



FOR SALE OR FOR LEASE

SUBJECT PROPERTY

FORMER RITE AID

334 W Perkins Ave, Sandusky, OH 44870

Exclusively Listed By:

EVAN LYONS

Senior Director

248.702.0298

elyons@encorereis.com

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

Purchase Price:	\$2,200,000
Asking Lease Rent:	\$15 PSF As-Is + NNN
Price PSF:	\$199
Tax, CAM, INS:	Tenant Responsible
TI And Free Rent:	Inquire with Broker
Land Acreage:	1.09 Acres
Year Built:	1997
Parking Ratio:	4.15/1,000 SF
Parking:	47 Spaces (2 HC)
Building Size:	11,052 SF
Parcel Number :	32-02937-000 32-03341-001

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,130	13,916	17,228
Total Population	7,596	32,581	40,027
Average HH Income	\$69,714	\$66,226	\$69,265

PROPERTY HIGHLIGHTS

- Former Rite Aid | Tenant Vacated in 2024
- 11,052 SF Free Standing Building on a 1.09 AC Lot
- Positioned on the Hard-Corner Lighted Intersection | Approx. 42,000 Combine Vehicles Per Day
- Located in Major Tourism Region with Over 11M Visitors Annually | Sandusky is the Anchor of the "Lake Erie Shores & Islands" | \$2.1 Billion Annual Impact
- Sandusky is Ohio's Waterpark Capital with Year-round Water Parks
- Tourists Visit for Island Hopping via the Local and International Ferries in Downtown Sandusky
- Located Just 14.6 Miles from KPWC International Airport
- Asset is Enroute to and Only Ten Minutes from Cedar Point, the Nation's Third Largest Amusement Park
- Ample Parkina with 47 Free Surface Spaces | 4.15/1.000 SF

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Garryn B. Laws | Vice President | DRE #02158032
(Direct) 714.655.3720 | glaws@convoy-cap.com | convoy-cap.com

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SANDUSKY MARKET OVERVIEW



SANDUSKY, OH

Sandusky is the anchor of the "Lake Erie Shores & Islands" Tourism Region which sees Over 11 Million Visitors Annually / \$2.1 Billion Annual Impact

Located along the Sandusky Bay shoreline, Sandusky has been named the Best Coastal Small Town in America! This growing destination is home to a world-class amusement park, Cedar Point. It is known as Ohio's Water Park Capital due to the popularity of year-round indoor water park resorts. In season, ferries and island-hopping cruises depart from downtown daily, including an international ferry terminal offering daily trips to Canada's Pelee Island. Sandusky surprises with its beautiful parks, downtown architecture, and wealth of history, including its role in the Underground Railroad. Downtown Sandusky offers delicious dining options, quaint shops, art galleries, numerous attractions, and the historic Sandusky State Theatre.

Sandusky County is a growing business hub well-positioned for investment, growth, and development. Strategically located in Northwest Ohio, Sandusky County is a prime location for businesses that are looking to locate/relocate or to expand, offering companies access to a large pool of talented workforce; affordable, flexible, and attractive real estate options; strategic access via an intermodal transportation network; and excellent education options.

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14.6 miles

Cedar Point

SPORTS FORCE PARKS
AT CEDAR POINT SPORTS CENTER

SANDUSKY
MALL

- JCPenney
- rue21
- ZALES
- five BELOW
- AÉROPOSTALE
- JOURNEYS
- Bath & Body Works
- BAM! BOOKS-A-MILLION
- T.J. MAXX
- AMERICAN EAGLE
- KAY JEWELERS
- ROSS DRESS FOR LESS

Subject Property

23,400+ VPD

22,000+ VPD

18,700+ VPD

W Perkins Ave.

Milan Rd.

