

RETAIL LAND AVAILABLE FOR DEVELOPMENT

Up to 10 Acres of Prime Sandusky Development Site

Route 250 – Sandusky, Ohio 44870



CBRE



ENTRANCE
TO KALAHARI

RETAIL LAND AVAILABLE FOR DEVELOPMENT

Property Overview

Great Commercial & Residential Development Opportunity with Excellent Location in Sandusky, OH

TOTAL PARCEL SIZE - 61 ACRES - PPN: 32-01662.00

C-2 GEN. COMMERCIAL

Lot 1: 6.93 acres

Lot 2: 2.14 acres

Lot 3: 0.95 acres

POTENTIALLY AVAILABLE

51 Acres of R-1 Rural Residential Land,

Up to 150 Residential Lots

COMMERCIAL LAND: \$235,000/acre

EXCELLENT LOCATION

Along Route 250 with access between Route 2 & the OH Turnpike (I-80)

AREA

Located adjacent to Kalahari Resort which sees over 1 million visitors/year

Directly across from Sandusky RV Resort, a 50-acre site opened in 2023 by national RV park owner & developer RVC Outdoors

High retail area on Route 250 just north of site/Route 2.

FRONTAGE

Up to 780' of frontage on Route 250

UTILITIES

All utilities available

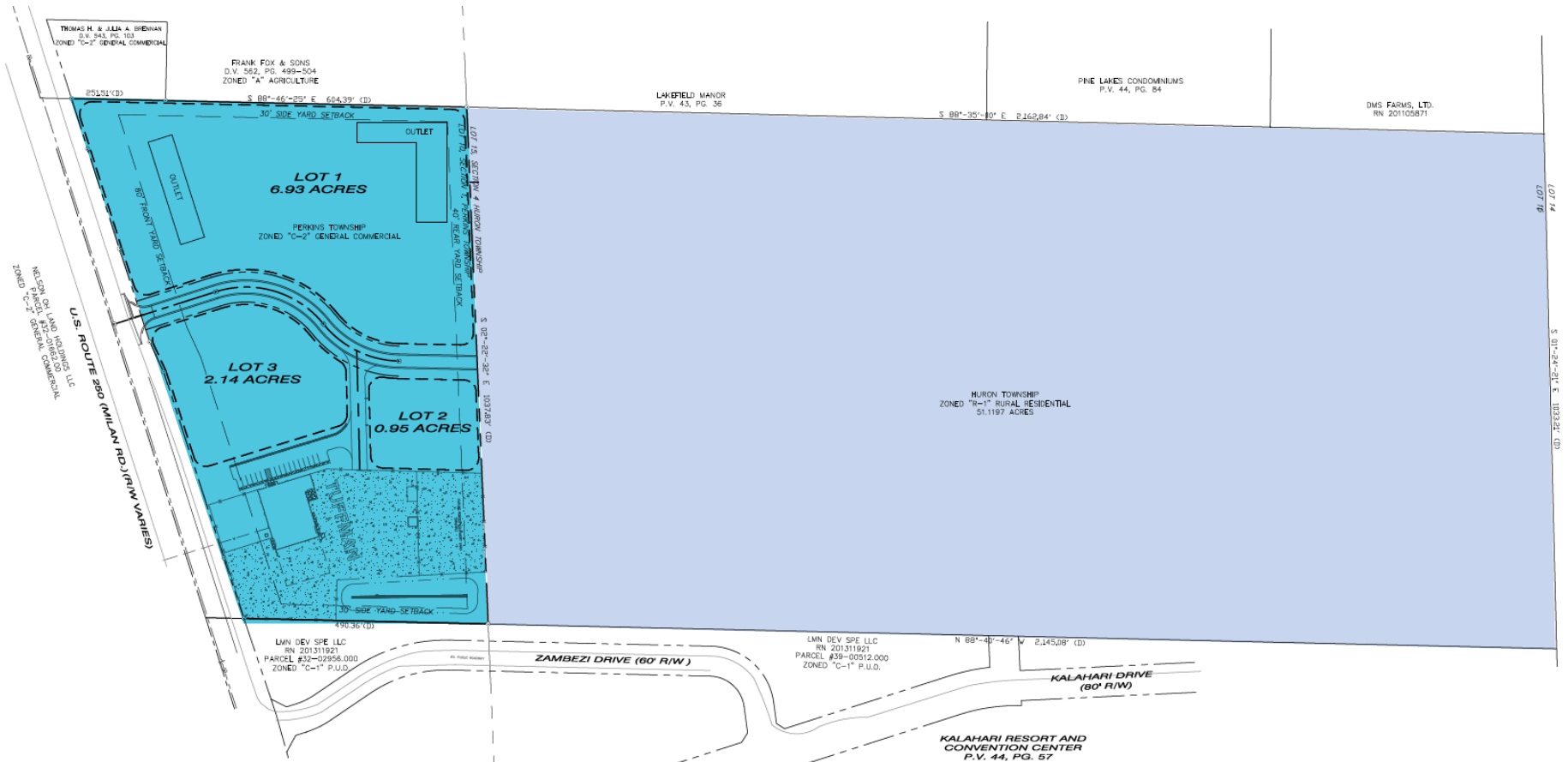


Site Plan

Up to 10 Acres of Commercial Land
Potentially Available 51 Acres of Residential Land

