



HIGH PROFILE RETAIL LOT

124-218 E. PERKINS AVE
Sandusky, Ohio 44870

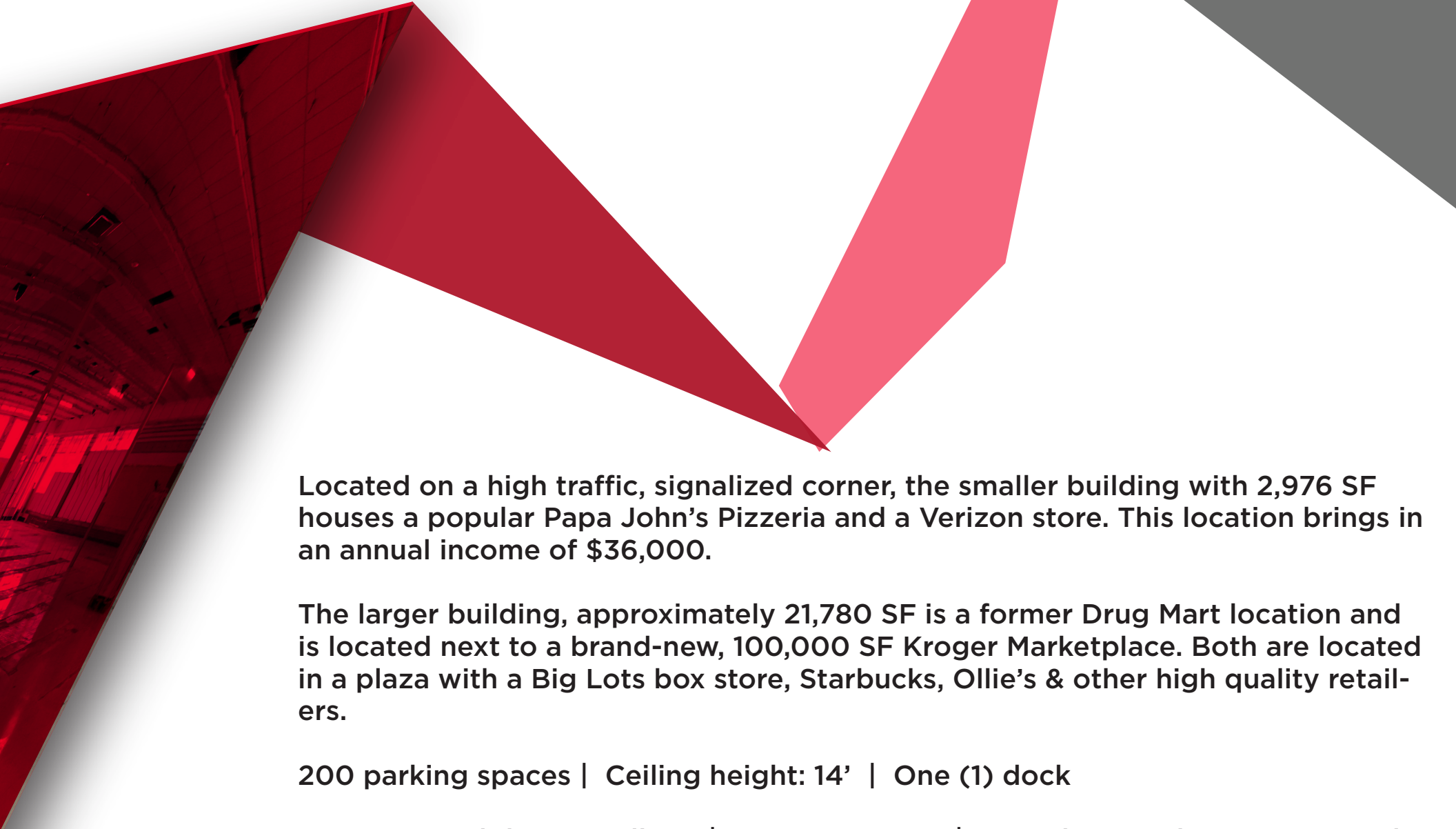
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ABOUT THE PROPERTY



Built in 1960/2011, this 3.87 acre Retail lot features two buildings totaling 24,756 SF as well as an additional parcel ready for additional Retail development.



