

Land for Sale

Bone Creek Drive | Sandusky OH 44870



Property Highlights

- Commercial zoning
- Located on heavily-traveled SR 4, just south of Perkins Avenue
- 11,148 vehicles per day (2017 daily traffic count)
- 1½ miles north of SR 2 interchange
- 1½ miles south of Firelands Regional Medical Center
- Excellent location at traffic signal
- Great site for medical / professional business

Contact:

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Sale Price

- 1.5 acre parcel \$225,000
- 2.1 acre parcel \$319,000



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Aerial Photo & Demographics

Bone Creek Drive



Location

- On SR 4 (Hayes Avenue) just south of Perkins Avenue
- Just 1½ miles north of SR 2 interchange
- Only 1 mile from Firelands Regional Medical Center

Site Description

- These highly-visible sites are conveniently located in Sandusky's medical community

**Demographics courtesy of CoStar®*

Traffic counts courtesy of Ohio Department of Transportation

2018 Demographics*

	1 mile	3 miles	5 miles
• Population	2,444	31,465	41,339
• Avg. HH Income	\$44,566	\$55,940	\$63,155

2017 Average Daily Traffic Count*

• W. Perkins Ave. at SR 4	18,730
• SR 4 at Bone Creek Dr.	11,148



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