

# Prime Corner Property

FOR SALE

Rare Development Opportunity near Ohio's  
Vacationland Ideal for Fuel, Convenience, & QSR

900 SE Catawba Road  
Port Clinton, OH



## CONTACT

**Mike Petrigan, SIOR**  
Senior Vice President  
+1 216 363 6435  
mike.petrigan@cbre.com

CBRE



**Area Retailers & Amenities include Fast Food, Full Service Restaurants, Hotels, Self-Storage Facilities, Entertainment, Local Small Businesses and more.**

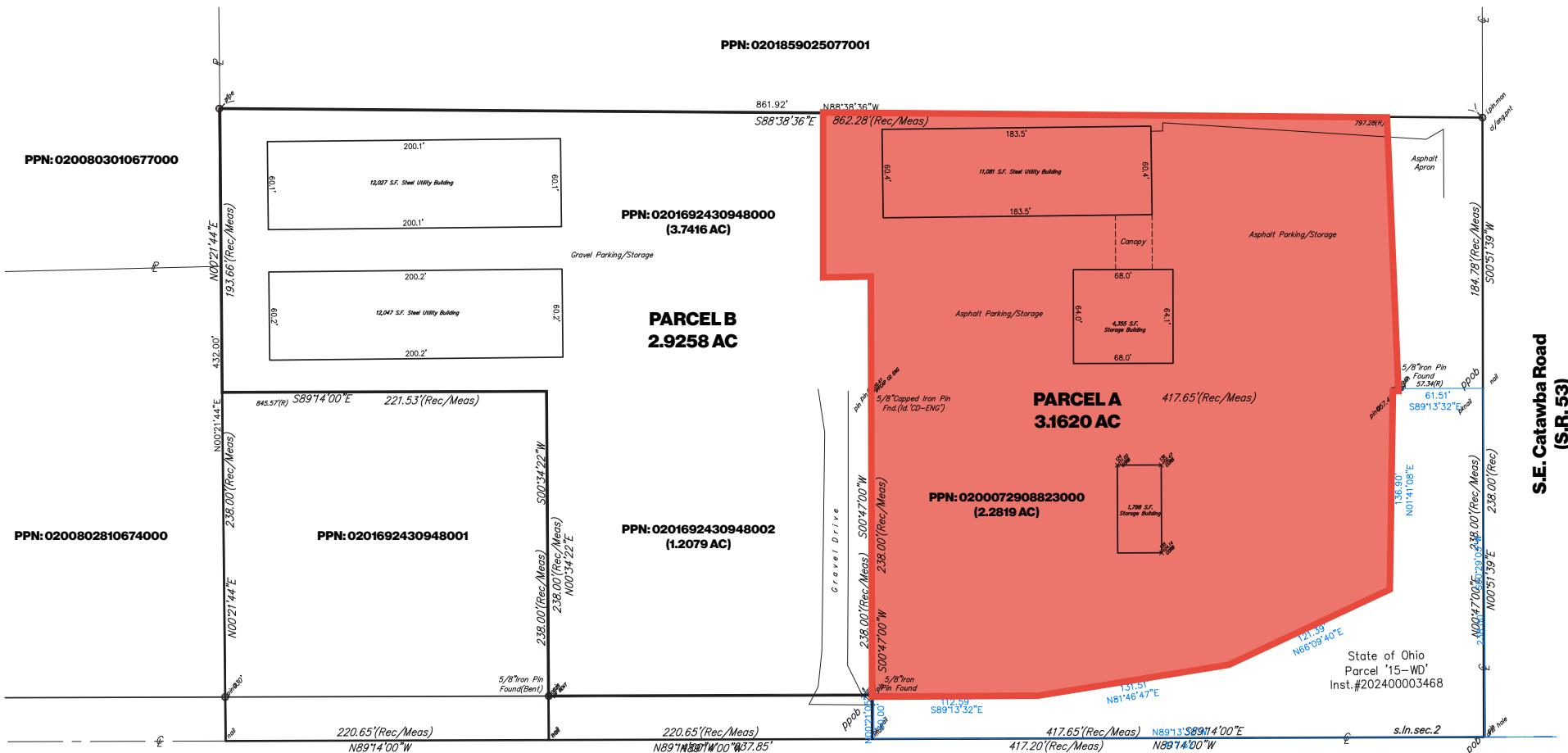
# Property Overview

## 3+ Corner Acre Property Excellent Development Opportunity

- **Parcel A includes PPNs:** 0200072908823000 & 0201692430948000
- **Frontage:** 400 feet on SE Catawba Road (S.R. 53) & 357 feet on E. State Road
- **Zoned:** Commercial
- Excellent use for QSR, fuel, convenience, or hotel use
- Last corner property left in the area for development
- Direct access to Ohio Route 2 (less than .25 miles) from SE Catawba Road (S.R. 53)
- Situated between Toledo (42 miles, 50 minutes) & Cleveland (73 miles, 1 hour & 15 minutes)
- Most highly traveled exit for Vacationland: Sandusky, Put-In-Bay, Catawba, Kelley's Island and more which saw 13 million visitors in 2023 (S&IO)
- High VPD counts during summer months: ODOT Annual Averages at 11,128 on SE Catawba Road & 20,480 on Route 2 (2024)
- Excellent travel and leisure destination which has an estimated 1,700 RV camp spots and 3,600 boat slips within a 5-mile radius of property
- **Sale Price: \$2,495,000**

