AVAILABLE

ASHTABULA TOWNE SQUARE

3315 N Ridge Road E | Ashtabula, Ohio 44004



ANCHOR RETAIL®

REALTY RESOURCES MEMBER

AFFILIATE NETWORK

HIGHLIGHTS



- Multiple outparcel opportunities ideal for QSR, full-service restaurant, medical and other retail freestanding users
- Big box/anchor opportunities with flexible footprints and redevelopment potential
- Strategically positioned just east of SR 11 with convenient regional access to I-90 and the greater Ashtabula County trade area
- Surrounded by major national retailers including Walmart, The Home Depot, Lowe's, ALDI, Tractor Supply, and Harbor Freight
- Walmart is #4 out of 140 stores in Ohio and #133 out of 3,882 nationwide (source: Placer.ai)

SITE PLAN

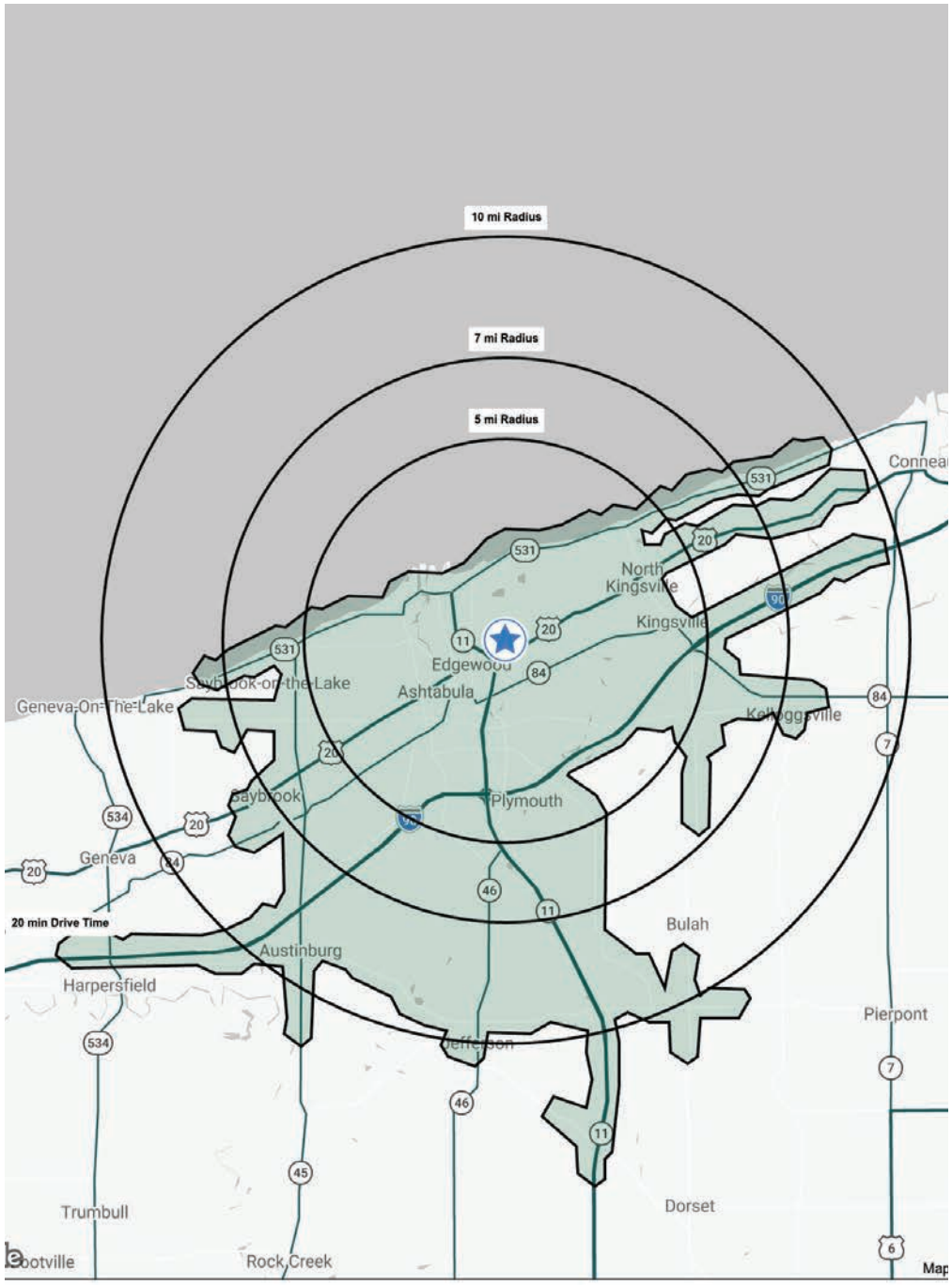

Dunham's SPORTS
J-PAL CINEMAS
AXI WholeSale
THE CITY
WILDFIRE DANCE STUDIO
BRICKS & MINIFIGS
SHOE DEPT.
planet fitness
DETENTION POND
University Hospitals Urgent Care
TRACTOR SUPPLY CO
HARBOR FREIGHT
Applebee's
Walmart
WALMART (OWNED BY OTHERS)
+/- 159,845 SF
+/- 51,267 SF
+/- 76,000 SF
+/- 2.99 AC
+/- 7.96 AC
+/- 1.35 AC
+/- 1.22 AC
PARCEL M ±1.53 ACRES
PARCEL A-3 ±0.58 ACRES
PARCEL A ±1.13 ACRES
PARCEL B-1 ±0.20 ACRES
PARCEL H
PARCEL J ±1.17 ACRES
PARCEL L ±1.76 ACRES
PARCEL G ±1.28 ACRES
PARCEL E ±0.96 ACRES
PARCEL D ±1.29 ACRES
STORE #200 25,000 S.F.
STORE #230 20,462 S.F.
STORE #400 21,967 S.F.
STORE #495 76,889 S.F.
191 CARS
852 CARS
281 CARS
50 CARS
374 CARS
482 CARS
508 CARS
204 CARS
305 CARS
105 CARS