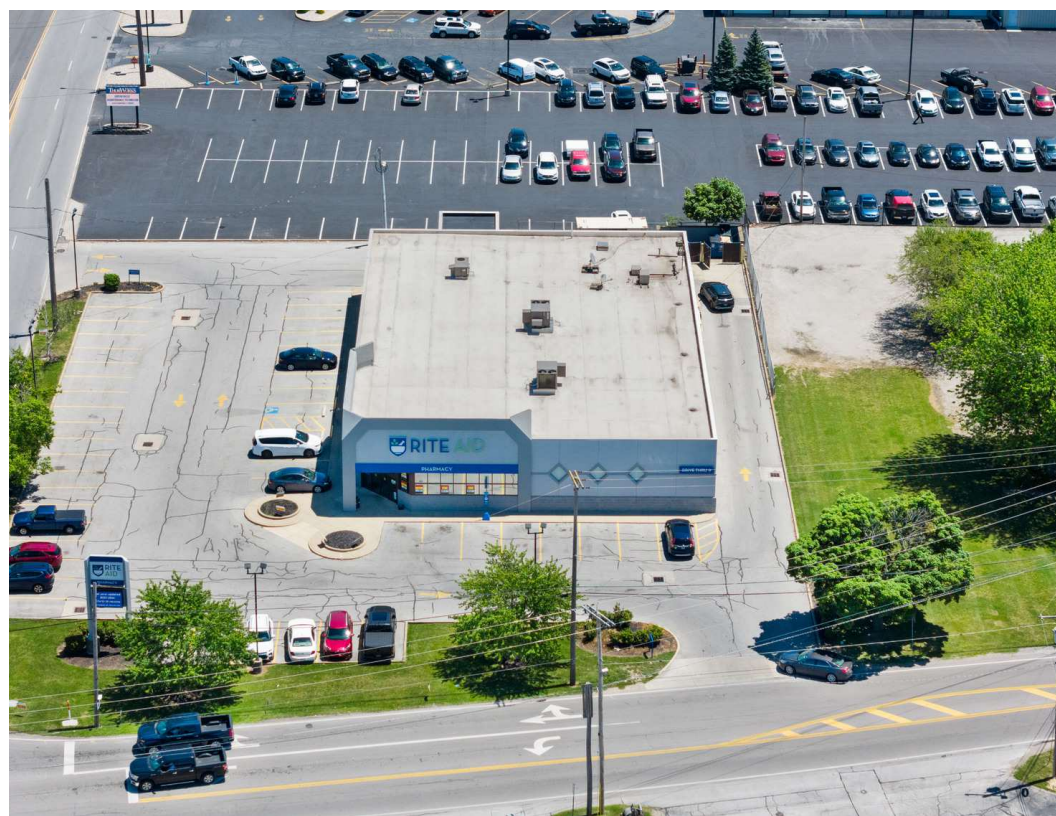
Hayes Ave.