UP TO 10 ACRES OF COMMERCIAL
LAND AVAILABLE FOR DEVELOPMENT:

\$235,000/acre



C-2 GENERAL COMMERCIAL

R-1 RURAL RESIDENTIAL

Sample Site Plan

With Subdivision

UP TO 10 ACRES OF COMMERCIAL
LAND AVAILABLE FOR DEVELOPMENT:

\$235,000/acre



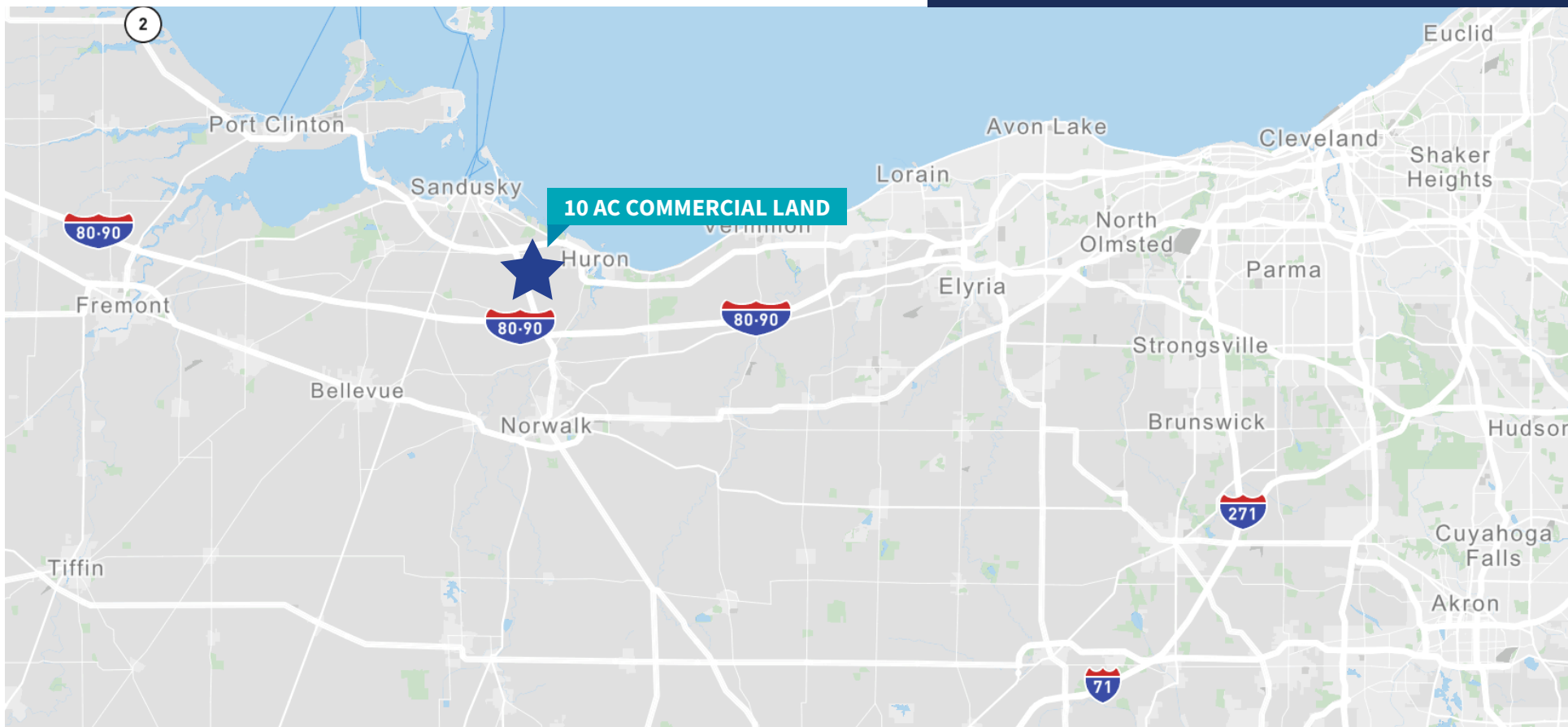
Location Map & Area Facts

SR 250/MILAN ROAD

- Adjacent to the property is Kalahari Resort, a 170K+ SF indoor waterpark and hotel with over 1 million visitors annually
- Kalahari is one of Ohio Magazine's "Best Place(s) to Experience Summer in Winter"
- Great Wolf Lodge is less than one mile from the property and is another successful lodging & amusement destination
- Over 2,500 businesses are within 5 miles of the property, including 350+ retail establishments, 250+ hospitality/food service companies, and 440+ healthcare/social service organizations, including Fireland Hospital
- Route for majority of Cedar Point traffic from Route 2
- Located in the Perkins/Huron School District

SANDUSKY, OH/ERIE COUNTY

- Sandusky was named Forbes Magazine's "Best Place to Live Cheaply" in the U.S.
- Home to tourist destinations such as Cedar Point, Great Wolf Lodge, Kalahari Resort and historical downtown Sandusky.
- Located along Lake Erie between Cleveland & Toledo and their international airports
- Erie County has the second lowest State & Local Tax rate in Ohio.



