

2.87 AC DEVELOPMENT SITE

1575 N SANDUSKY AVENUE, BUCYRUS, OHIO 44820

CBRE

FOR SALE



SITE



N Sandusky Ave - 6,422 VPD



13,066
VPD

EXCLUSIVE CONTACTS:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Senior Associate
216 535 0188
vince.mingo@cbre.com

THE OPPORTUNITY

- 2.87 AC Development Site Available For Sale
- Sale Price: \$676,500
- Visibility to Highway 30 with traffic counts of 13,066 VPD (Source: ODOT).
- Zoned: Limited Industrial / Commerical (LIC)
- Population of 102,830 and average household income of \$110,175 in a 30-min drive radius.



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
39,307



POPULATION
43,633



HOUSEHOLDS
18,982



POPULATION
25 & OVER
31,540



AVG. HOUSEHOLD
INCOME
\$76,713

AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	13,720	43,633	157,071
2024 Daytime Population	14,616	39,307	151,884
2024 Households - Current Year Estimate	6,191	18,982	63,892
2024 Average Household Income	\$73,104	\$76,713	\$75,417
2029 Average Household Income Projection	\$80,119	\$83,995	\$82,296
2024 Median Household Income	\$54,924	\$58,218	\$58,350
2024 Population Over 25	9,989	31,540	112,650

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