

Commercial Land for Sale or Lease

2633 Milan Road (US 250) | Sandusky OH 44870



Property Highlights

- $\pm$ 1.24 acre site
- $\pm$ 331 feet of frontage on US 250
- Highly-visible, corner location on main route to Cedar Point Amusement Park
- $\frac{1}{4}$ mile east of Kroger Marketplace
- $1\frac{1}{2}$ mile north of Sandusky Mall
- Automotive use restrictions

Sale Price

- \$1,000,000

Ground Lease

- \$70,000 per year NNN



Contact:
Kula Hoty Lynch
419.609.7000
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

Retail Corridor | Demographics

2633 Milan Road



2022 Traffic Counts

	Vehicles/Day
US 250 (just north of site)	16,979
E Perkins Ave (at US 250)	15,540

**Courtesy of ODOT*

2022 Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate	6,966	32,963	38,664
Avg Household Income	\$63,626	\$61,605	\$63,730

**Courtesy of CoStar*



Contact:
Kula Hoty Lynch
 419.609.7000
kula@hoty.com

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | [f](https://www.facebook.com/hotyenterprises)

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