



# Freestanding Commercial Space

For Sale or Lease | 364 Main Street, Conneaut, Ohio 44030

# HIGHLIGHTS

- 12,468 SF building on 1.33 acres at signalized intersection
- Ample parking on site
- Drive up window
- The city of Conneaut is a pro-business climate, supporting business growth and development for new enterprises

|                       |                                 |
|-----------------------|---------------------------------|
| <b>Address</b>        | 364 Main Street, Conneaut, Ohio |
| <b>Building Size</b>  | 12,468 SF                       |
| <b>Year Built</b>     | 1964                            |
| <b>Land Size</b>      | 1.33 AC                         |
| <b>Parcel</b>         | 12-113-00-143-00                |
| <b>Parking Spaces</b> | 68 Surface Spaces               |



14,481  
**POPULATION**



5,576  
**HOUSEHOLDS**



42.3  
**MEDIAN AGE**



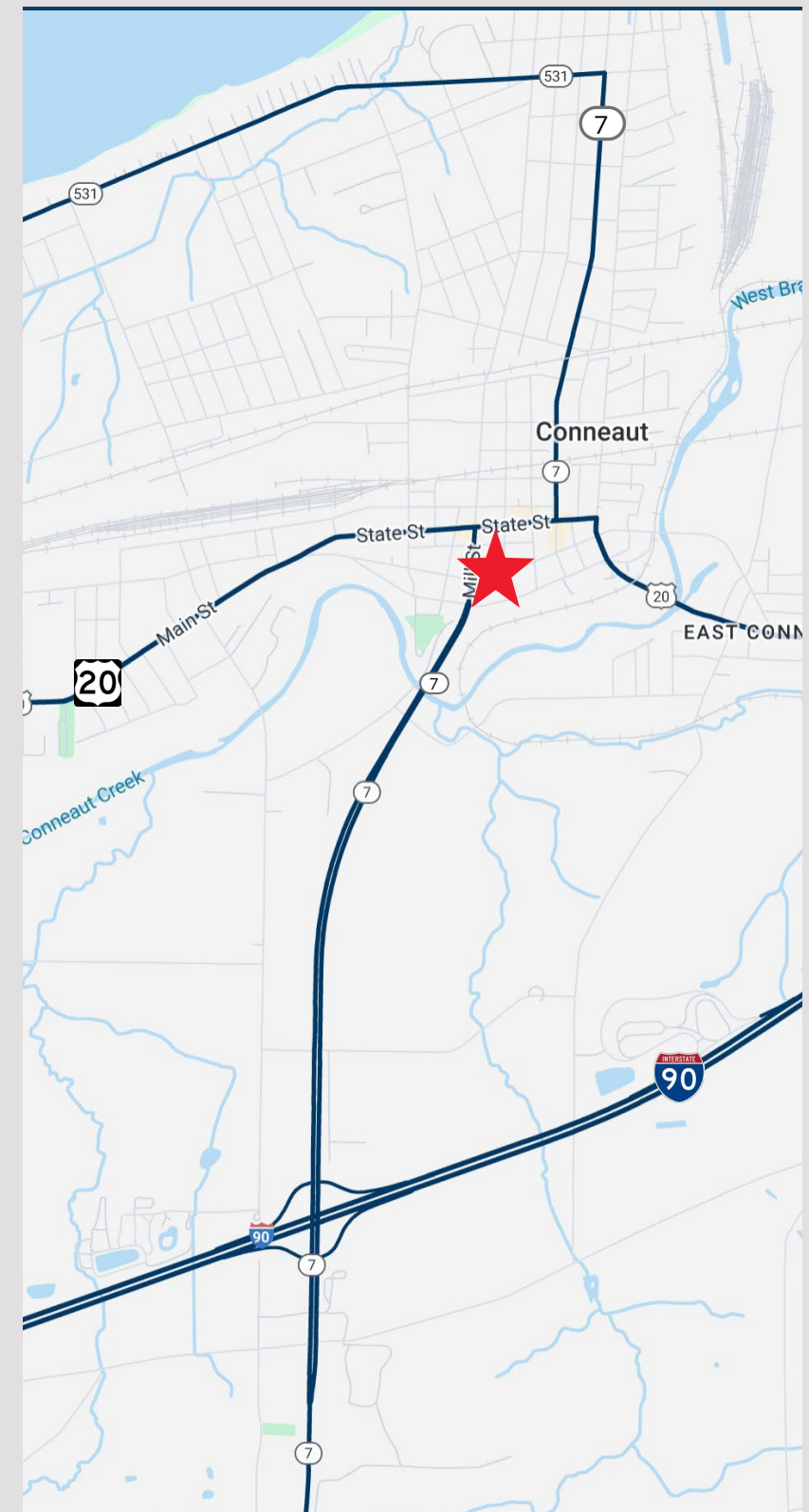
\$82,311  
**AVG HH INCOME**



318  
**BUSINESSES**



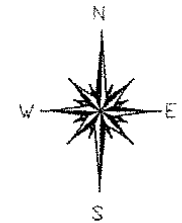
3,405  
**EMPLOYEES**



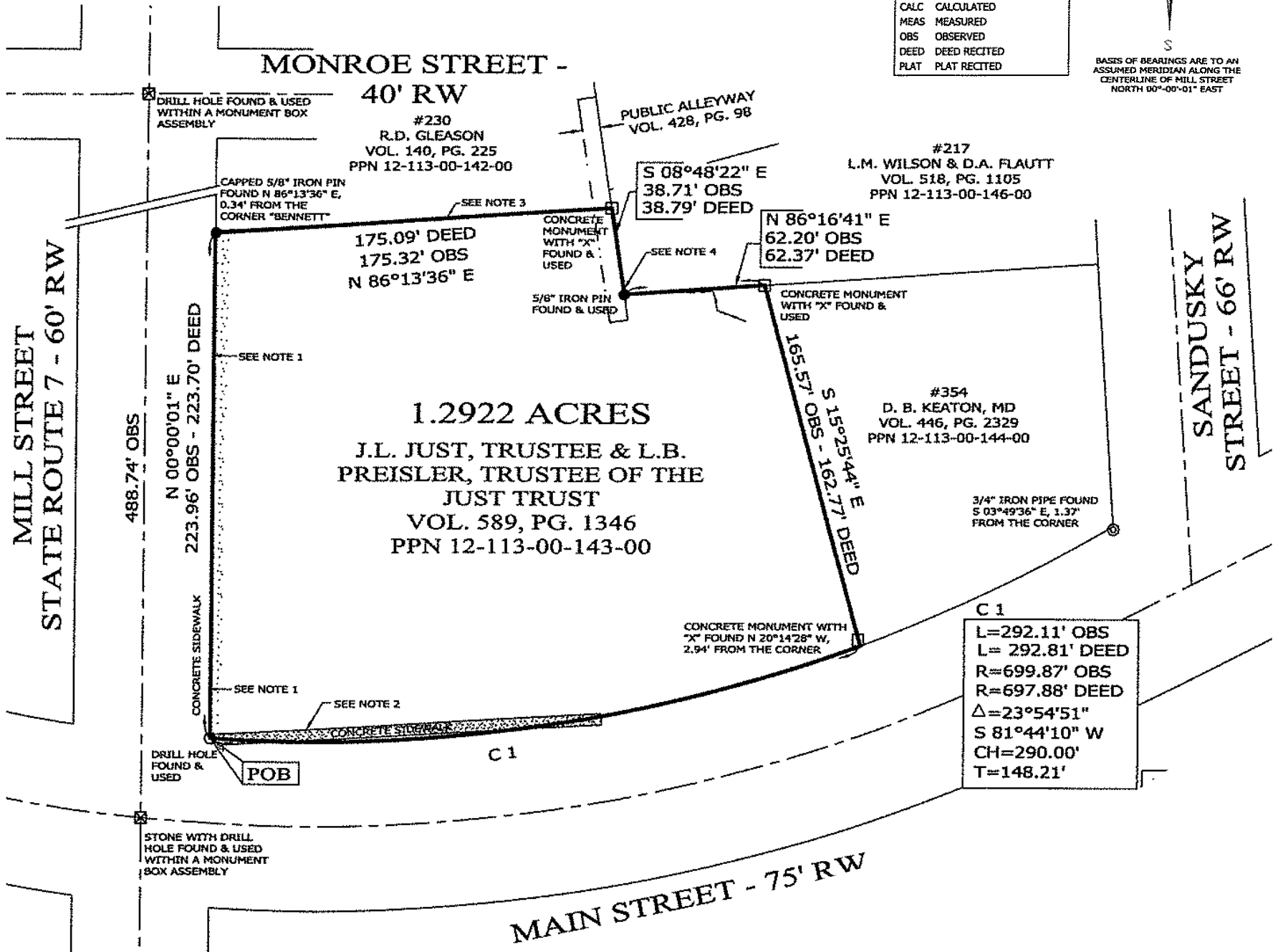
# SITE PLAN

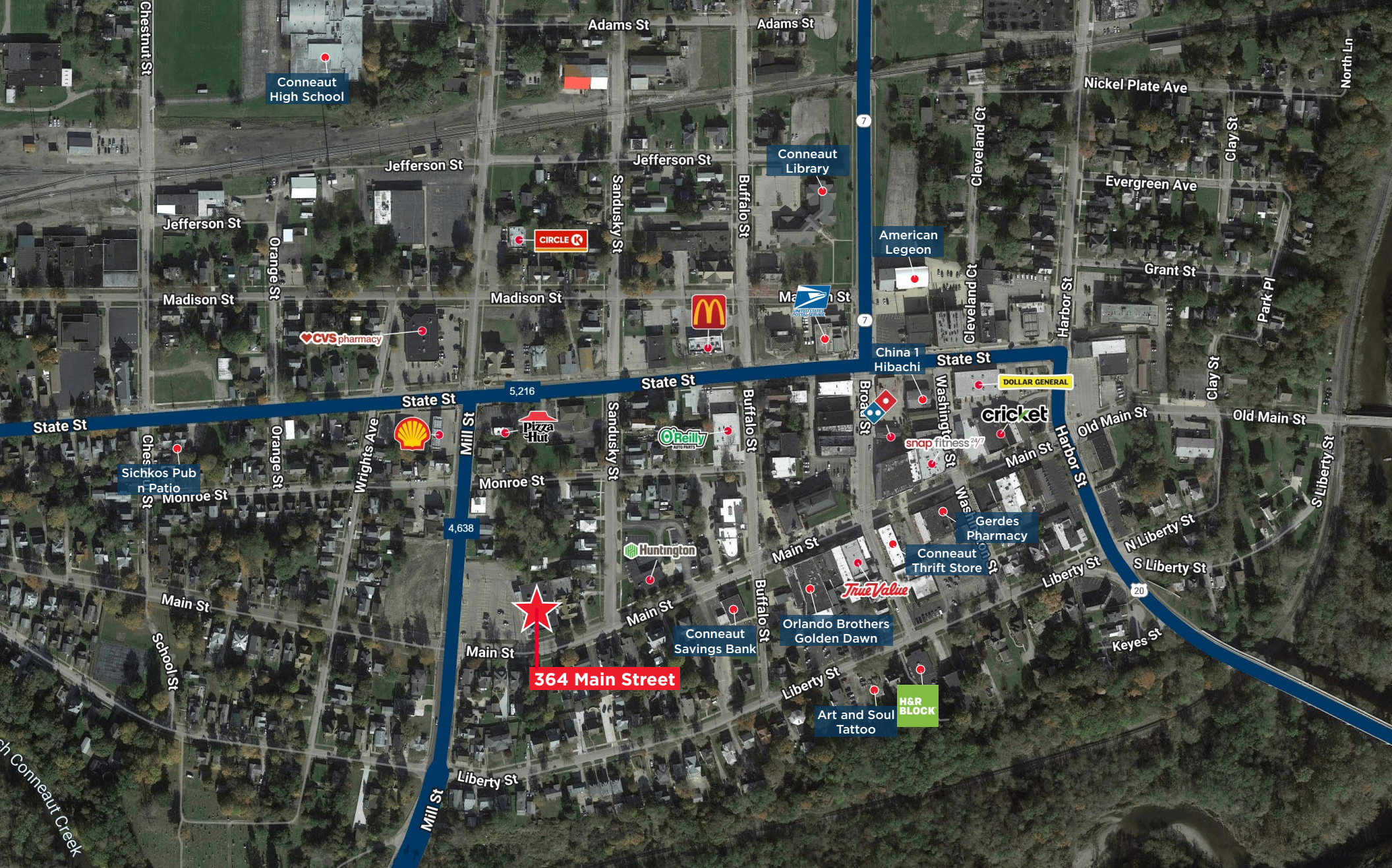
## LEGEND

|      |                     |
|------|---------------------|
| ●    | IRON PIN FOUND/SET  |
| ○    | IRON PIPE           |
| □    | STONE MONUMENT      |
| ⊠    | MONUMENT BOX        |
| ⊙    | P.K. NAIL FOUND/SET |
| ○    | DRILL HOLE FOUND    |
| CALC | CALCULATED          |
| MEAS | MEASURED            |
| OBS  | OBSERVED            |
| DEED | DEED RECITED        |
| PLAT | PLAT RECITED        |



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTRAL LINE OF MILL STREET NORTH 00°-00'-01" EAST





**RYAN FISHER**  
 Senior Vice President  
 +1 216 525 1497  
 rfisher@crescorealestate.com

**CAMERON CALLAHAN**  
 Associate  
 +1 216 232 4101  
 ccallahan@crescorealestate.com

**Cushman & Wakefield | CRESCO**  
 6100 Rockside Woods Blvd, Suite 200  
 Cleveland, OH 44131  
 crescorealestate.com



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