



**PROPERTY HIGHLIGHTS**

- New Build to suit- up to 2000 SF
- Busy Intersection just 3 miles from Cedar Point
- Out Parcel to Shopping Center

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	6,941	\$61,620	8,171
<b>3 Miles</b>	32,957	\$61,995	29,602
<b>5 Miles</b>	38,588	\$66,201	55,905
<b>15 Minute</b>	44,528	\$67,393	59,709

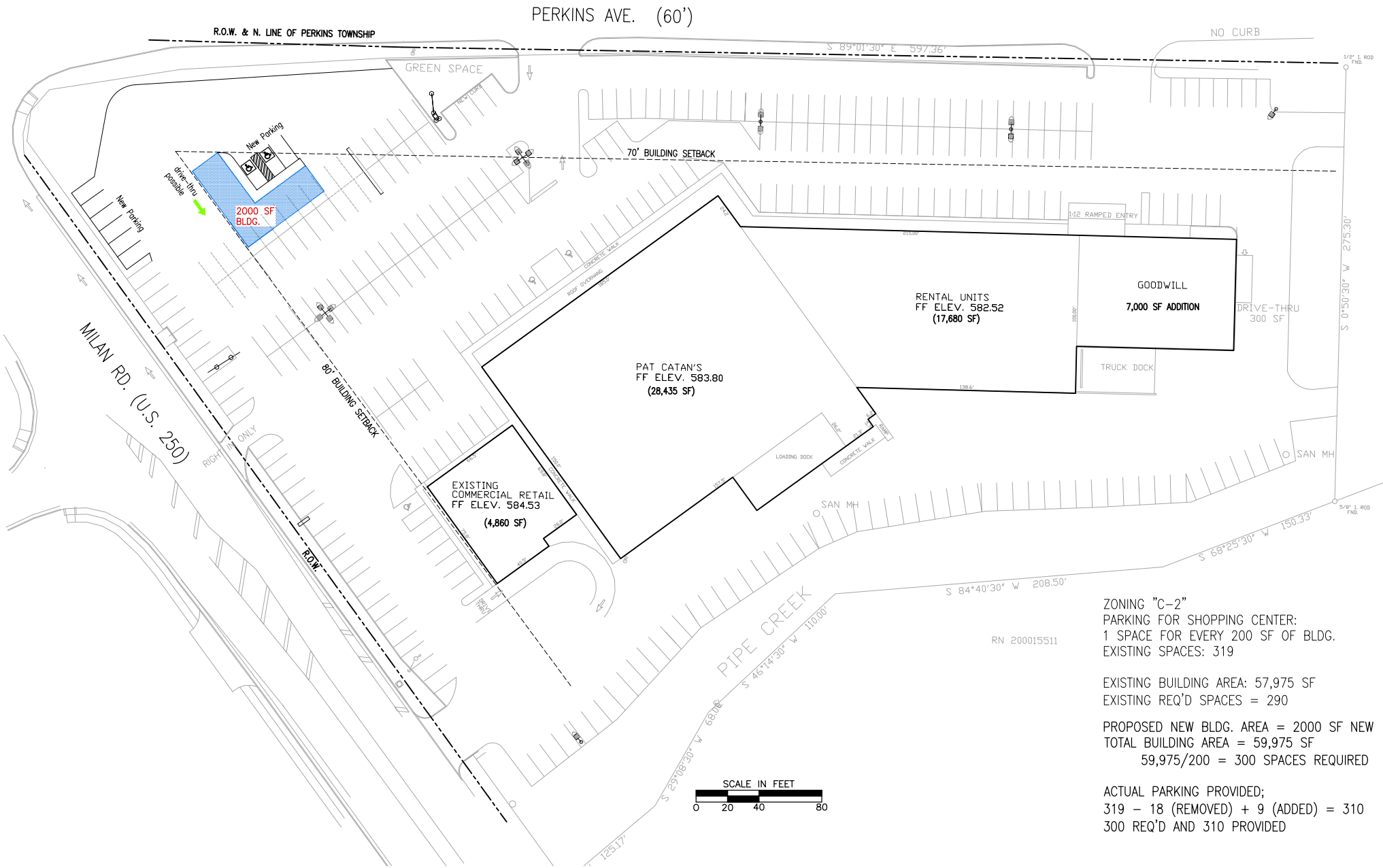
**QUICK LINKS** *(click to view)*

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[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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ZONING "C-2"  
 PARKING FOR SHOPPING CENTER:  
 1 SPACE FOR EVERY 200 SF OF BLDG.  
 EXISTING SPACES: 319

EXISTING BUILDING AREA: 57,975 SF  
 EXISTING REQ'D SPACES = 290

PROPOSED NEW BLDG. AREA = 2000 SF NEW  
 TOTAL BUILDING AREA = 59,975 SF  
 59,975/200 = 300 SPACES REQUIRED

ACTUAL PARKING PROVIDED;  
 319 - 18 (REMOVED) + 9 (ADDED) = 310  
 300 REQ'D AND 310 PROVIDED

8 MIN FROM SITE  
3.4 MILES FROM SITE

**SITE**

Pat Catan's  
CRAFT CENTERS

**PERKINS PLAZA SHOPPING CENTER**

**SANDUSKY PAVILION**

**SANDUSKY MALL**

**PLATO'S CLOSET**

**OUTBACK PLAZA**

**JO-ANN Great Clips KOHL'S**

**Budget INN**

**ST STEPHEN KIDDIE COLLEGE**

**22,119 VPD**

MILAN RD  
COLUMBUS AVE  
ESTRUB RD

250

WAGNER STONE QUARRY

MILAN RD

34,883 VPD

2

27,380 VPD

2