

0.49 AC DEVELOPMENT ACROSS FROM MCDONALDS

282 STATE STREET, CONNEAUT, OHIO 44030

CBRE

EXCLUSIVE CONTACT:

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CONNEAUT
HIGH SCHOOL
(400 ENROLLMENT)

SITE



STATE ST - 5,117 VPD

MILL ST

SANDUSKY ST

BUFFALO ST

MADISON ST

BROAD ST

170'

131'

131'

170'

THE OPPORTUNITY

- For Sale: \$325,000
- 0.49 AC Development site across from McDonalds, and adjacent to the post office, in downtown Conneaut
- Downtown Conneaut is known for the Conneaut Harbor, estimated to bring over 425,000 annual visitors to the area
- Dimensions: 131' x 170'
- Zoned: B-3 General Business
- Traffic counts of 5,117 VPD in front of site (source ODOT TIMS)



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
34,215



POPULATION
41,282



HOUSEHOLDS
16,839



POPULATION
25 & OVER
30,289



AVG. HOUSEHOLD
INCOME
\$79,721

AERIAL VIEW



DOLLAR GENERAL

Domino's
PIZZA

UNITED STATES
POSTAL SERVICE®

ORLANDO BROTHERS
GOLDEN DAWN

O'Reilly
AUTO PARTS

McDonald's

SITE

MADISON ST

BUFFALO ST

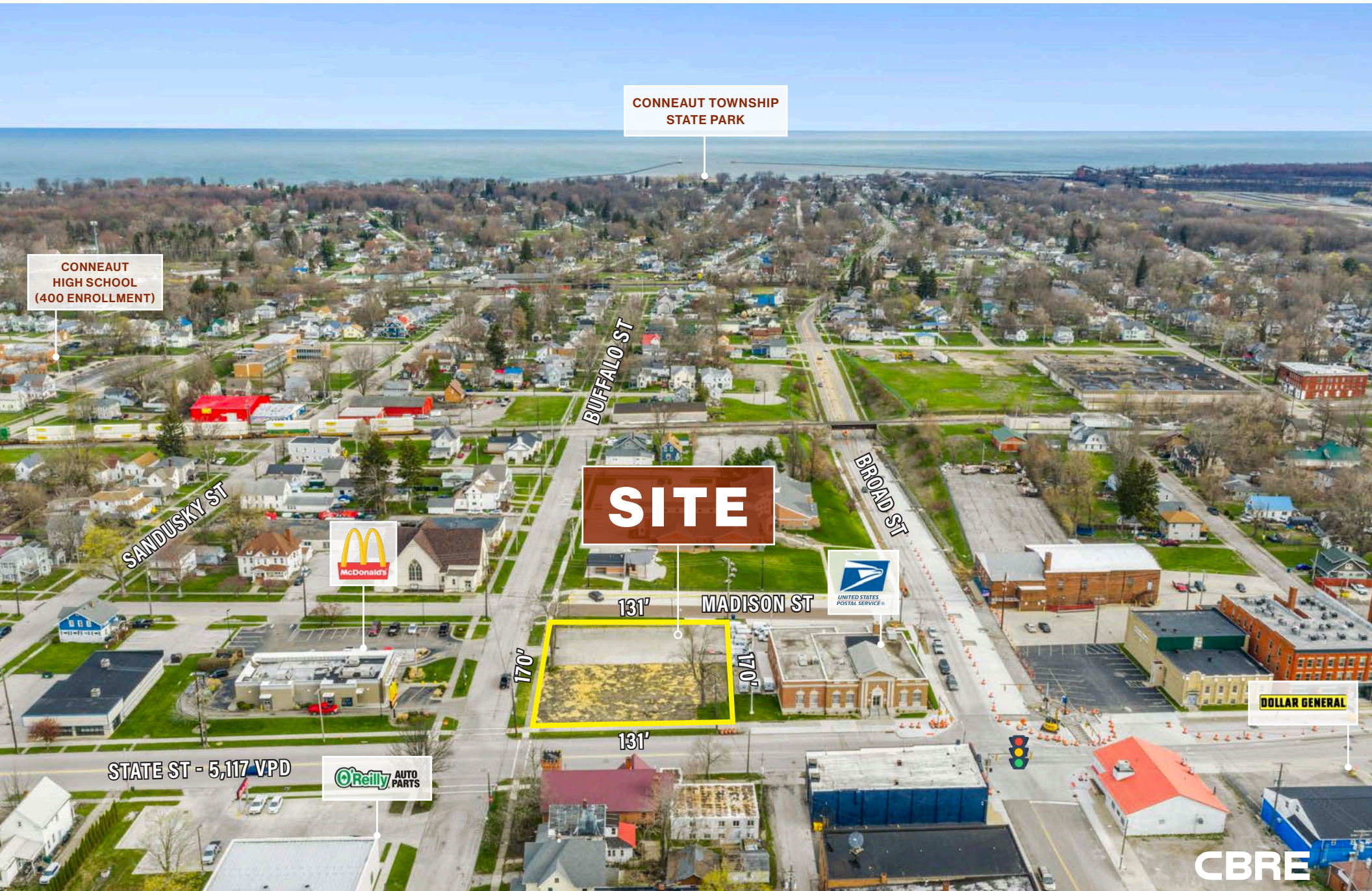
STATE ST - 5,117 VPD

HARBOR ST

BROAD ST

CBRE

AERIAL VIEW



CONNEAUT TOWNSHIP
STATE PARK

CONNEAUT
HIGH SCHOOL
(400 ENROLLMENT)