98 CARS
42 CARS
EL PUENTE 4,950 S.F.
CHIPOTLE MEXICAN GRILL
verizon
RED LOBSTER
Aaron's ±1.00 ACRE
EDGEWOOD CHURCH OF THE NAZARENE (OWNED BY OTHERS)
BURGER KING 4,110 S.F.
BURGER KING
Bob Evans FARMHOUSE KITCHEN
BOB EVANS 7,561 S.F.
APPLEBEES 4,590 S.F.
PROPOSED RIGHT IN/ RIGHT OUT CONNECTOR DRIVE TO WAL-MART PARKING LOT
Pylon Sign
EXISTING TRAFFIC SIGNAL
MALL PYLON SIGN LOCATION
U.S. HIGHWAY 20
NORTH RIDGE
Pylon Sign
EXISTING TRAFFIC SIGNAL
0' 50' 100' 200'
SCALE
REVISIONS
DATE: 01/18/11
PD-2K

MARKET AERIAL



ASHTABULA TOWNE SQUARE | 3315 N RIDGE ROAD, ASHTABULA, OH 44004

DEMOGRAPHICS



	5 MILE	7 MILES	10 MILES	20 MIN DRIVE
POPULATION	29,134	34,702	46,298	40,965
HOUSEHOLDS	12,594	15,007	20,075	17,701
MEDIAN AGE	40.5	41.7	42.4	42.0
AVERAGE HH INCOME	$72,944	$76,383	$77,999	$77,076
MEDIAN HH INCOME	$56,991	$59,709	$61,897	$60,150
BUSINESSES	986	1,122	1,511	1,474
EMPLOYEES	16,223	17,508	22,640	22,155
EDUCATION: BACHELORS +	16.3%	16.9%	17.4%	17.9%

CLEVELAND
24500 Chagrin Blvd., Suite 100 | Beachwood, Ohio 44122
216.342.2523

COLUMBUS
875 N High Street, 3rd Floor | Columbus, Ohio 43215
614.739.0189

WWW.ANCHORRETAIL.COM

For additional information, please contact:

Matt Wilson

(e) mwilson@anchorretail.com
(o) 216.342.2580
(c) 216.470.8200

Allison Giomuso

(e) agiomuso@anchorretail.com
(o) 216.342.2620
(c) 440.364.5626

Jimmy DiFonzo

(e) jdifonzo@anchorretail.com
(o) 216.342.2634
(c) 440.856.3900

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