

# Commercial Space For Lease

5507 Milan Road, Unit 2 | Sandusky OH 44870



## Property Highlights

- Former athletic club; ideal for warehouse, showroom, retail outlet or entertainment facility
- Up to 20,800 sq. ft. available
- Property is undergoing a major facelift summer 2020
- Neighboring tennis club will reopen winter 2020
- Located just off US 250 with SR 2 visibility
- Only 2 miles from Kalahari Waterpark Resort, and 6 miles from Cedar Point Amusement Park
- Additional land and parking available
- Access to traffic signal
- Landlord will provide improvement allowance for qualified tenants



## Lease Rate

- \$3.50 per sq. ft. NNN plus common area maintenance (estimated at \$1.00 per sq. ft.)


Contact:

**John M. Hoty**

419.656.4689

jm@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

5507 Milan Road, Unit 2



## 2019 Traffic Count

	Vehicles/Day
SR 2 at US 250	25,677
US 250 at Fun Drive	30,249

*\*Courtesy of ODOT*

## 2020 Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate	2,839	16,580	40,965
Avg Household Income	\$82,039	\$72,061	\$59,459

*\*Courtesy of CoStar*

Contact:  
**John M. Hoty**  
 419.656.4689  
 jm@hoty.com



*\*Principals of owner are licensed agents.*

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

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