Area Facts, Continued

CEDAR POINT (5 MILES FROM PROPERTY)

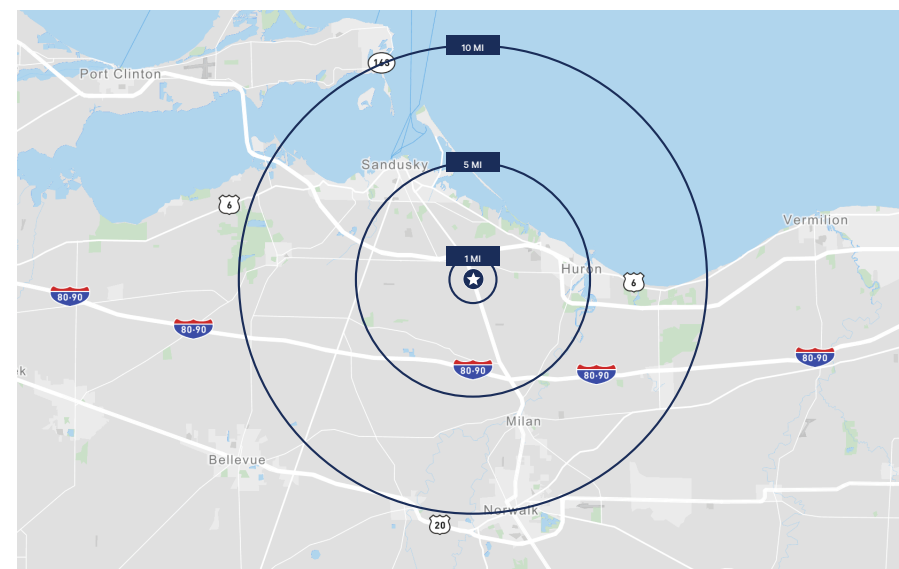
- The most visited seasonal amusement park in the United States, with 3.4 million visitors each year
- 2024 is Cedar Point's 154th season in operation; it's the second oldest continually operated amusement park in North America
- Voted "Best Amusement Park in the World" for 16 consecutive years by the readers of Amusement Today
- The park hires more than 5,000 seasonal employees each summer
- Cedar Point's 17 roller coasters has led to the park being named the "Roller Coaster Capital of the World"
- The park features a seasonal water park, Soak City, which ranks 17th in North America in attendance

PUT-IN-BAY, OHIO (27 MILES FROM PROPERTY)

- This Lake Erie island cluster is one of Ohio's most popular seasonal vacation and recreational destinations
- Nicknamed the "Key West of the North"
- Connects via ferry to Sandusky, Port Clinton, Catawba Island and Kelley's Island
- Home to several taverns and restaurants, an underground river and lake, live entertainment, various museums and more.

Demographics

	1 MILE	5 MILES	10 MILES
POPULATION			
2023 Population	1,092	29,470	73,957
2028 Population – Projection	1,086	29,278	73,435
2023 Population 25 & Over	892	22,283	53,711
DAYTIME POPULATION			
Daytime Population	1,672	33,601	78,845
Daytime Workers	1,133	19,445	41,891
Daytime Residents	539	14,156	36,954
BUSINESS			
2023 Businesses	35	1,425	3,129
2023 Employees	841	34,584	61,045
HOUSEHOLDS			
2023 Households	557	12,526	31,679
2023 Avg. HH Income	\$94,439	\$89,617	\$79,502
2023 Avg. Owner Occupied Housing Value	\$253,261	\$233,926	\$215,822



Retail Trade Area

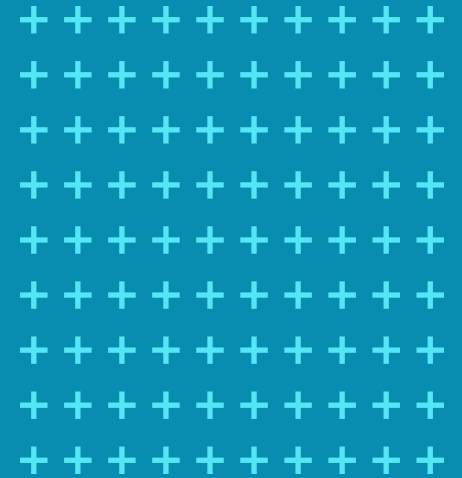
Sandusky, OH



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