

513 E Perkins Ave

Sandusky, OH 44870

Exclusively Represented By:

David Mussari

Broker

513 755 4400

commercialbhhs@gmail.com

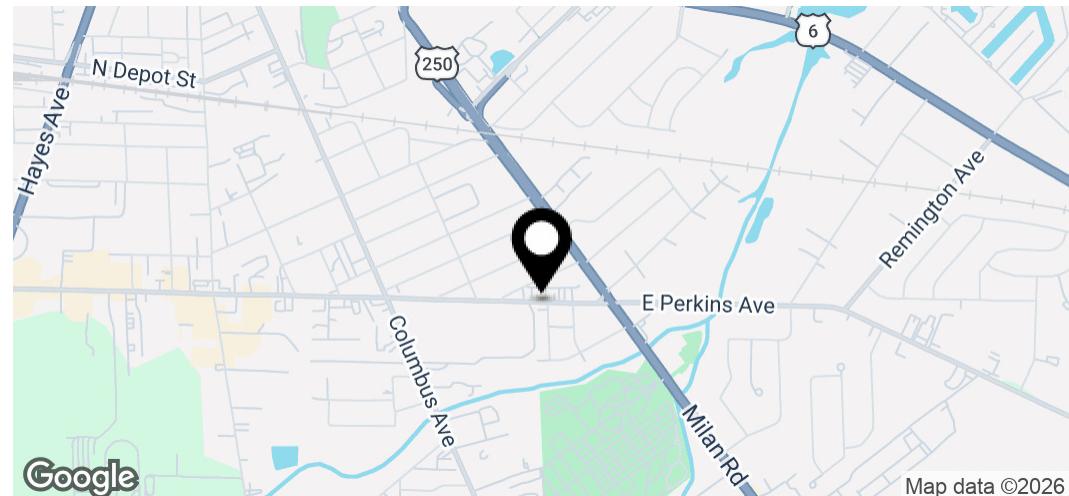
Mayson Harkelroad

Broker

419 271 5559

harkelroadrealestate@gmail.com

RETAIL SPACE FOR SALE



Offering Summary

Price	\$639,000
Price / GSF	\$117.25
GSF	5,450 SF
Year Built	1952

Property Overview

513 E Perkins Ave, Sandusky, Ohio is a commercial property located on a main intersection with consistent traffic flow. The property consists of two buildings that are connected internally, creating one usable space, while maintaining separate utilities, security systems, and furnaces for each side. Roof and windows are approximately 10 years old, and furnaces have been serviced annually. The sale includes two additional rear land parcels that may be used for parking, storage, or future development.