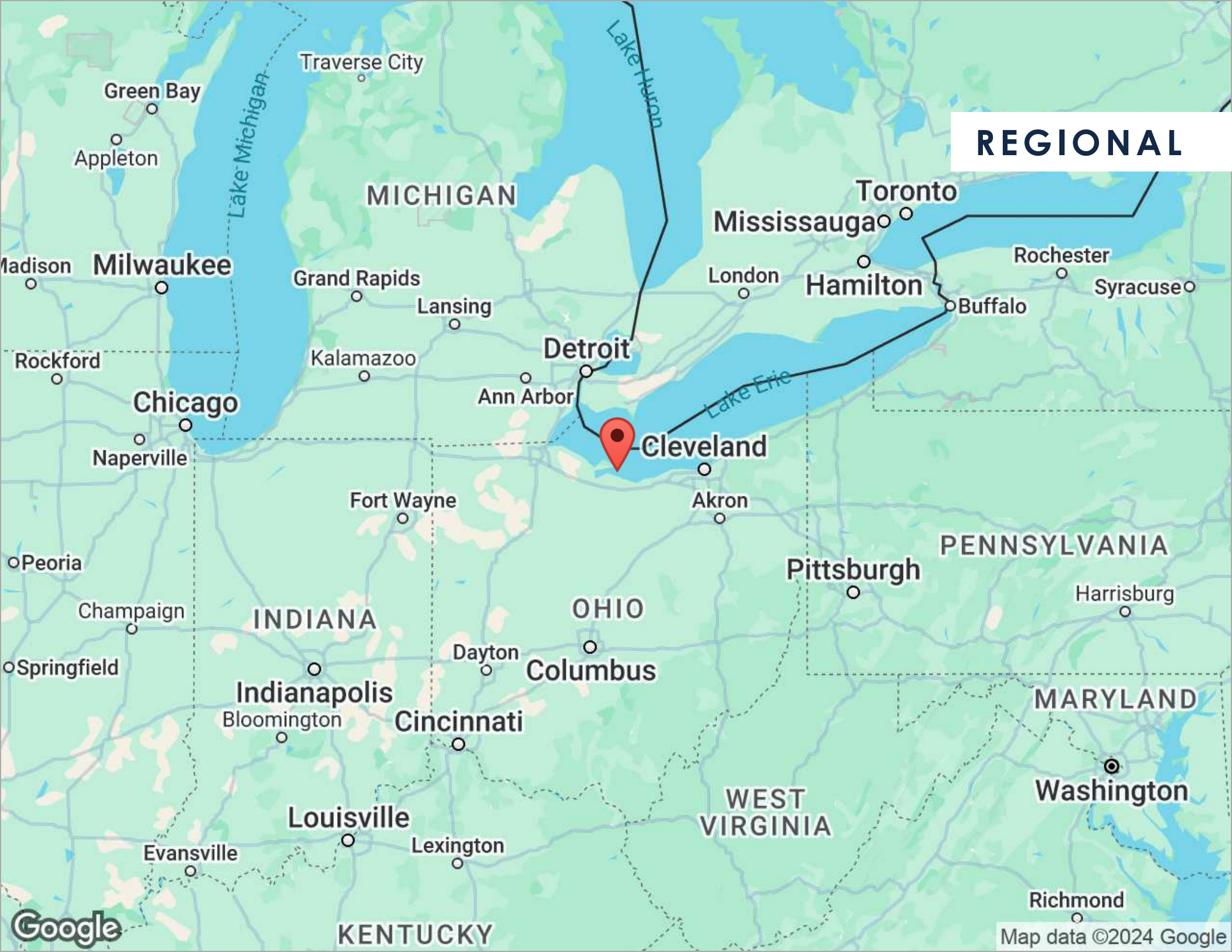
HOBBY LOBBY



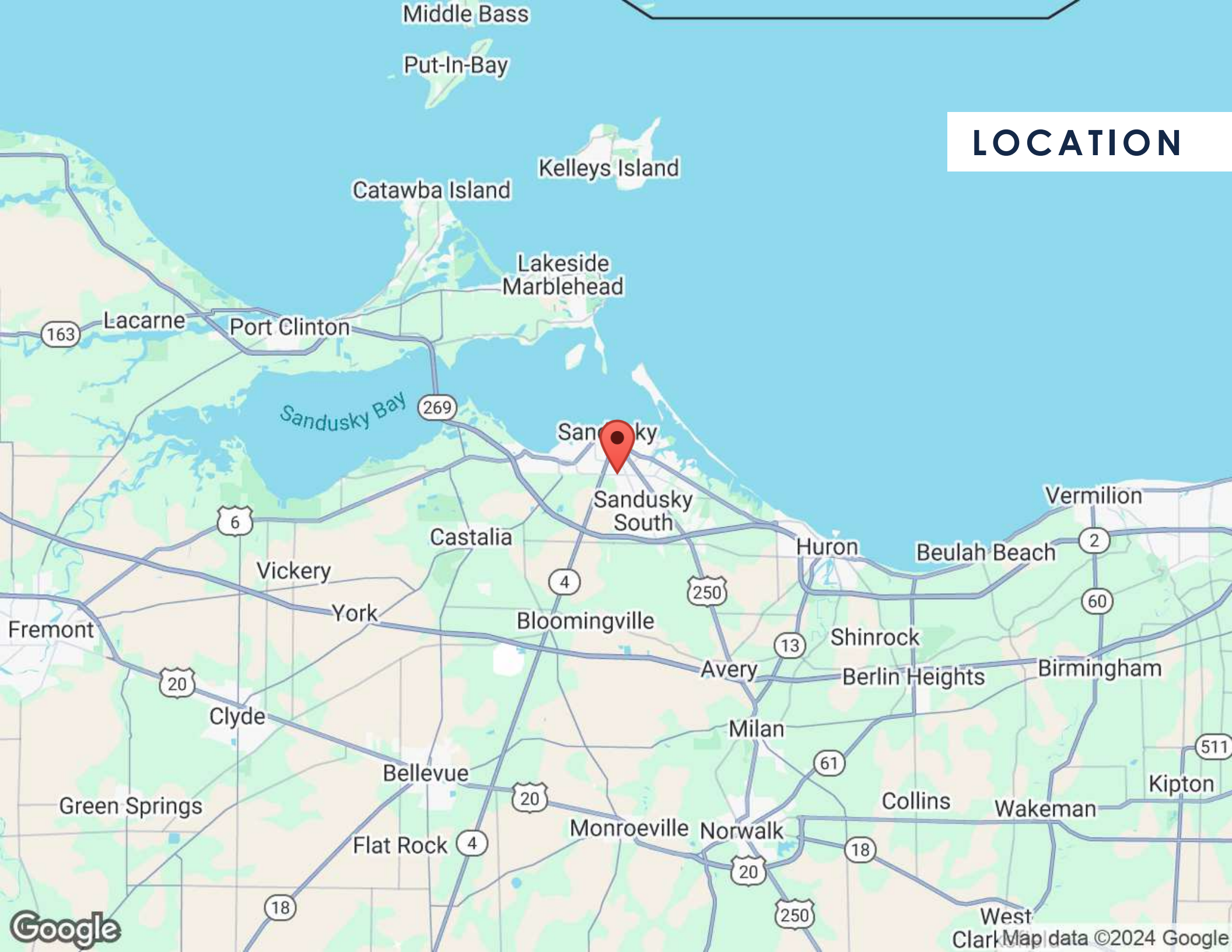




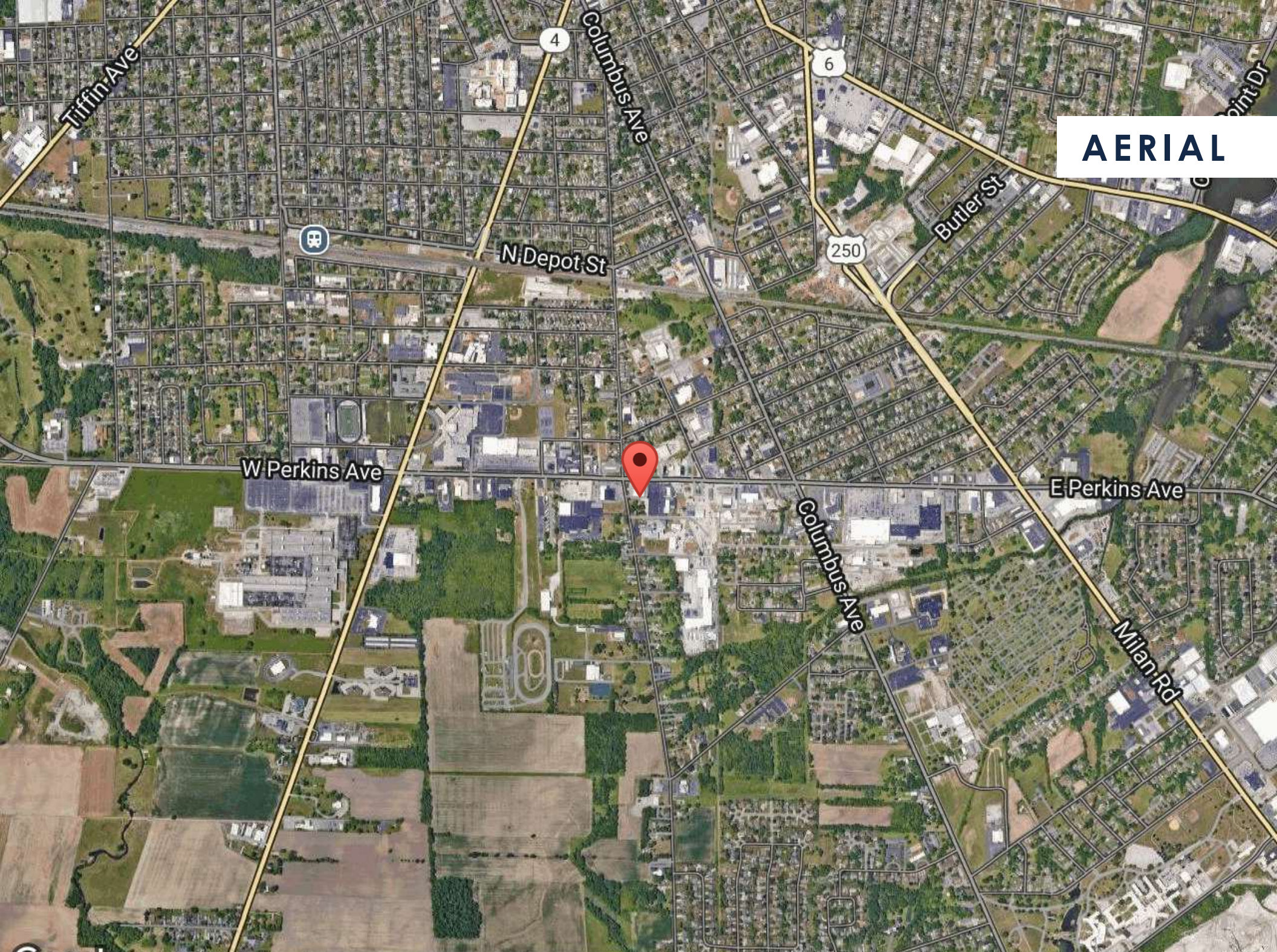
REGIONAL



LOCATION



AERIAL



4

6

250

Tiffin Ave

Columbus Ave

N Depot St

Butler St

W Perkins Ave

E Perkins Ave

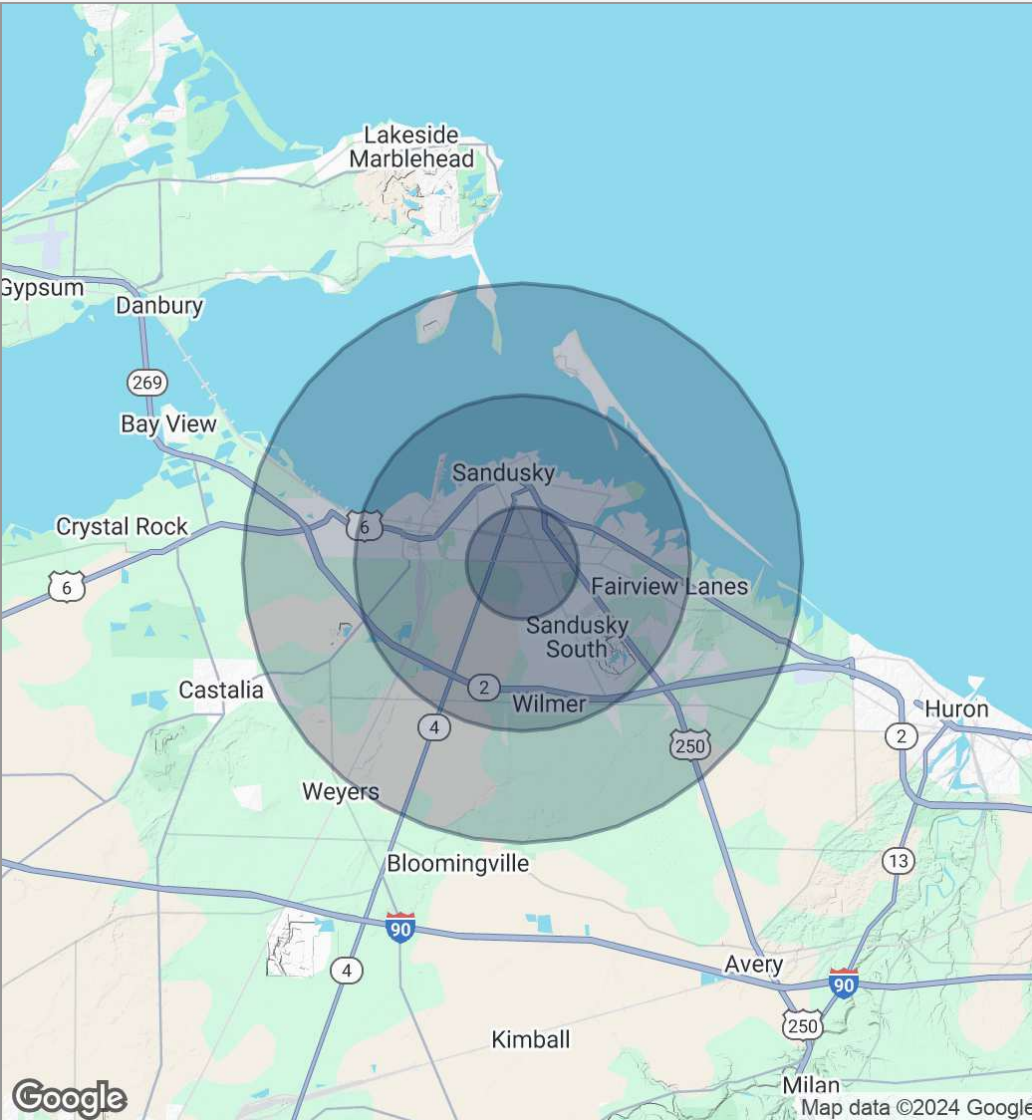
Columbus Ave

Milan Rd

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,596	32,581	40,027
Median age	41	42	43
Median age (Male)	39	41	42
Median age (Female)	42	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,130	13,916	17,228
# of persons per HH	2.4	2.3	2.3
Average HH income	\$69,714	\$66,226	\$69,265
Average house value	\$150,093	\$177,113	\$194,886
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	6.2%	5.5%	5.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	65.7%	68.4%	72.3%
Black	21.3%	18.8%	15.7%
Asian	0.5%	0.7%	0.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.2%	0.2%
Other	1.6%	1.6%	1.4%

* Demographic data derived from 2020 ACS - US Census

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