

Development Opportunity Off SR 2 & Route 13

1316 Mudbrook Road
Huron, OH 44839

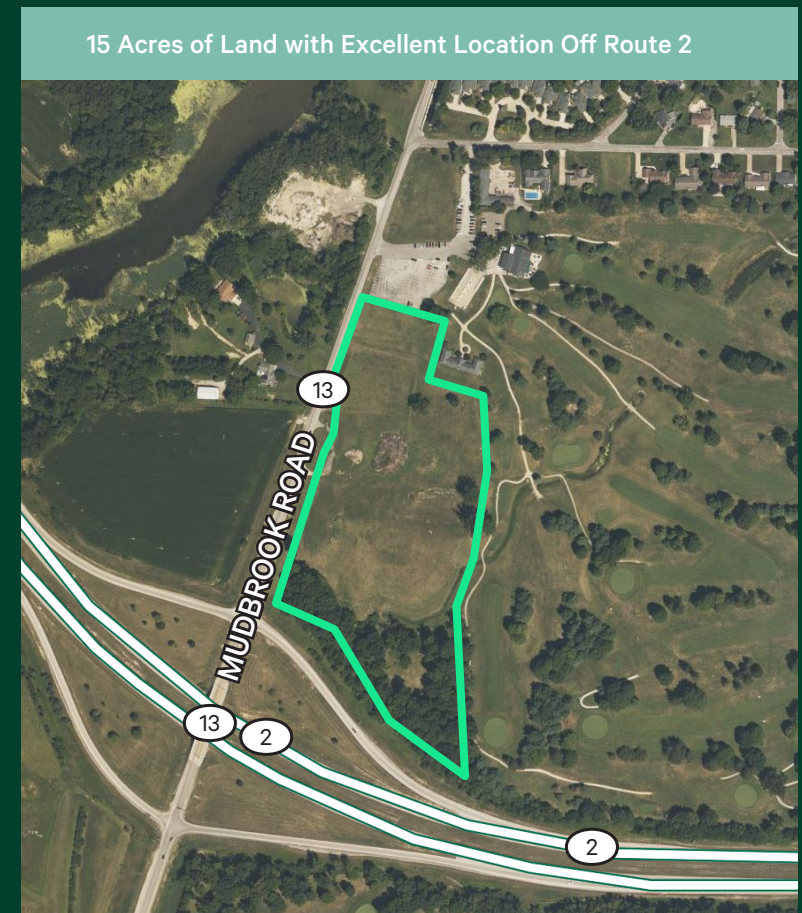
Property Highlights

- + Land Size: 15.6051 acres;
6 build-able acres
- + PPN: 39-00246.001 (Erie County)
- + Real Estate Taxes: \$38,103.34 per year
- + 28,004 VPD (2023) on Route 2
4,014 VPD (2023) on Route 13
- + Unique development opportunity in rapidly growing area just off the Route 2 at the Route 13/Mudbrook Road exit
- + Frontage: 829' on RT 2; 1,068' on RT 13
- + Great access and visibility from Route 2
- + Potential uses, commercial, retail, hotel and residential etc.
- + Growing community close to Downtown Huron
- + Excellent school system
- + Close proximity to Cedar Point
- + Many marinas in the charming waterfront community of Huron
- + Zoning: General Commercial (C-2)
- + Sale Price: \$700,000