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5700 Gateway Ste. 200
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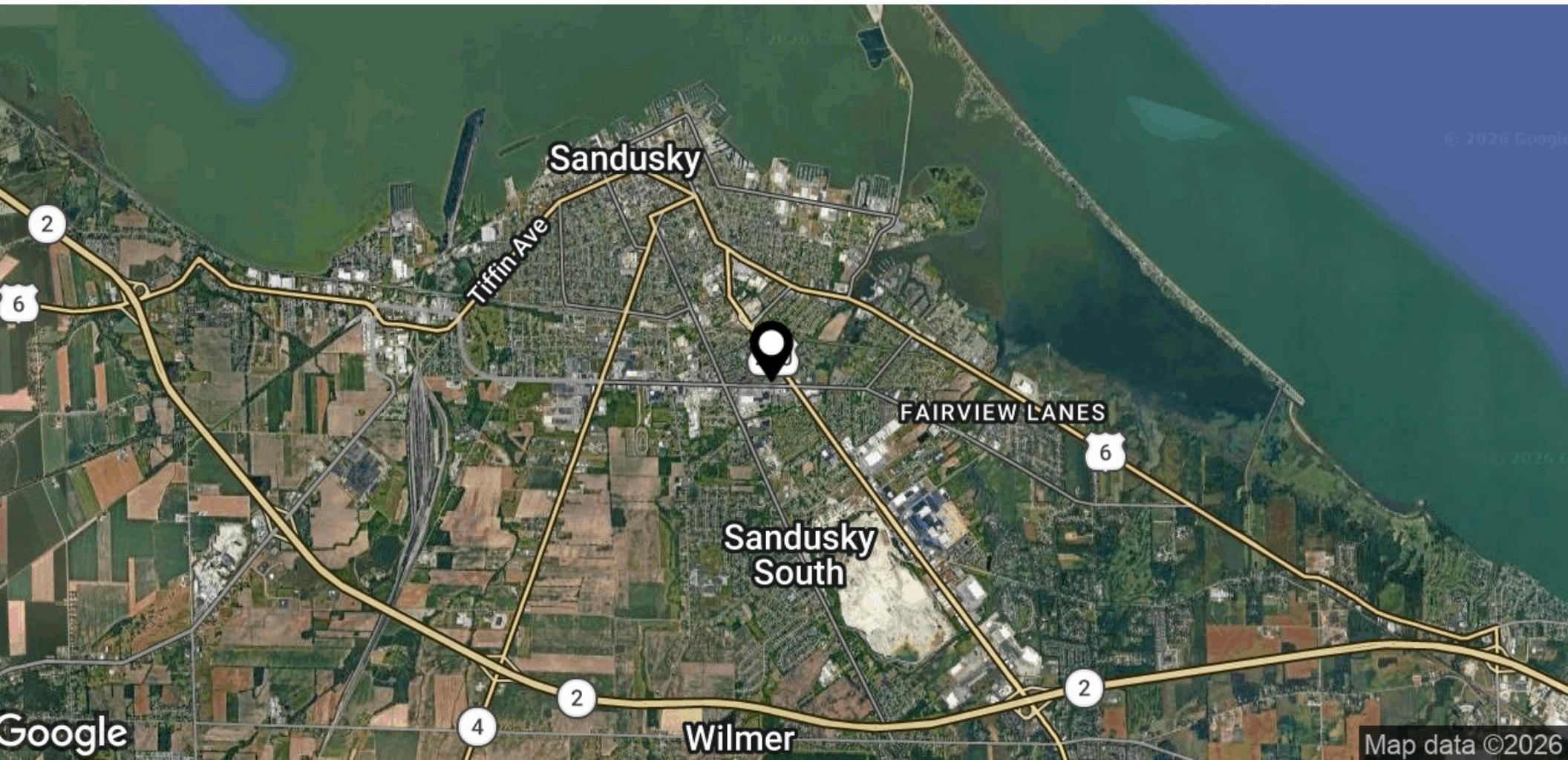
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Location Map



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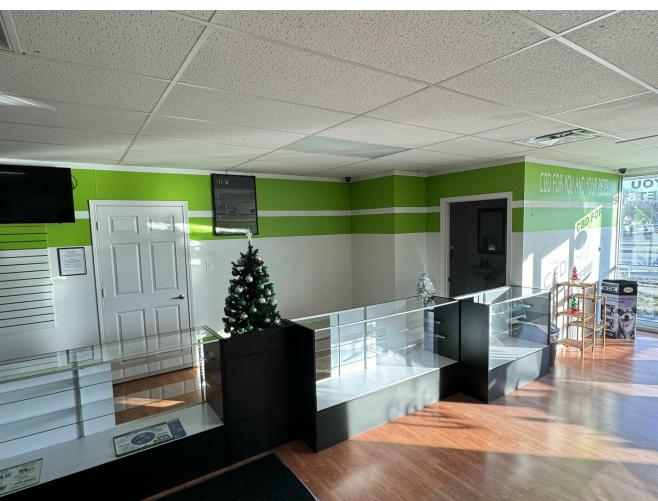
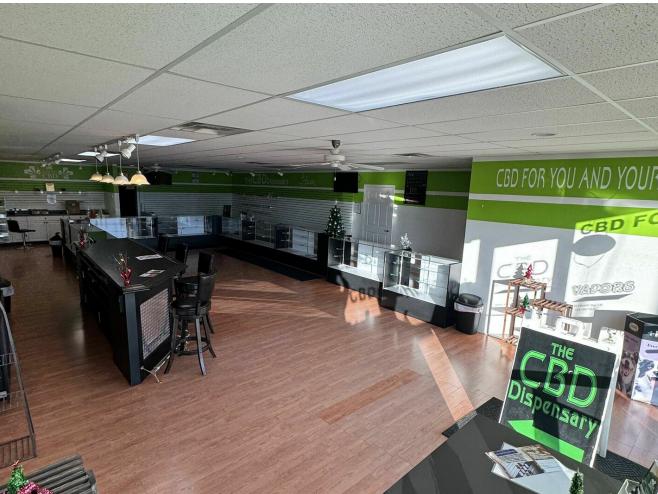
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[Additional Photos](#)



