

Prime Corner Property

FOR SALE

Rare Development Opportunity near Ohio's
Vacationland Ideal for Fuel, Convenience, & QSR

900 SE Catawba Road
Port Clinton, OH



CONTACT

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CBRE



Property Overview

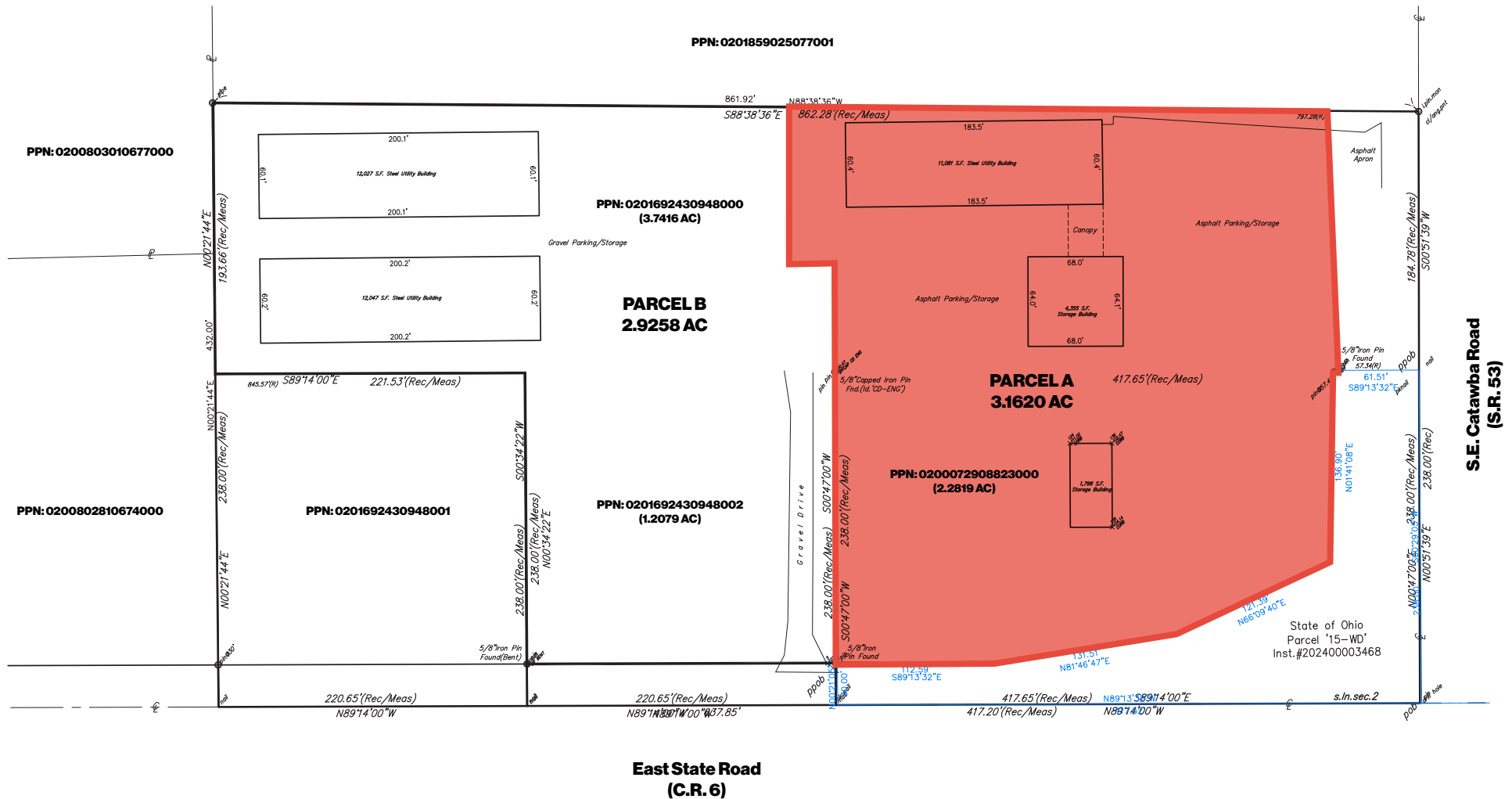
**3+ Corner Acre Property
Excellent Development Opportunity**

- **Parcel A includes PPNs: 0200072908823000 & 0201692430948000**
- **Frontage:** 400 feet on SE Catawba Road (S.R. 53) & 357 feet on E. State Road
- **Zoned:** Commercial
- Excellent use for QSR, fuel, convenience, or hotel use
- Last corner property left in the area for development
- Direct access to Ohio Route 2 (less than .25 miles) from SE Catawba Road (S.R. 53)
- Situated between Toledo (42 miles, 50 minutes) & Cleveland (73 miles, 1 hour & 15 minutes)
- Most highly traveled exit for Vacationland: Sandusky, Put-In-Bay, Catawba, Kelley's Island and more which saw 13 million visitors in 2023 (S&IO)
- High VPD counts during summer months: ODOT Annual Averages at 9,025 on SE Catawba Road & 19,903 on Route 2 (2023)
- Excellent travel and leisure destination which has an estimated 1,700 RV camp spots and 3,600 boat slips within a 5-mile radius of property

Area Retailers & Amenities include Fast Food, Full Service Restaurants, Hotels, Self-Storage Facilities, Entertainment, Local Small Businesses and more.

