



## 306 W Water St

Oak Harbor, Ohio 43449

### Property Highlights

- 11,484 SF Free-standing building located on high traffic SR 163
- Great visibility
- Drive-thru
- Signalized intersection
- 3 curb cuts
- Pylon and building signage

### Property Overview

Presenting an exceptional investment opportunity in Oak Harbor. This 11,484 SF building, constructed in 1998, is zoned for commercial use, offering a versatile space for retail or free-standing building investors. With a strategic location and ample customization options, this property is ideal for establishing or expanding a commercial presence. Its solid construction and well-maintained facilities make it suitable for various retail or business ventures, providing a valuable asset for forward-thinking investors.

### Offering Summary

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	11,484 SF
Year Built	1998
Lot Size:	0.94 Acres

### For More Information

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#### Jason Westendorf, SIOR

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Sale Price	Contact Broker
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Lease Rate	Contact Broker
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### Location Information

Building Name	Former Rite Aid
Street Address	306 W Water St
City, State, Zip	Oak Harbor, OH 43449
County	Ottawa
Market	Oak Harbor
Road Type	Paved
Market Type	Small
Nearest Highway	Ohio Turnpike
Nearest Airport	Erie Ottawa International Airport (PCW)

### Building Information

Building Size	11,484 SF
Building Class	B
Tenancy	Single
Year Built	1998
Condition	Good
Roof	Flat Rubber Membrane
Free Standing	Yes
HVAC	3 RTUs

### Property Information

Property Type	Retail - Drug Store
Zoning	Commercial - Central Business District
Lot Size	0.94 Acres
APN #	027-09994-14233-000
Lot Frontage	333 ft
Traffic Count	5203
Traffic Count Street	W Water St - SR 163

### Parking

Parking Type	Surface
Number of Parking Spaces	42

### Utilities & Taxes

Water, Sewer & Electrical	Village of Oak Harbor
Gas	Columbia Gas
Annual Taxes	\$12,287.52

## About Oak Harbor

In the heart of Ottawa County, in northwest Ohio near the shores of Lake Erie, the Village of Oak Harbor is strategically located on the convergence of State Routes 19, 105 and 163. These routes provide smooth and efficient access to the Ohio Turnpike; Interstates 75, 80, 90 and 280; and US Routes 6, 23, 250 and 420. Easily-accessible major state routes include 2, 51, 53, 579 and 795.

Norfolk Southern Railway provides two primary rail lines serving Oak Harbor and providing connections in all directions to major yards/ports in Toledo, Sandusky, Detroit, Chicago, Columbus, Cleveland and New York.

Erie Ottawa International Airport (PCW) is located a mere 10 miles from Oak Harbor, while Toledo Express (TOL), Toledo Executive Airport (TDZ) and Detroit Metro (DTW) are less than an hour drive from Oak Harbor.

Located within the DORA (Downtown Outdoor Refreshment Area) District of downtown Oak Harbor. Tourism is very present as Oak Harbor is located in one of the birding capitals of the world, along with being very close to Port Clinton, Catawba Island, Put-In-Bay, and Sandusky.

### Incentives

In addition to the programs listed below, Oak Harbor offers a variety of customized incentive programs tailored specifically for particular projects. The Village will work with your company to make Oak Harbor, Ohio your new home.

#### Community Reinvestment Area Program (CRA)

Oak Harbors' CRA program is an economic development tool that provides real property tax exemptions for property owners who renovate or construct new buildings. This program offers eligible companies abatement on new real estate property taxes for up to 15 years, at a 100% exemption.

#### Municipal Utility Services

The Village of Oak Harbor is one of the few municipalities in the state of Ohio that operates its own water, sewer and electric systems. As a result, Oak Harbor is able to offer a high level of service and reliability at a competitive rate for our customers.

#### Non-municipal Services

Natural gas, refuse and recycling, and fiber optic connectivity is available through several vendors at a very competitive cost, as well.