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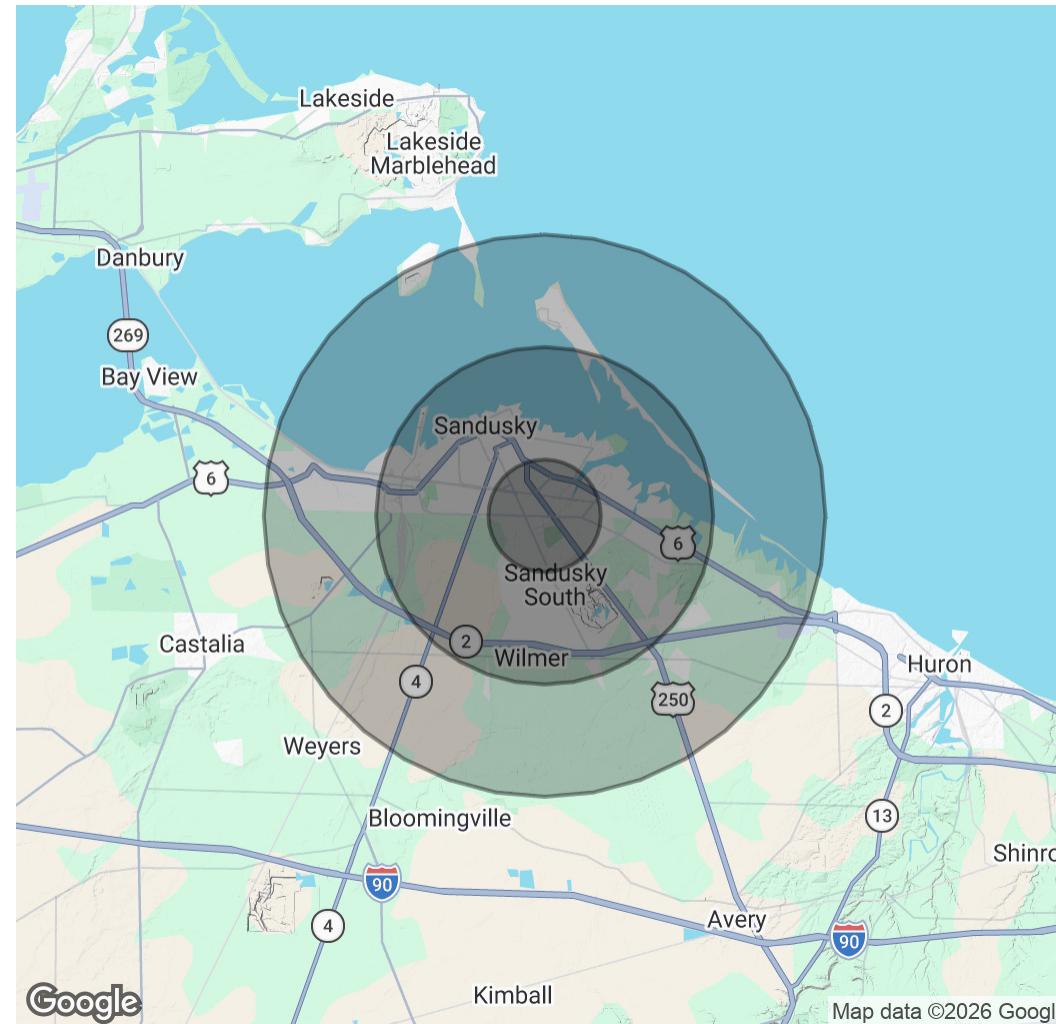
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,714	33,705	39,791
Average Age	43	42	43
Average Age (Male)	43	41	42
Average Age (Female)	42	43	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,224	14,425	17,191
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$69,595	\$67,745	\$69,166
Average House Value	\$161,906	\$183,114	\$194,380

Demographics data derived from AlphaMap



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