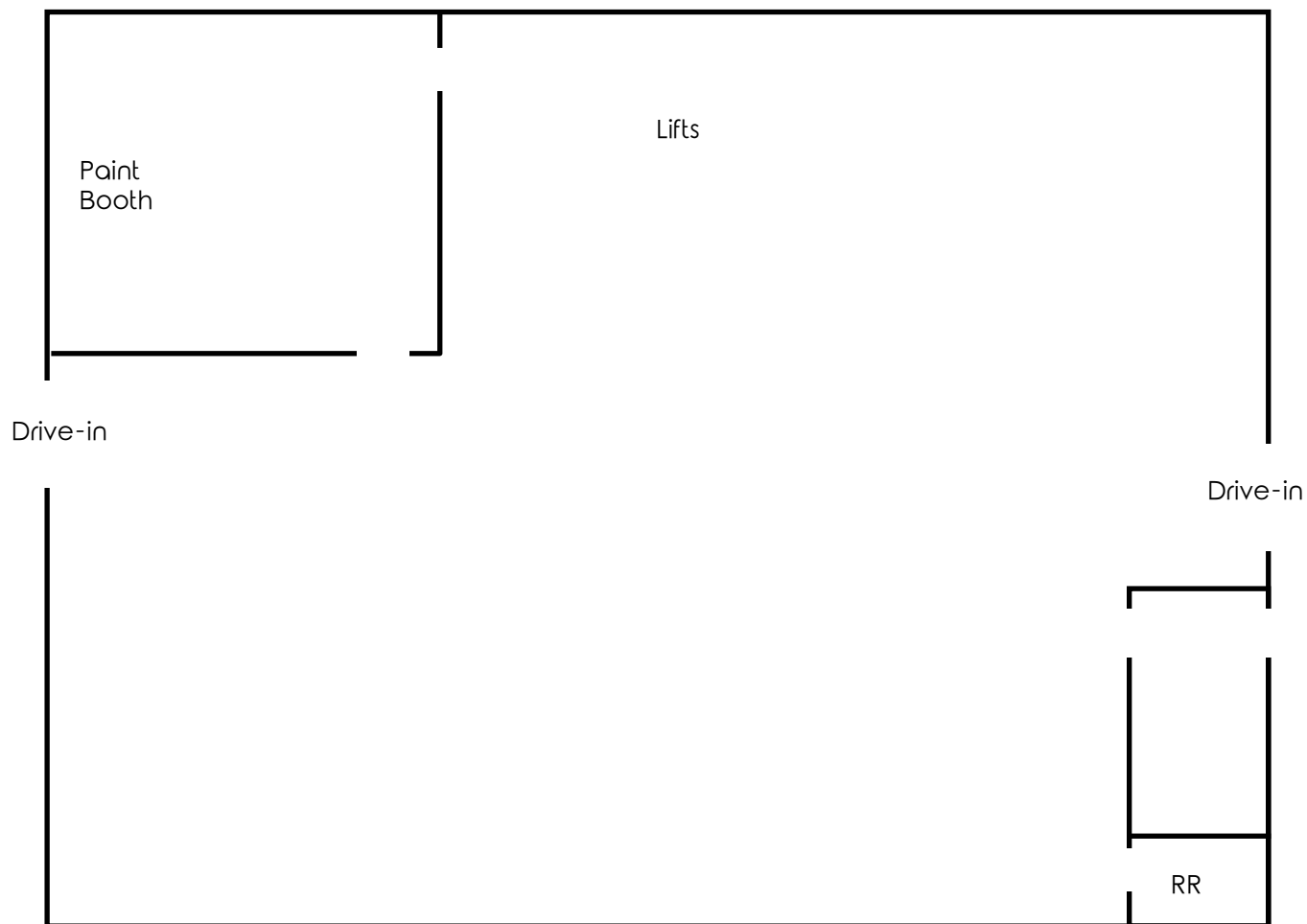




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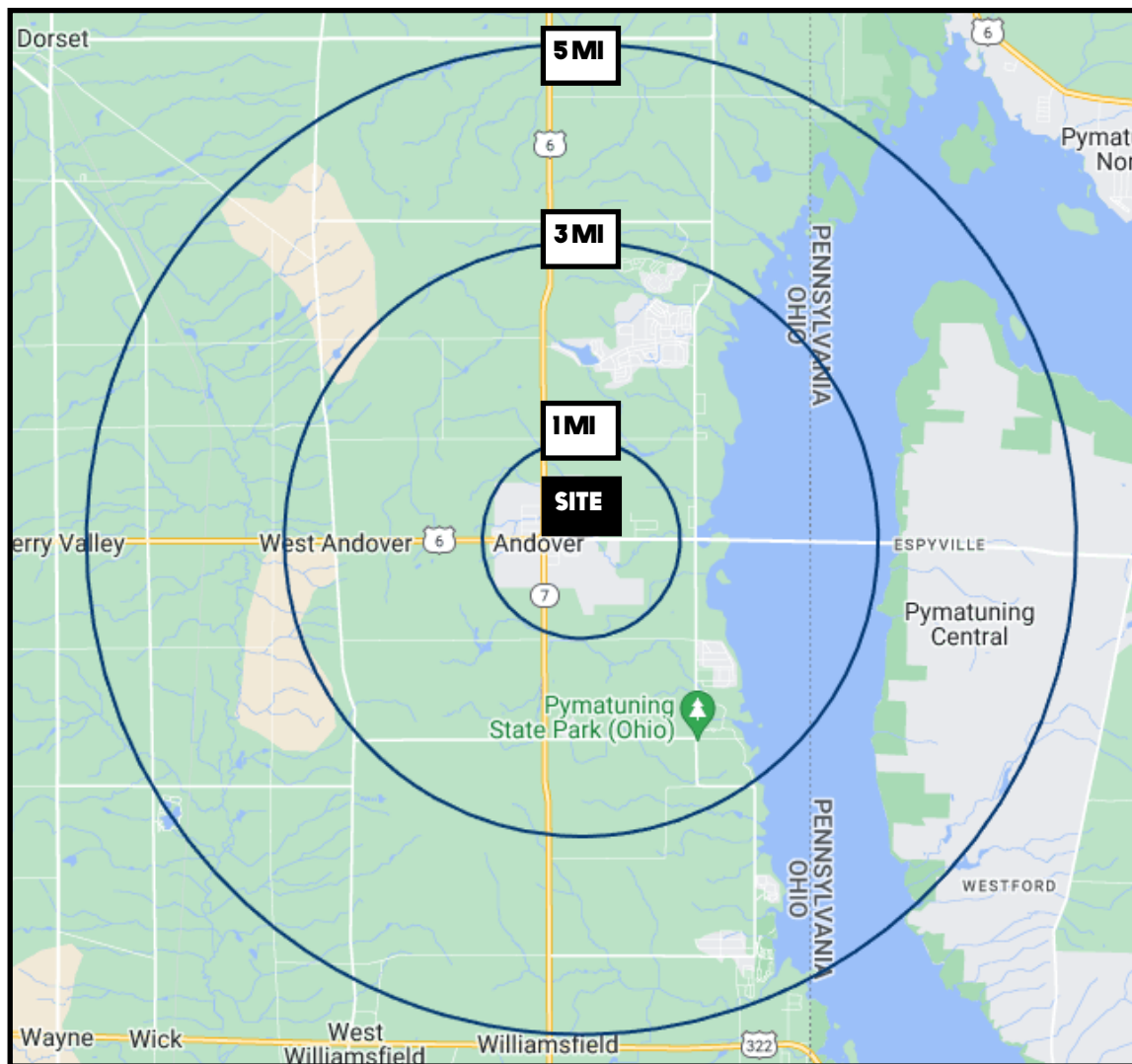


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# SITE INFORMATION



| DEMOGRAPHICS             | 1 MI     | 3 MI     | 5 MI     |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 1,098    | 2,175    | 5,599    |
| <b>HOUSEHOLDS</b>        | 443      | 899      | 2,483    |
| <b>MEDIAN AGE</b>        | 49       | 50       | 53       |
| <b>AVERAGE HH INCOME</b> | \$53,253 | \$57,156 | \$64,442 |

| SITE INFORMATION     |                             |
|----------------------|-----------------------------|
| <b>LOCATION</b>      | Andover<br>Ashtabula County |
| <b>PROPERTY TYPE</b> | Retail / Auto repair        |
| <b>ZONING</b>        | Commercial                  |
| <b>YEAR BUILT</b>    | 1987, renovated 2019        |
| <b>SIZE</b>          | 7,800 SF on .91 acres       |
| <b>RENT</b>          | \$2,000/month NNN           |
| <b>NNN CHARGES</b>   | TBD                         |

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