#### Local and State ED Programs

The Ohio Department of Development, the Ottawa County Improvement Corporation, and the Oak Harbor Development Group offer a variety of tax incentive and economic development programs, in addition to the Village of Oak Harbor.





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**LOCATION MAP**  
NOT TO SCALE

### TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
		NO ENCUMBRANCE	

RESEARCH, FIRST AMERICAN TITLE INSURANCE COMPANY, CONTRACT NO. 7812415

## ZONING INFORMATION

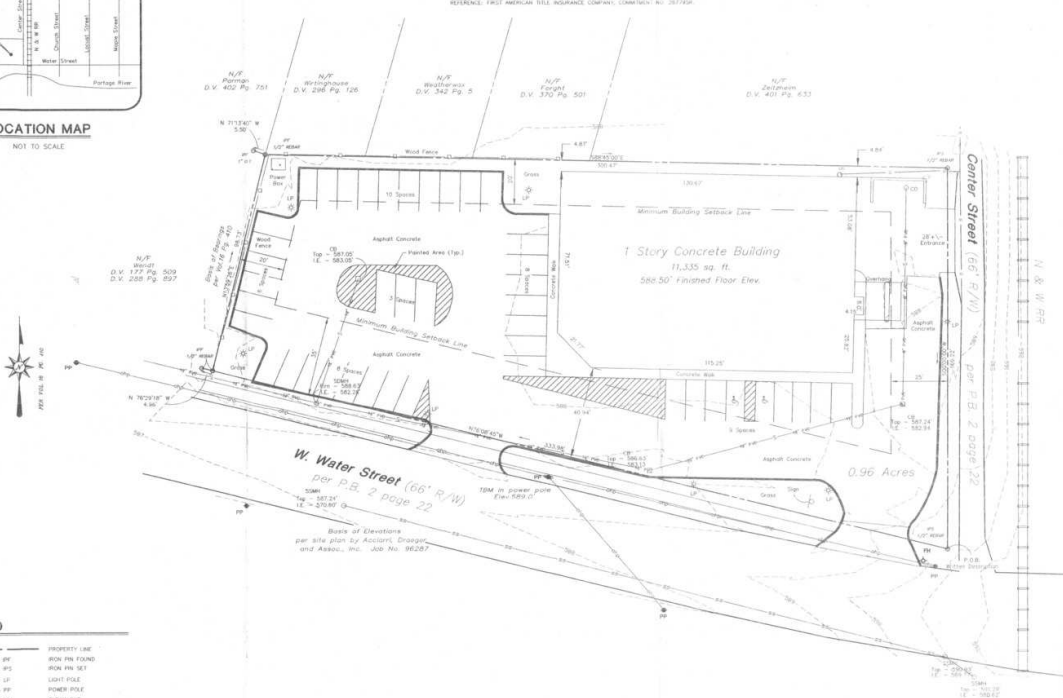
LOCATION	CORNER OF TOWER STREET AND W. WATER STREET, VILLAGE OF HAMMERSCHMIDT, COUNTY OF STUTTGARD, ILL.		
ZONE	RETAIL GENERAL BUSINESS DISTRICT		
USE	RETAIL DRUG STORE		
ITEM	REQUIREMENTS	EXISTING	
MINIMUM LOT SIZE	NONE	41,012 S.F.	
MINIMUM FRONT SETBACK	35' FROM R/W	40.24'	
MINIMUM REAR SETBACK FROM STREET	25.00'	58.92'	
MINIMUM REAR SETBACK	25.00'	42.90'	
MAXIMUM BUILDING HEIGHT	35.00'	24'	
MAXIMUM BUILDING COVERAGE	-	27%	
PARKING	84	42 BICYCLES 2 HANDICAPPED	
SIGNATORY REQUIREMENT	PUBLIC	PUBLIC	
NO. OF SIGNAGE	PUBLIC	PUBLIC	

## LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST CORNER OF THE INTERSECTION OF W. WATER STREET AND CENTER STREET IN THE CITY OF DAYTON, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWEST CORNER OF CENTER STREET AND RUNNING WEST W. WATER STREET IN 75'00"45" W. FOR A DISTANCE OF 335.58 FEET TO AN IRON PIN FOUND, THENCE RUNNING WEST BY THE CORNER LINE OF BLOCK 12 LYING 120°00" E. FOR A DISTANCE 88.00 FEET TO AN IRON PIN FOUND, THENCE RUNNING WITH LOTS 12,14,15,16 AND 17 OF BLOCK 4 AS RECORDED IN PLAT BOOK 2 PAGE 22 TO AN IRON PIN SET AT THE INTERSECTION OF CENTER STREET AND CENTER STREET IN 75'00"45" W. A DISTANCE OF 169.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.96 ACRES MORE OR LESS AND IS THE SAME PROPERTY AS DESCRIBED IN PLAT BOOK 2 PAGE 22 AND PLAT BOOK 2 PAGE 23 SOUTH FOR A DISTANCE OF LOTS 10 AND 11 OF BLOCK 4 AS RECORDED IN PLAT BOOK 2



LEGEND

- |   |                        |
|---|------------------------|
| — | PROPERTY LINE          |
| ○ | IRON PIPE FOUND        |
| □ | IRON SET               |
| △ | LIGHT POLE             |
| ● | POWER POLE             |
| ○ | CLEAN OUT              |
| ◇ | STORM DRAIN MANHOLE    |
| ◇ | SANITARY SEWER MANHOLE |
| □ | CATCH BASIN            |
| ○ | OVERHEAD POWER         |
| ○ | WATER VALVE            |
| ○ | POLYVINYL CHLORIDE     |
| ○ | FLY HORRANT            |
| ○ | GAS GATE               |
| — | SANITARY SEWER LINE    |
| — | SEWER SENDER LINE      |
| — | INVERT ELEVATION       |

Basis of Elevations  
per site plan by Acciarri, Draeger  
and Assoc., Inc. Job No. 96287



### SURVEY CERTIFICATION

I HEREBY CERTIFY TO ARMY BUSINESS TRUST, A DECLARANT BUSINESS TRUST, BOB BUSINESS TRUST, A DECLARANT BUSINESS TRUST, RITE AID OF OHIO, INC., 1500 MARION ROAD, ESTATE SERVICES, INC., AND FIRST MICHIGAN ESTATE INSURANCE COMPANY, THEIR SUCCESSORS, AND ASSURES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND, THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE PROFESSION, THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARY ARE AS SHOWN, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJACENT PARCELS, THAT THE SURVEY SUBJECT PRESENTS NO EVIDENCE OF ANY OTHER EASEMENTS, RIGHTS, INTERESTS, OR CLAIMS, AND THAT ANY EASEMENTS APPARENT FROM A DEEDAL INSTRUMENT ARE DELINEATED HEREON.

