

# BUILD-TO-SUIT/GROUND LEASE SIGNALIZED $\pm 3,300$ SF SITE WITH DRIVE-THRU ON $\pm 0.72$ ACRES



**MENARDS**

**ALDI**

DISCOUNT  
**drug  
mart**  
FOOD FAIR

**SHERWIN  
WILLIAMS**

**SITE**

**GFS**  
gordon food service

**PET  
SUPPLIES  
PLUS**

ACCESS EASEMENT

MILAN RD

## PROPERTY INFORMATION

- ±0.72 AC Pad Site
- Signalized corner
- High traffic counts of 27,850 VPD
- A daytime population of 67,445 people within a 10 mile radius
- Easy access to RT-2 and OH-80
- The property is located on a major retail corridor approximately 1 mile from Great Wolf Lodge Water Park and 5 miles from Cedar Point (3.6 million visitors per year)
- Minutes from San Marco Plaza and Sandusky Mall with area retailers that include Menards, Target, Shoe Carnival, Dick's Sporting Goods, JCPenney, Aeropostale, Five Below, TJ Maxx, Hobby Lobby, Best Buy, Meijer, and more!

FOR MORE INFORMATION:

**Bryant Bitar** / [bbitar@passovgroup.com](mailto:bbitar@passovgroup.com) • 440.590.0153







**SITE**  
**SITE**

**SANDUSKY PAVILION**

BEST BUY SHOE CARNIVAL OLD NAVY  
BED BATH & BEYOND DICK'S SPORTING GOODS ULTA

**SANDUSKY MALL**

jcp GameStop POWER TO THE PLAYERS  
CINEMARK  
TJ-maxx HERMAN'S FURNITURE and Design

**Firestone**

MATTRESS FIRM BUYBACKS ENTERTAINMENT

**OUTBACK PLAZA**

OUTBACK HGR BLOCK STARBUCKS COFFEE  
at&t SUBWAY  
BEST CUTS

WAGNER STONE QUARRY

**LEVIN MATTRESS**

Beltone  
Helping the world hear better

**JO-ANN** Great Clips **KOHL'S**  
fabric and craft stores Hair, Salon & Day Spa

MATTRESS WAREHOUSE Five Garden Trainers  
TACO BELL MC SPORTS

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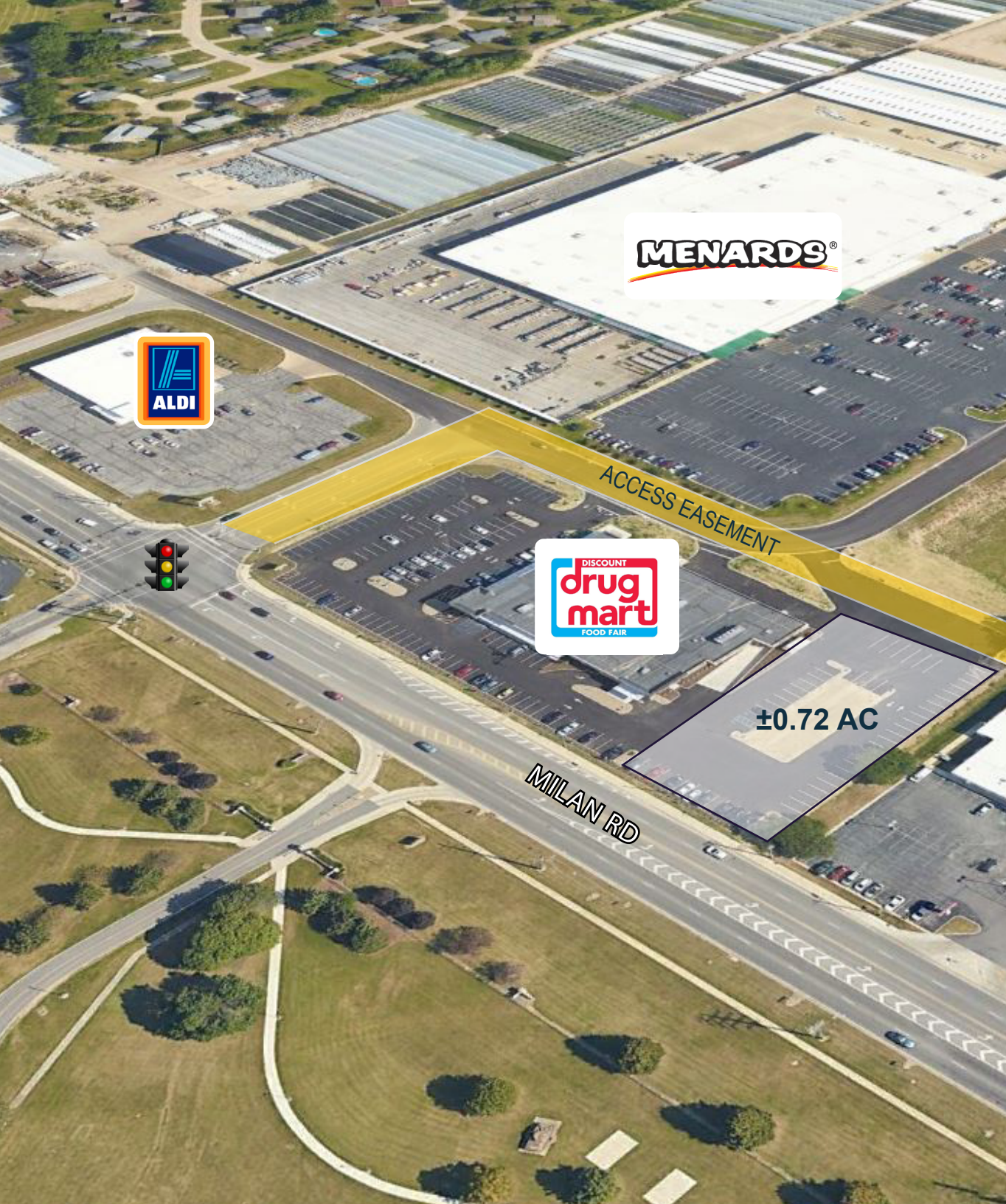


**2023 DEMOGRAPHICS****3 MILES****5 MILES****10 MINUTES**

<b>POPULATION</b>	2023 Population	33,953	39,502	61,939
	2028 Population - Five Year Projection	32,421	37,861	60,121
	2023 Businesses	1,444	1,775	2,943
	2023 Employees	16,304	21,262	28,497
<b>HOUSEHOLDS</b>	2023 Households	14,653	17,076	27,020
	2028 Households - Five Year Projection	13,394	15,663	25,065
	2023 Average Home Value	\$154,119	\$155,687	\$175,625
	2023 Average Household Size	2.2	2.2	2.2
<b>INCOME</b>	2023 Average Household Income	\$80,845	\$83,113	\$92,024
	2028 Projected Household Income	\$93,750	\$96,653	\$105,710

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