

Medical, Office or Retail Space For Lease

1304 Hayes Avenue | Sandusky OH 44870



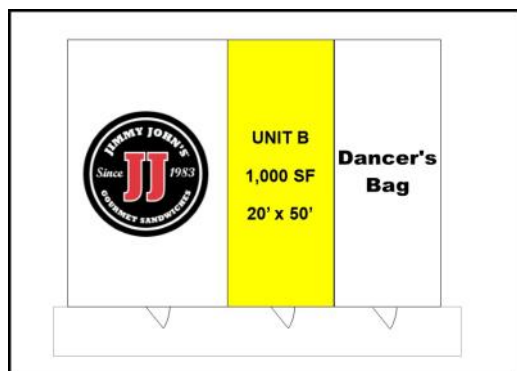
Property Highlights:

- 1,000 sq. ft. unit available immediately
- Excellent site for medical-related office, professional business, or neighborhood services
- Located at the corner of Hayes Avenue (SR 4) and Tyler Street
- Adjacent to Firelands Regional Medical Center
- Access to traffic signal

Lease rate:

- \$12 per sq. ft. (includes CAM, property tax)

Ask about tenant
improvement allowances!



Contact:
Kula Hoty Lynch
419.656.4047
kula@hoty.com

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | 

Brokerage | Leasing | Project Development | Construction Management | Site Selection | Consulting

Aerial | Demographics

1304 Hayes Avenue



Fast Facts:

- Sandusky's largest year-round employer with approximately 2,500 employees
- In 2018, the facility served:
 - 9,931 inpatients
 - 275,588 outpatients
 - 802 births

Location:

- Adjacent to Firelands Regional Medical Center
- On SR 4 (Hayes Avenue), 3 miles north of SR 2
- Just 4 miles from Cedar Point Amusement Park
- Site services both local residents and tourist traffic

2019 Traffic Count:*

- 8,976 vehicles per day

2019 Demographics:*

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
• Population estimate	17,610	32,014	39,730
• Households estimate	7,430	13,283	16,627
• Avg. Household Income	\$45,333	\$53,692	\$61,007

*Demographics provided by CoStar
Traffic count provided by ODOT



Contact:
Kula Hoty Lynch
419.656.4047
kula@hoty.com

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com |

Brokerage | Leasing | Project Development | Construction Management | Site Selection | Consulting