

1443 Claremont Ave

Ashland, OH 44805

Retail
Leasing Opportunity

Leasing Brochure



SPACE AVAILABLE

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FEBRUARY 2027

MATTHEWS™

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Project Scope

Leasing Highlights:

- 1,697 SF available formerly occupied by Alpha Dental
- Co-tenant includes Verizon Wireless (**Available February 2027, with the option to lease entire building**)
- Available July 2026
- Located on a high-visibility commercial corridor near Ashland University
- Roof replaced in 2025

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,273	21,420	25,354
Current Year Estimate	5,175	21,211	25,092
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,273	9,223	10,772
Current Year Estimate	2,226	9,113	10,638
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$92,097	\$84,037	\$86,725



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always solving

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Ashland



Bob Evans
RESTAURANT

WOODFOREST
NATIONAL BANK
cricket BEAUTY
Sally Beauty
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Great Clips
CHIPOTLE
MEXICAN BOWL

WINGATE
BY WYNDHAM
TACO BELL
Wendy's
SUBWAY
RITE AID
MARATHON

Do it Best
CIRCLE K
save a lot
bp
Huntington

96 ± 14,000 VPD

BURGER KING

Walmart
Supercenter

Pizza Hut
McDonald's
PAPA JOHN'S
Advance Auto Parts

ASHLAND UNIVERSITY
18 78
ASHLAND, OHIO
± 6,243 STUDENTS

Auto Zone
O'Reilly
AUTO PARTS

COST CUTTERS
FAMILY CAR WASH

Claremont Ave ± 11,000 VPD

Little Caesars
TIRE CHOICE
AUTO SERVICE CENTERS
CIRCLE K
Arby's
Wendy's

University Hospitals
Samaritan Medical Center
± 52 BEDS

42 ± 10,000 VPD

Buehler's
Fresh Foods
SUBWAY
MARATHON

DUNKIN'
Jersey Mike's
ALDI
verizon

verizon
Subject Property

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RETAIL SPACE FOR LEASE

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EXCLUSIVE LEASING AGENTS

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Matthew Wallace

Broker Of Record

Broker Lic. No. BRKP.2024002419 (OH)

Firm Lic. No.: REC.2022007141 (OH)

Confidentiality & Disclaimer Statement

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