

Space For Lease

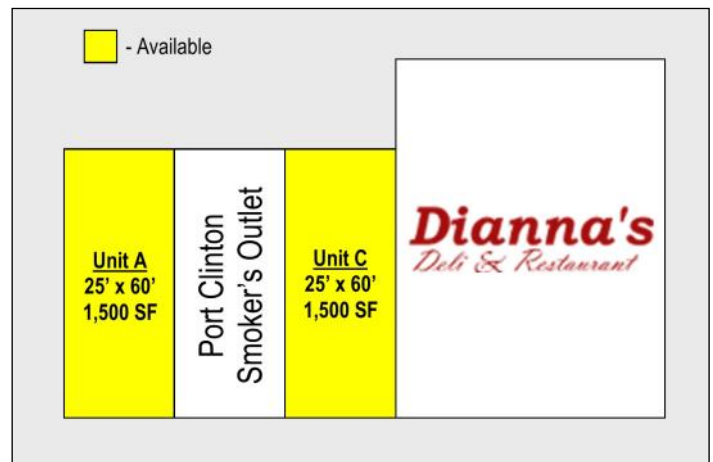
2853 East Harbor Road | Port Clinton, OH 43452



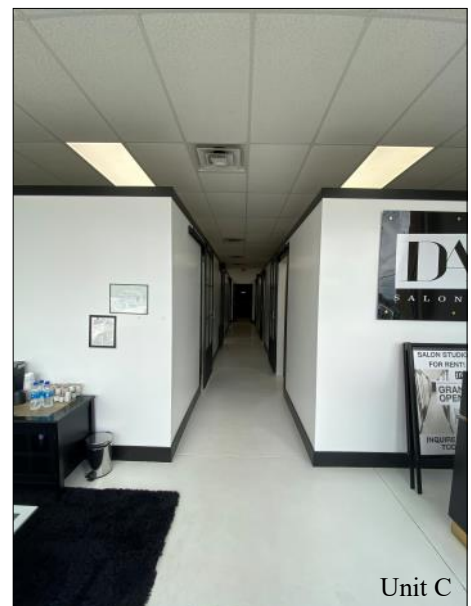
Property Highlights

- Two, 1,500 sq. ft. units available immediately
- Shopping center anchored by Dianna's Deli
- Near intersection of SR 163 and SR 53
- Located across from Walmart Supercenter
- Building & pylon signage available

| Unit | Sq. Ft. | Lease Rate | Unit Notes |
|------|---------|--------------------|------------------|
| A | 1,500 | \$14 / sq. ft. NNN | office or retail |
| C | 1,500 | \$15 / sq. ft. NNN | salon space |



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

Aerial | Photos | Demographics

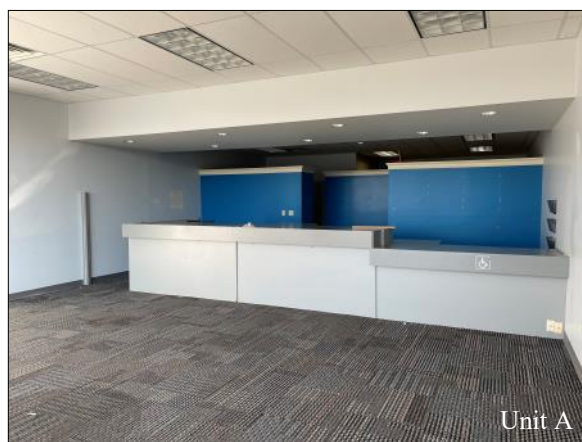
2853 East Harbor Road



Traffic Counts

| | Vehicles/Day |
|---------------|--------------|
| SR 53 (2022) | 8,172 |
| SR 163 (2023) | 9,571 |

**Courtesy of ODOT*



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2022 Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|----------|----------|----------|
| Population Estimate | 690 | 6,326 | 16,997 |
| Avg HH Income | \$92,869 | \$89,226 | \$82,051 |

**Courtesy of CoStar*

**Principals of owner are licensed agents.*



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