

Development Opportunity Off SR 2 & Route 13

1316 Mudbrook Road
Huron, OH 44839

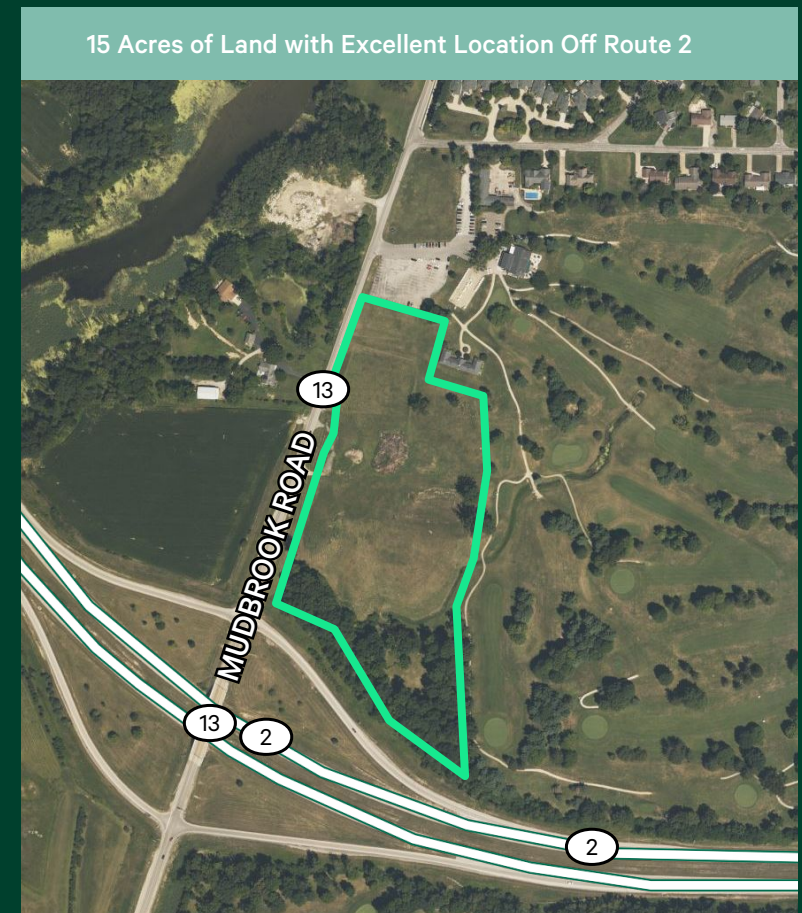
Property Highlights

- + Land Size: 15.6051 acres;
6 build-able acres
- + PPN: 39-00246.001 (Erie County)
- + 28,004 VPD (2023) on Route 2
4,014 VPD (2023) on Route 13
- + Unique development opportunity
in rapidly growing area just off the
Route 2 at the Route 13/Mudbrook
Road exit
- + Frontage: 829' on RT 2; 1,068' on
RT 13
- + Great access and visibility from
Route 2
- + Potential uses, commercial, retail,
hotel and residential etc.
- + Growing community close
to Downtown Huron
- + Excellent school system
- + Close proximity to Cedar Point
- + Many marinas in the charming
waterfront
community of Huron
- + Zoning: General Commercial (C-2)
- + Sale Price: \$700,000

Contact Us

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

CBRE, Inc.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113



Development Opportunity Off SR 2 & Route 13

1316 Mudbrook Road | Huron, OH 44839

For Sale



Development Opportunity Off SR 2 & Route 13

1316 Mudbrook Road | Huron, OH 44839

For Sale



Demographic Overview

Category	5 miles
2021 Businesses	499
2021 Employees	11,322
2021 Population	14,756
2021 Median Age	48.70
2021 Population 25 and Over	11,172
2021 Households	6,165
2021 Average Household Income	\$88,453
2021 Owner Occupied Housing Units	5,078
2021 Average Value of Owner Occ. Housing Units	\$239,469
2021 Daytime Population	14,186
Daytime Workers	6,424
Daytime Residents	7,762

Contact Us

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

CBRE, Inc.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