Contact Us

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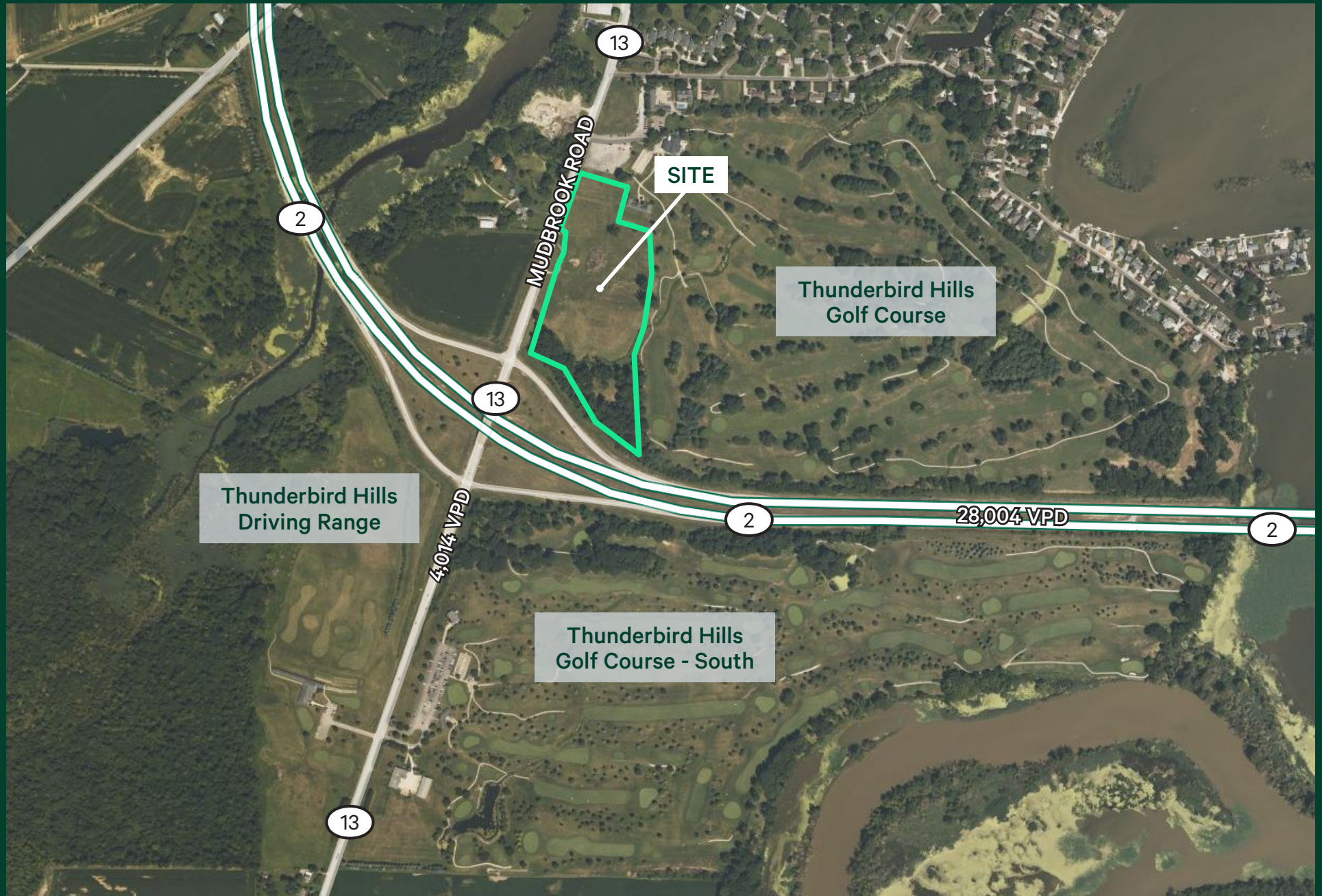
CBRE, Inc.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113



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For Sale



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For Sale



Demographic Overview

Category	5 miles
2021 Businesses	499
2021 Employees	11,322
2021 Population	14,756
2021 Median Age	48.70
2021 Population 25 and Over	11,172
2021 Households	6,165
2021 Average Household Income	\$88,453
2021 Owner Occupied Housing Units	5,078
2021 Average Value of Owner Occ. Housing Units	\$239,469
2021 Daytime Population	14,186
Daytime Workers	6,424
Daytime Residents	7,762

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