SITE

SANDUSKY ST

BUFFALO ST

BROAD ST



DOLLAR GENERAL



STATE ST - 5,117 VPD

131' MADISON ST

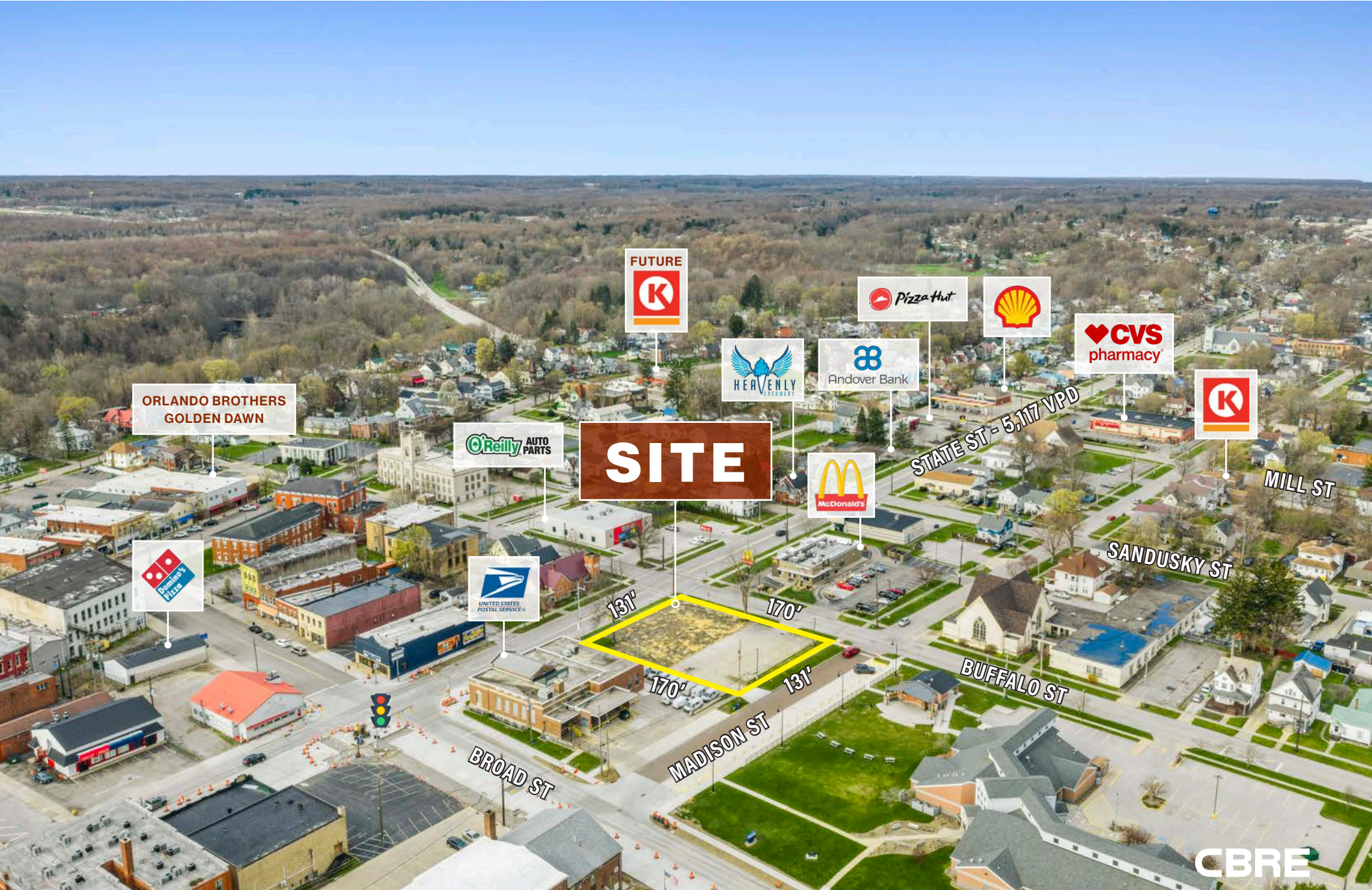
170'

170'

131'

CBRE

AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	13,036	41,282	115,581
2025 Daytime Population	10,142	34,215	101,932
2025 Households - Current Year Estimate	4,967	16,839	46,130
2025 Average Household Income	\$71,116	\$79,721	\$88,682
2030 Average Household Income Projection	\$78,262	\$87,687	\$98,224
2025 Median Household Income	\$58,122	\$64,741	\$66,521
2025 Population Over 25	9,698	30,289	84,143

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