

# Retail Center For Sale

2853 East Harbor Road | Port Clinton OH 43452




- 9,300 SF building
- Great opportunity for owner-user

Presented by:  
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*\*Principals of owner are licensed REALTORS®*

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# Highlights

- 9,300 sq. ft. center built in 2006
- 2.77 acres
- Ottawa County Parcels:
  - 0200781910361003 1.364 acres
  - 0200781910361000 1.406 acres
- Tenants:
  - Dianna's Deli & Restaurant
  - Port Clinton Smoker's Outlet
  - Hart Advertising (billboard)
- Located adjacent to Walmart Supercenter



## Property Overview

Hoty Enterprises presents this desirable commercial property for sale in Port Clinton, Ohio. The sale includes a 9,300 square foot retail center, built in 2006, on a 2.8 acre site. This highly-visible plaza is located adjacent to a Walmart Supercenter. The plaza's anchor tenant, Dianna's Deli & Restaurant, is a popular diner with locals and visitors alike.

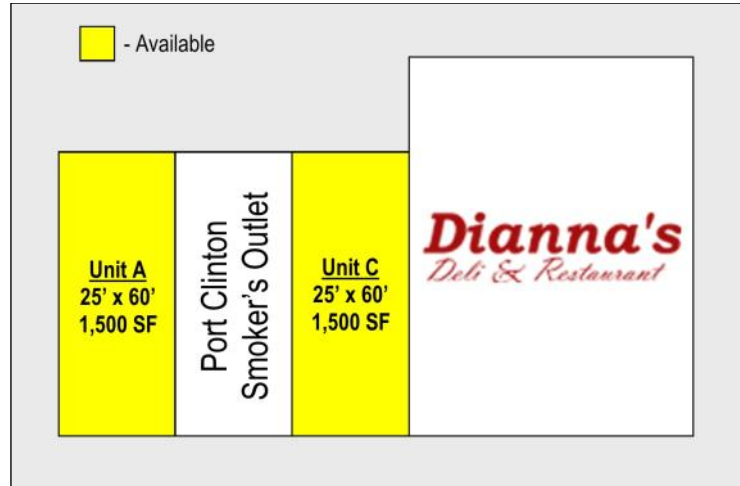
The property is located on East Harbor Road (SR 163) just east of SR 53, a highly-traveled route to the Lake Erie islands and Lakeside-Marblehead.

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.



## Sale Price

|          |             |
|----------|-------------|
| Price    | \$2,066,250 |
| GLA      | 9,300 SF    |
| Cap Rate | 8.00%       |



## Tenant List

| Tenant                       | SF    | Lease Start | Lease End  | Annual Base Rent |
|------------------------------|-------|-------------|------------|------------------|
| Dianna's Deli & Restaurant   | 4,800 | 03-27-2006  | 04-14-2027 | \$88,800         |
| Port Clinton Smoker's Outlet | 1,500 | 03-09-2023  | 05-31-2026 | \$22,500         |
| Vacant Unit A*               | 1,500 |             |            | \$21,000         |
| Vacant Unit C*               | 1,500 |             |            | \$21,000         |
| Hart Advertising billboard   | n/a   | 05-01-2024  | 04-30-2073 | \$12,000         |
|                              |       |             |            | <b>\$165,300</b> |

- All lease rates are NNN.
- \*Seller will provide 2-year lease credit on vacant spaces