# Property Survey Lot Split

## Available Parcel A



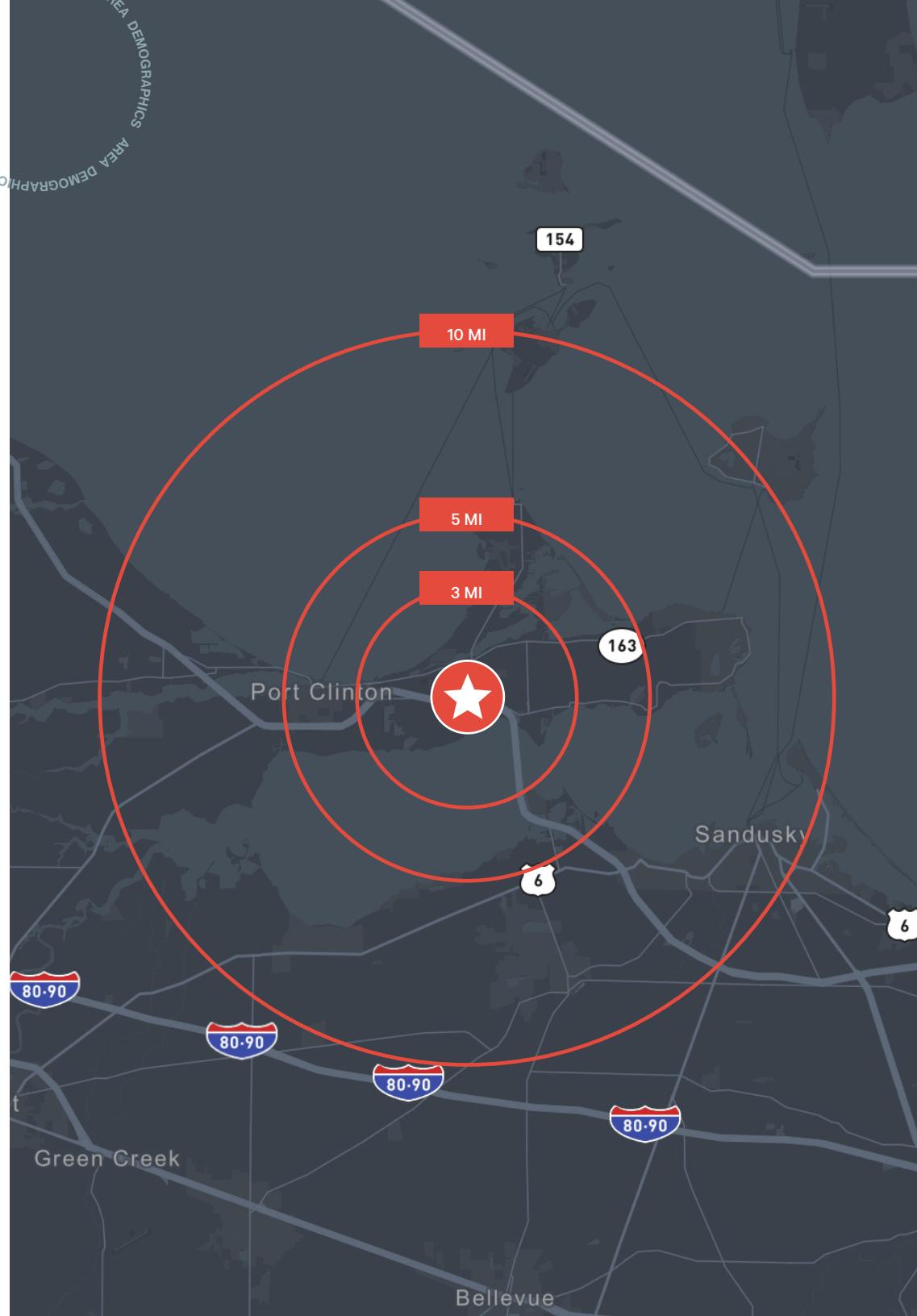
## **East State Road (C.R. 6)**

# SE Catawba Road, Port Clinton, OH Aerial View

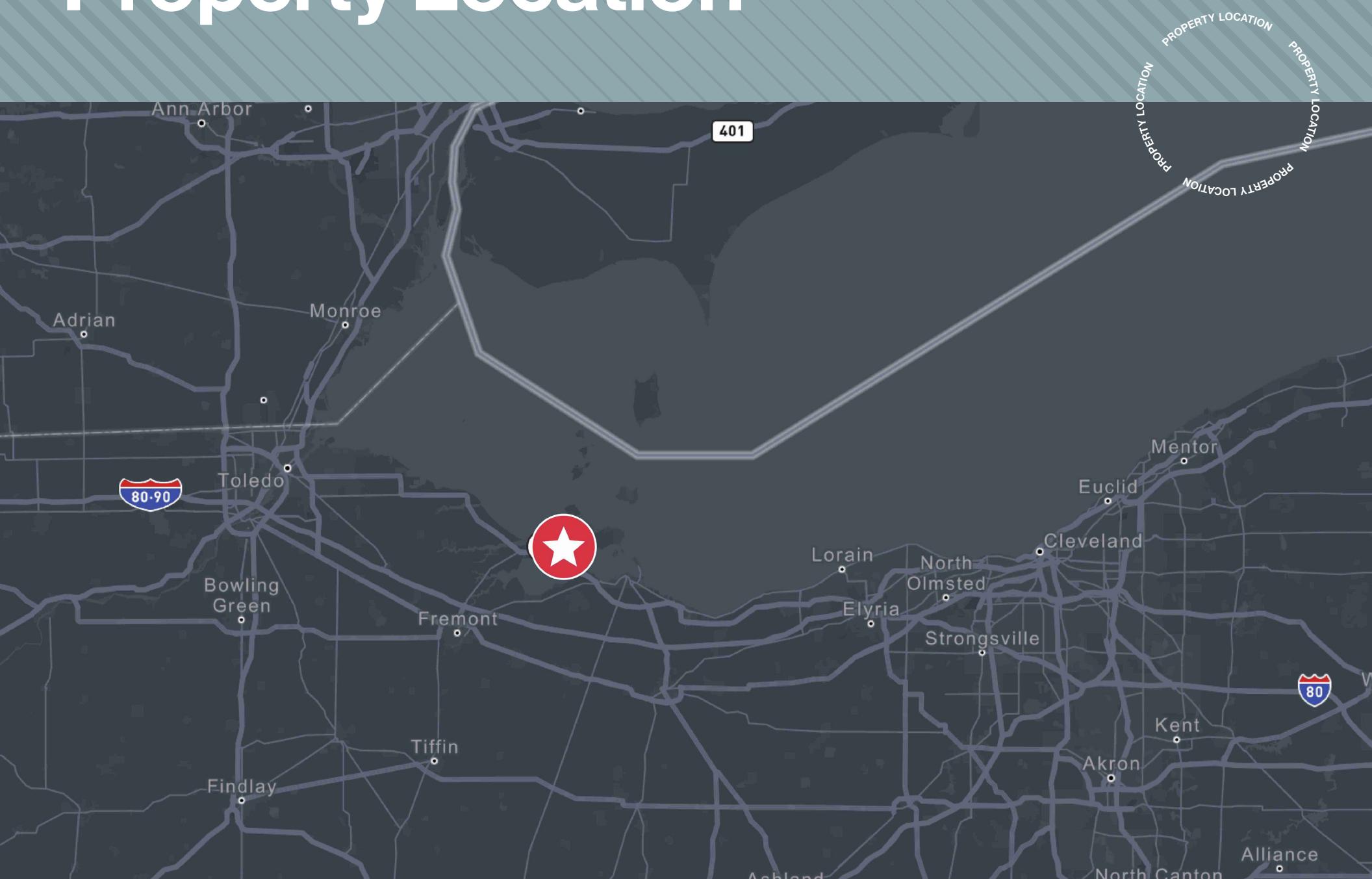


# Area Demographics

	3 MILES	5 MILES	10 MILES
<strong>POPULATION</strong>			
2024 Population Estimate	4,095	14,136	44,699
2029 Population Projection	4,023	13,947	44,003
2024 Daytime Population	4,850	13,878	48,857
<strong>PLACE OF WORK</strong>			
2024 Businesses	395	859	2,460
2024 Employees	3,338	7,951	31,755
<strong>HOUSEHOLDS</strong>			
2024 Households	1,980	6,794	20,547
2024 Avg. HH Income	\$108,741	\$102,918	\$84,877
2024 Median HH Income	\$74,268	\$67,987	\$59,792
2024 Avg. Housing Value	\$333,160	\$295,366	\$243,051
2024 Median Housing Value	\$275,439	\$224,488	\$180,243
<strong>CONSUMER EXPENDITURE   TRAVEL</strong>			
Travel Total	\$5.9M	\$18.9M	\$45.9M
Transportation	\$2.1M	\$6.7M	\$16.3M
Gasoline on Trips	\$446.6K	\$1.5M	\$3.6M
Lodging on Trips	\$2.0M	\$6.2M	\$15.1M
Food & Beverage on Trips	\$1.4M	\$4.7M	\$11.5M



# Property Location



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### **CBRE, Inc.**

950 Main Avenue  
Suite 1230  
Cleveland, Ohio 44113

**CBRE**

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