Property Survey Lot Split

Available Parcel A
3.1620 Acres



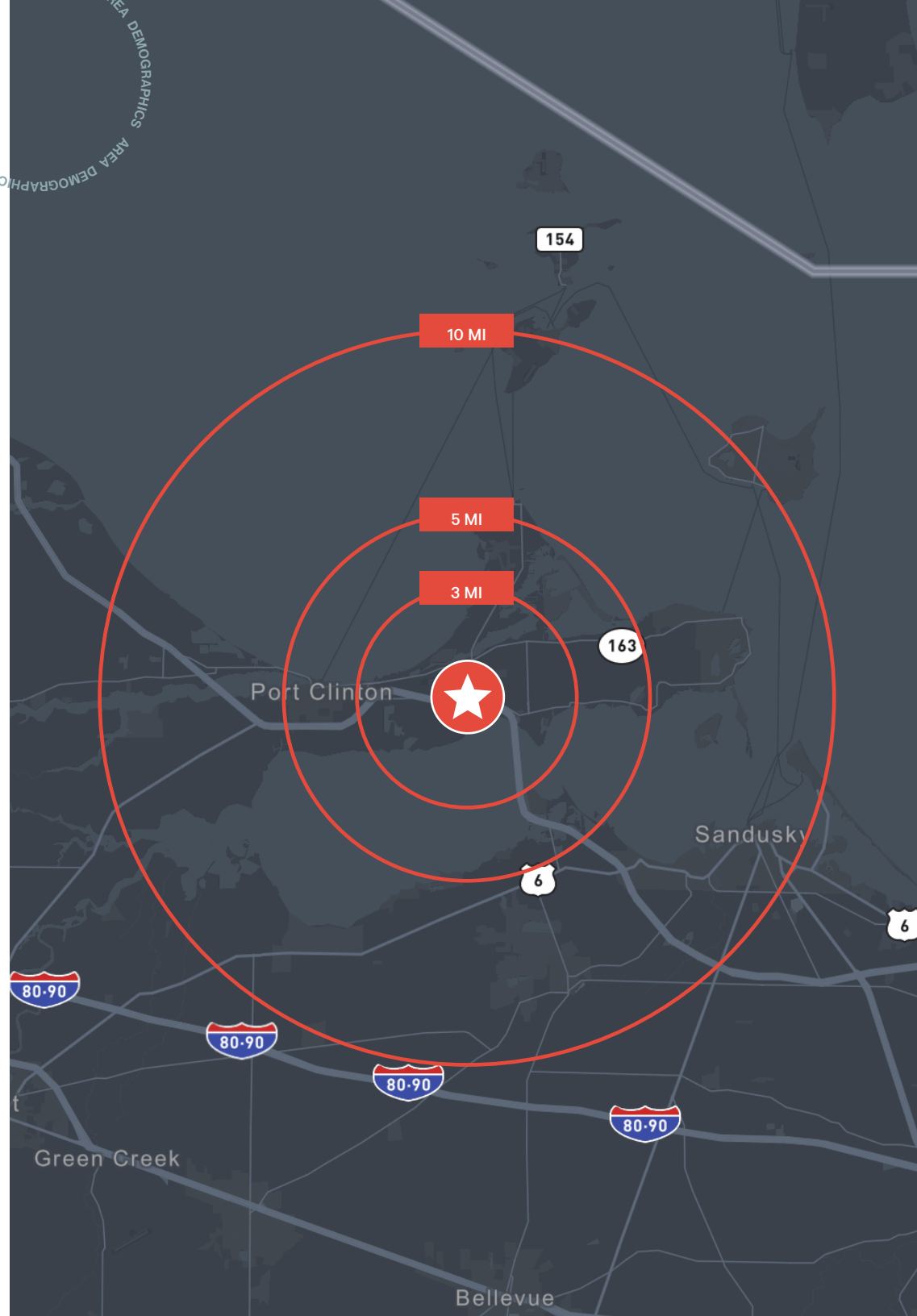
SE Catawba Road, Port Clinton, OH

Aerial View

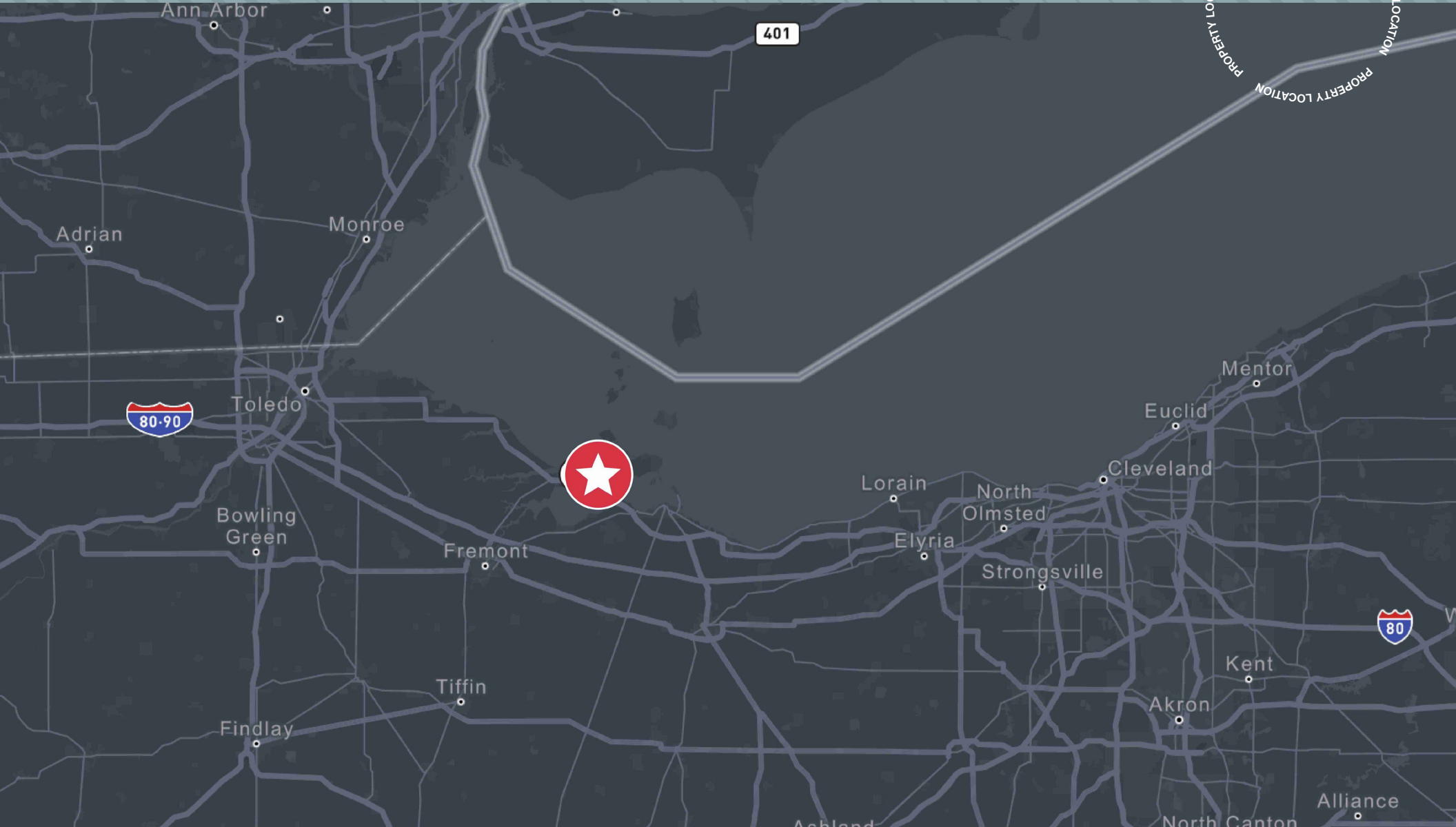


Area Demographics

	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Population <i>Estimate</i>	4,095	14,136	44,699
2029 Population <i>Projection</i>	4,023	13,947	44,003
2024 Daytime Population	4,850	13,878	48,857
PLACE OF WORK			
2024 Businesses	395	859	2,460
2024 Employees	3,338	7,951	31,755
HOUSEHOLDS			
2024 Households	1,980	6,794	20,547
2024 Avg. HH Income	\$108,741	\$102,918	\$84,877
2024 Median HH Income	\$74,268	\$67,987	\$59,792
2024 Avg. Housing Value	\$333,160	\$295,366	\$243,051
2024 Median Housing Value	\$275,439	\$224,488	\$180,243
CONSUMER EXPENDITURE TRAVEL			
Travel Total	\$5.9M	\$18.9M	\$45.9M
Transportation	\$2.1M	\$6.7M	\$16.3M
Gasoline on Trips	\$446.6K	\$1.5M	\$3.6M
Lodging on Trips	\$2.0M	\$6.2M	\$15.1M
Food & Beverage on Trips	\$1.4M	\$4.7M	\$11.5M



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