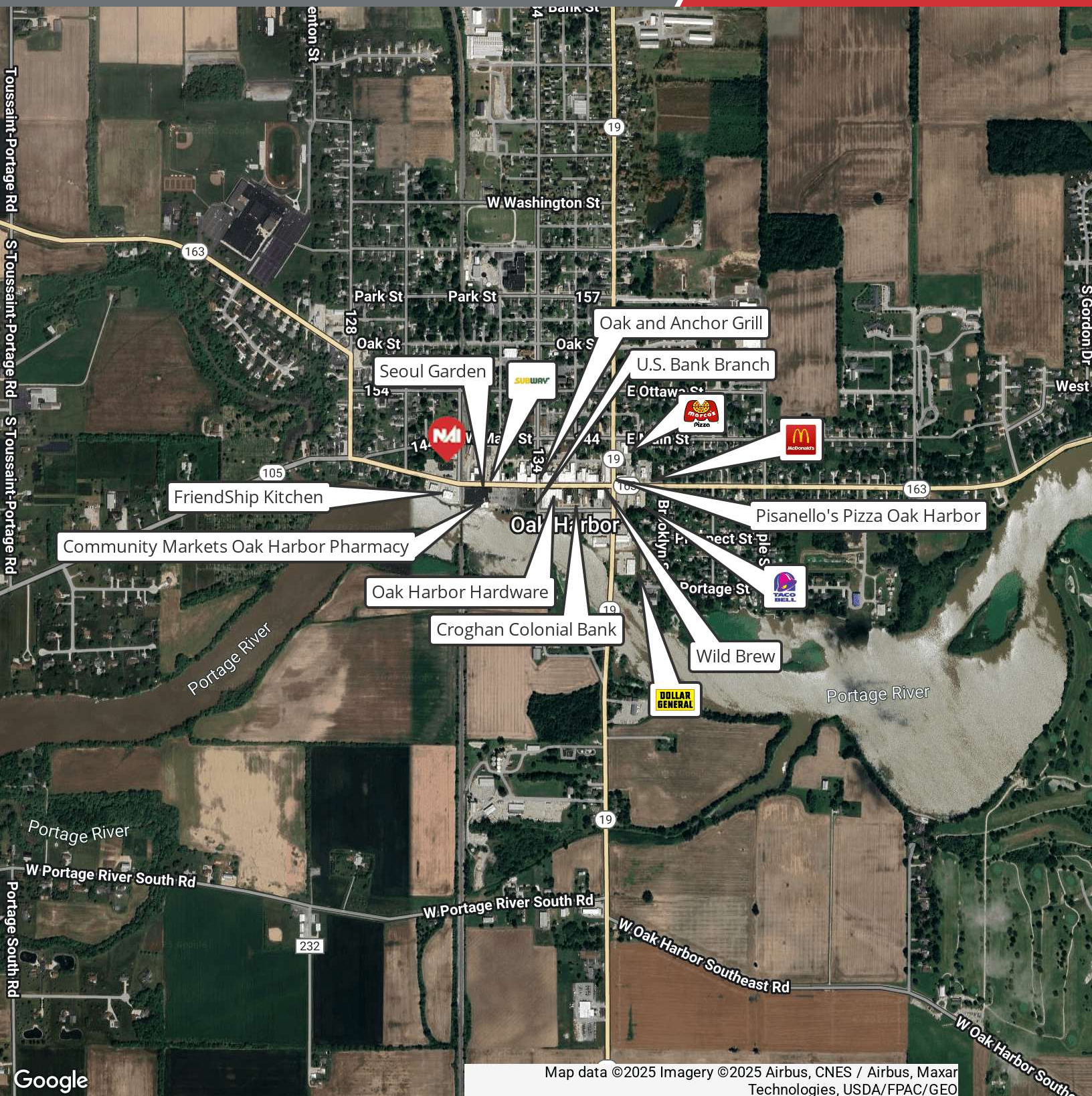
THIS IS TO CERTIFY THAT THIS MAP ON FILE AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND ACIN AND SIZE, NUMBER OF SHEETS, AND NUMBER OF SHEETS OF ALTA AND ACIN IN 1992, AND INCLUDES ITEMS 2, 3, 6, AND 7 (ART. 1764), FCIL, 6, 8, 10, 11 AND 13 OF TABLE A, THEREOF, AND CONFORMS TO THE MINIMUM STANDARDS AS ADOPTED BY ALTA AND ACIN AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

