

Space For Lease

1304 Hayes Avenue | Sandusky, OH 44870



Property Highlights:

- 1,500 SF unit available
- Located at the corner of Hayes Avenue (SR 4) and Tyler Street
- Adjacent to Firelands Regional Medical Center
- Just 4 miles from Cedar Point Amusement Park
- Site services both local residents and tourist traffic
- Access to traffic signal

Lease Rate:

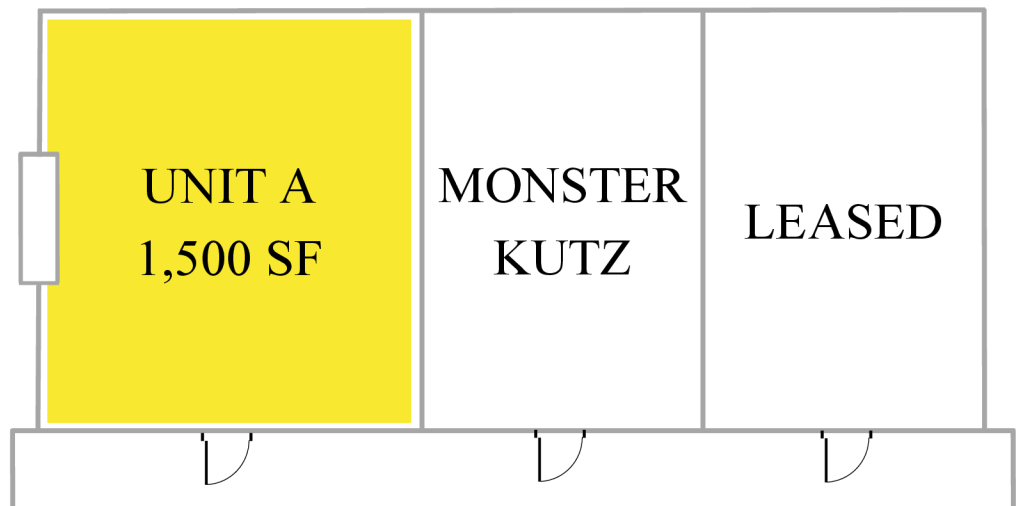
\$12 per sq.ft. NNN

Contact:

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**Principals of owner are licensed agents.*

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | 

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Aerial | Demographics

1304 Hayes Avenue



- Sandusky's largest year-round employer with 2,085 employees
- In 2024, the facility served:
 - 9,101 inpatients
 - 287 registered beds
 - 589 births

2025 Traffic Counts:

	Vehicles / Day
SR 4	9,463

**Courtesy of ODOT*

2024 Demographics:

	1 mile	3 mile	5 mile
Population Estimate	24,700	39,600	49,700
Avg HH Income	\$57,700	\$61,800	\$65,500

**Source: Crexi*

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