

Investment Opportunity

2006 East Harbor Road | Port Clinton, OH 43452



Property Highlights

- Fully-leased building with land for expansion
- 5,248 sq. ft. dental office built in 2017
- 0.50 acre outlot for development
- Next to high-traffic Kroger plaza
- Ottawa County Parcel 0202091034446000
- Adjacent property is also for sale

Sale Price: \$1,499,000



Financial Snapshot

- \$76,545 annual NNN income
- 10% rent increase in 2027

Contact:

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**Principals of owner are licensed agents.*

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | [f](https://www.facebook.com/hotyenterprises)

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Aerial | Demographics

2006 East Harbor Road



2023 Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate	4,082	14,977	19,480
Median HH Income	\$61,546	\$62,927	\$62,741

**Courtesy of Crexi*

2024 Traffic Counts

	Vehicles/Day
State Route 163	14,532
State Routes 2 and 53	17,489

**Courtesy of ODOT*



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