DATE: 2/13/95 JONAS: J. J. Underberg  
BY: J. J. Underberg  
FULTON V. CLARKSON

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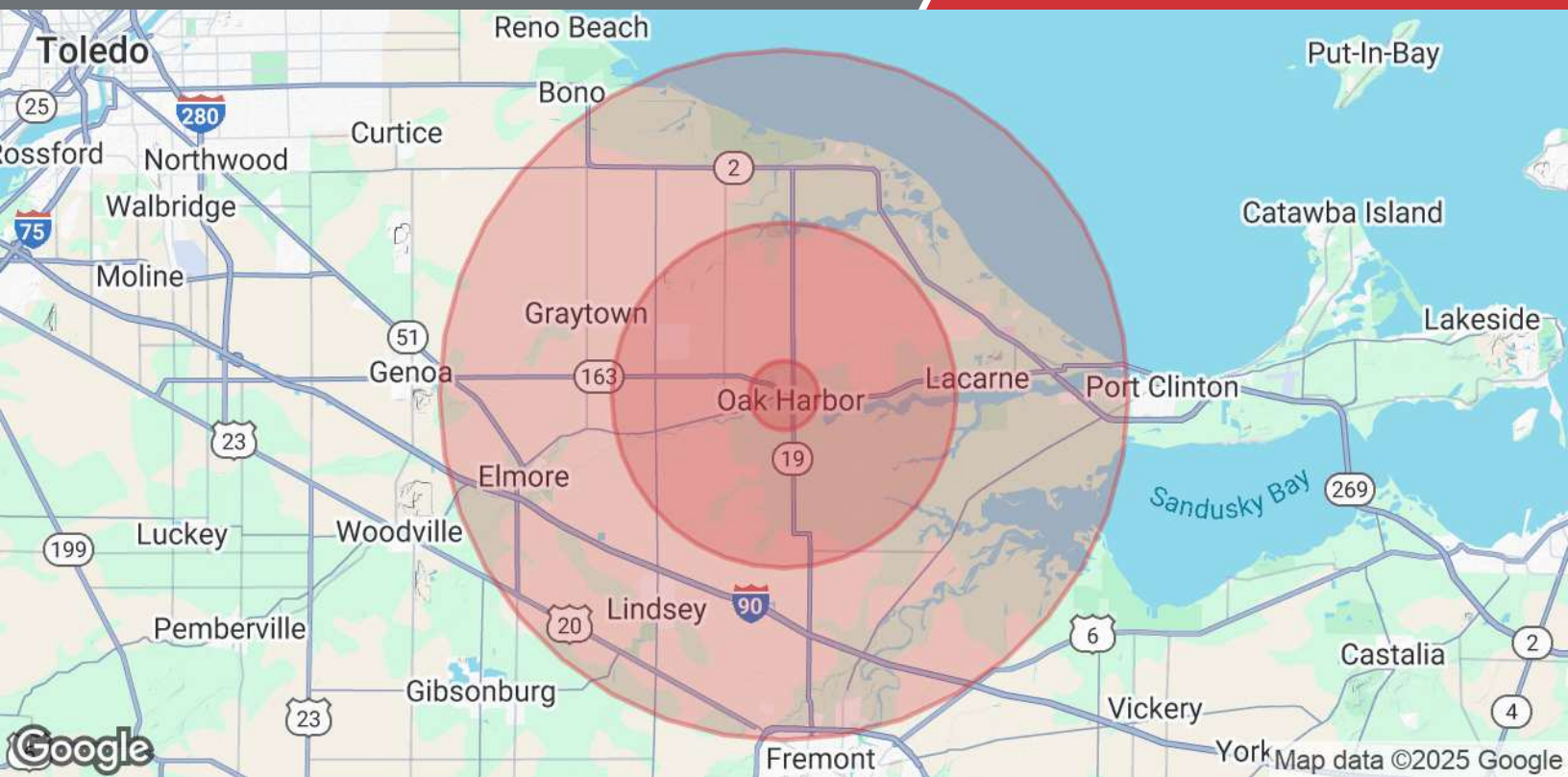


Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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Population	1 Mile	5 Miles	10 Miles
Total Population	2,540	8,129	23,656
Average Age	42	44	45
Average Age (Male)	41	43	44
Average Age (Female)	44	45	45
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,095	3,389	10,092
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$84,845	\$88,527	\$89,071
Average House Value	\$203,881	\$218,415	\$204,056

Demographics data derived from AlphaMap