# **Retail Building for Sale or Lease**

6402 Milan Road | Sandusky, OH 44870



## **Property Highlights**

- 5,676 sq. ft. retail building on 1.7 acres
- 200' of frontage on US 250
- Just 1/2-mile to State Route 2
- Less than 1 mile to Kalahari Water Park
- Generous allowance for qualified tenants
- Owner will consider trades

#### Sale Price

• \$449,000

#### Lease Rate

• \$7.50 per sq. ft. NNN

Contact: John M. Hoty 419-656-4689 jm@hoty.com





## 2019 Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate	1,323	12,087	37,019
Avg Household Income	\$93,442	\$87,186	\$69,855

<sup>\*</sup>Courtesy of CoStar

### 2019 Traffic Count

	Vehicles/Day
US 250 (Milan Rd) just south of SR 2	24,209

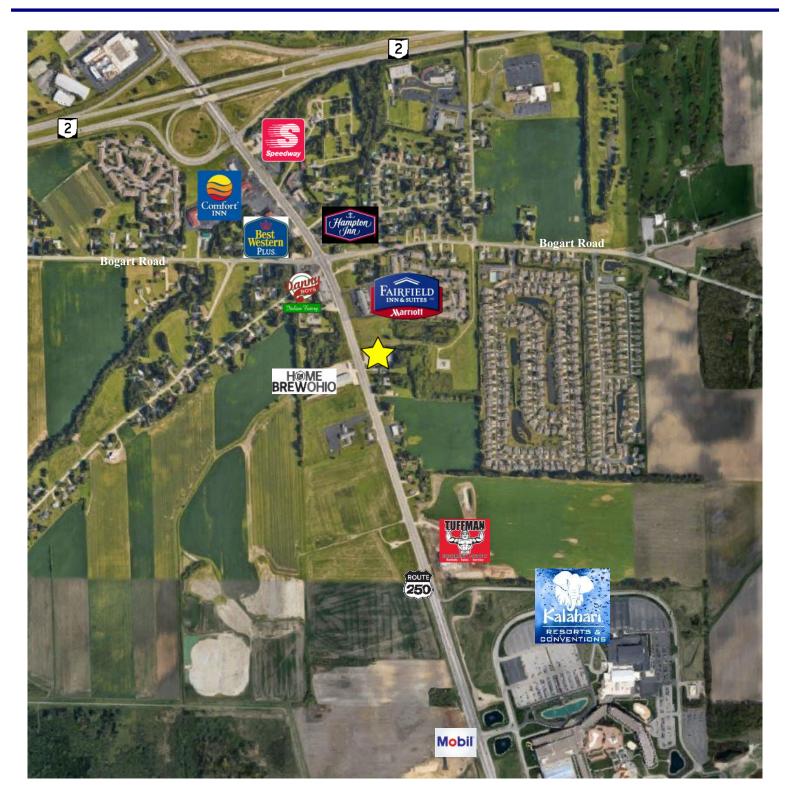
Consulting

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

<sup>\*</sup>Courtesy of ODOT

## **Aerial**

#### 6402 Milan Road





Contact: John M. Hoty 419-656-4689 jm@hoty.com

\*Principals of owner are licensed agents.

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

