

# Land For Sale or Lease

2501 East Perkins Avenue | Sandusky OH 44870



## Purchase or Lease Options

- From 1 to 2½ acres available
- Land can be developed or leased
- Build-to-suit units from 1,000 to 5,000 sq. ft.

## Sale Price

- \$315,000 for entire site

## Lease Rate

- \$14 per sq. ft. NNN



Contact:  
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## Property Highlights

- Up to 2½ acres available
- High-traffic, neighborhood-friendly location
- Located across from Sandusky Mall
- Easy access to US 250 and SR 2

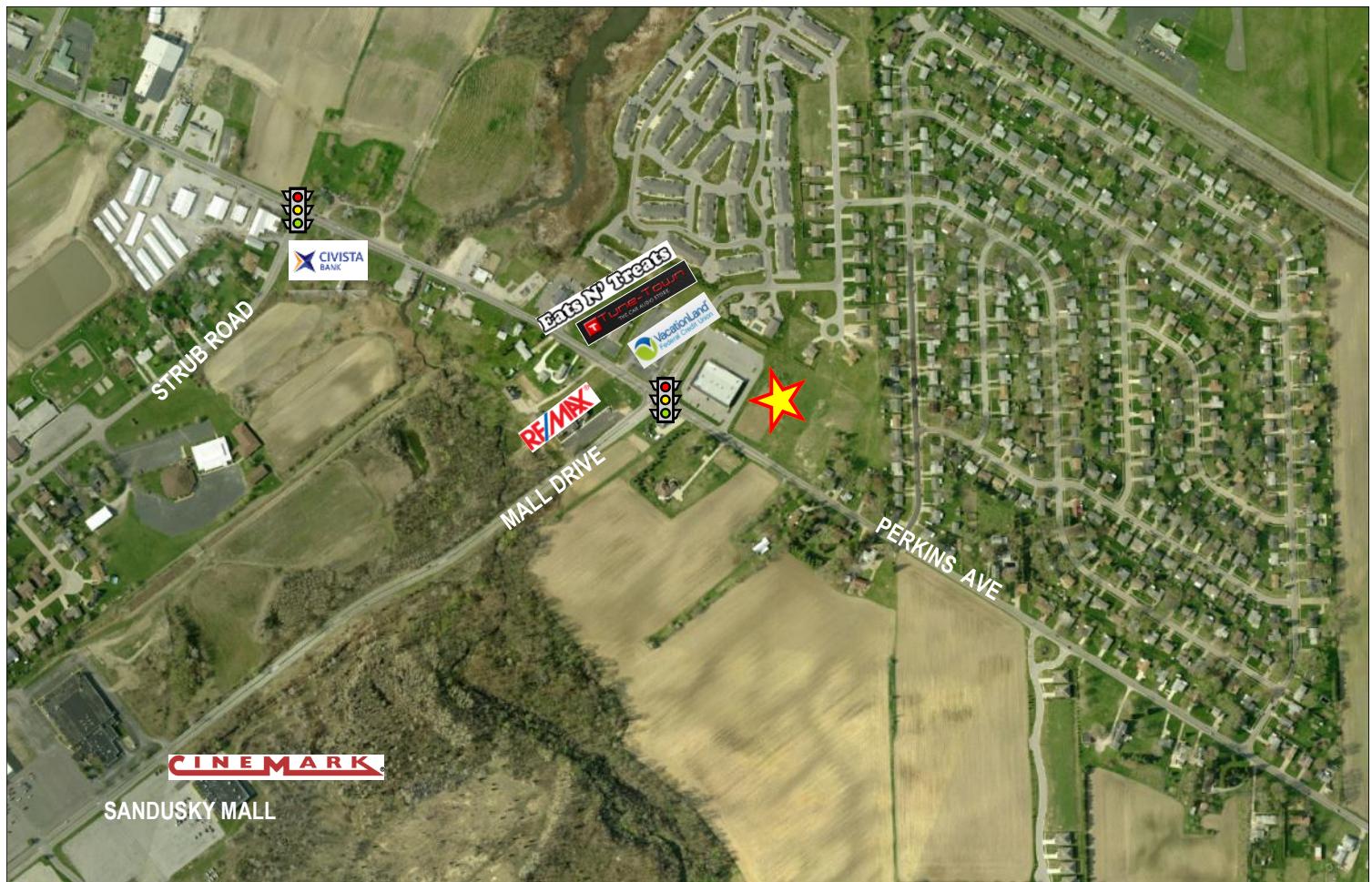
## 2023 Demographics

	1 Mile	3 Mile	5 Mile
Population Estimate	10,480	34,384	47,244
Median HH Income	\$64,320	\$62,446	\$61,654

\*Courtesy of Crexci

# Aerial | Build-to-Suit Options

2501 East Perkins Avenue



## Proposed Build-to-Suit Options

20x60 1200 sq. ft.	20x80 1600 sq. ft.	20x80 1600 sq. ft.	20x80 1600 sq. ft.	20x80 1600 sq. ft.
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35x60 2100 sq. ft.	75x80 6000 sq. ft.	50x60 3000 sq. ft.
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\*Principals of owner are licensed agents.

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