

# Retail Center & Outlots For Sale

2026 East Harbor Road | Port Clinton OH 43452



***Excellent Opportunity for Owner / User***

Presented by:

**John M. Hoty**

419.656.4689

jm@hoty.com



\*Principals of owner are licensed REALTORS®

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | [www.hoty.com](http://www.hoty.com) | [f](https://www.facebook.com/hotyenterprisesinc)

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

# Highlights

## Two Ottawa County Parcels:

- 0200722209557002 | 6.72 acres
  - > Kroger-adjacent 12,449 SF plaza
  - > \$111,200 in annual rents + a 3,960 SF vacancy
  - > Designed for 5,000+ SF plaza expansion
  - > Designed for 5,000+ SF outlot
- 0200722209544000 | 2.13 acres
  - > Additional parcel with SR 2 frontage
  - > Access to traffic signal
  - > Adjacent medical building with outlot also available for purchase



## Property Overview

Hoty Enterprises presents this diverse commercial property for sale in Port Clinton, Ohio. The package includes an existing retail center, with two potential building pads/outlots, on 6.7 acres, plus a 2+ acre outlot with highway visibility. The center sees a high level of foot traffic, due to its location adjoining Kroger.

The property is located on East Harbor Road (SR 163), just off of SR 2 and SR 53, on a highly-traveled route to the Lake Erie islands and Lakeside-Marblehead. The 2+ acre outlot can be seen from the highway.

An adjacent medical building with 0.5 acre outlot is available for purchase, as well.

Port Clinton, Ohio is known as the “Walleye Capital of the World”, and features world-class fishing, miles of Lake Erie shoreline, island ferries, and festivals. The city acts as a gateway to the islands: Put-in-Bay, Kelleys Island, and Middle Bass.



*View of center in relation to Kroger*

# Financial Summary

Price	\$1,999,000
GLA	12,449 SF
Price/SF	\$160.58



## Rent Roll

Tenant	SF	Lease Start	Lease End	Rent/SF	Options	Annual Rent
Supercuts	1,400	10-01-2002	05-31-2030	\$13.00	(1) 5 YR	\$18,200
Little Island Daycare	3,850	12-01-2024	12-31-2034	\$12.94	(2) 3 YR	\$49,800
Vacant*	3,960					
Vacant*	1,800					
Peking House	1,500	03-01-2018	02-29-2028	\$14.40	(1) 5 YR	\$21,600

NNN estimated for 2025 at \$3.93 / SF

\*Currently being marketed.



## Included Outlots



*Boundaries are approximate.*



Presented by:

**John M. Hoty**

419.656.4689

jm@hoty.com



*\*Principals of owner are licensed REALTORS®*

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | [www.hoty.com](http://www.hoty.com) | [f](https://www.facebook.com/hotyenterprisesinc)

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