

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.

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 Crex

2024 Traffic Counts

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

*Courtesy of ODOT

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