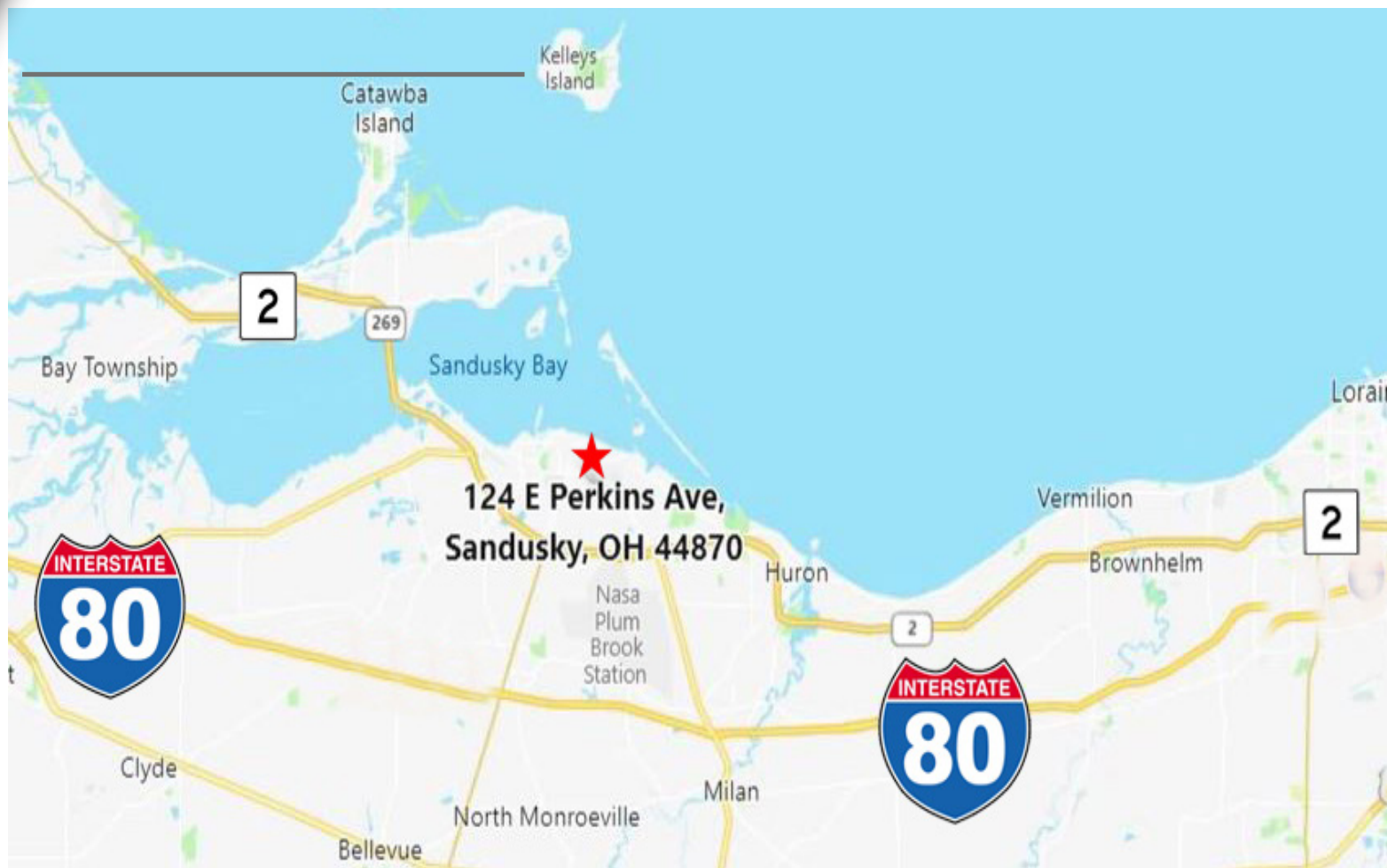
Located on a high traffic, signalized corner, the smaller building with 2,976 SF houses a popular Papa John's Pizzeria and a Verizon store. This location brings in an annual income of \$36,000.

The larger building, approximately 21,780 SF is a former Drug Mart location and is located next to a brand-new, 100,000 SF Kroger Marketplace. Both are located in a plaza with a Big Lots box store, Starbucks, Ollie's & other high quality retailers.

200 parking spaces | Ceiling height: 14' | One (1) dock

Access & Visibility: Excellent | Frontage: 350' | Zoned General Business Retail

MAP



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PHOTOS



DOING BUSINESS IN ERIE COUNTY



ERIE COUNTY AND THE STATE OF OHIO BOTH OFFER A WIDE ARRAY OF INCENTIVES FOR EXPANDING AND RELOCATING BUSINESSES. NEW OR GROWING BUSINESSES THAT DEMONSTRATE ECONOMIC IMPACT THROUGH JOB CREATION AND CAPITAL INVESTMENT QUALIFY FOR THESE PROGRAMS.

PROGRAMS PROVIDE ASSISTANCE IN THE FOLLOWING AREAS:

FINANCING - A VARIETY OF ATTRACTIVE FINANCING PROGRAMS ARE AVAILABLE TO COMPLEMENT YOUR TRADITIONAL BANK FINANCING. JOBSOHIO LOANS, DEVELOPMENT SERVICES AGENCY LOANS, OHIO PORT AUTHORITY PROGRAMS, SBA LOANS AND THE OHIO TREASURER'S GROWNOW ALL OFFER ATTRACTIVE FEATURES SUCH AS LOW INTEREST AND FIXED RATE FINANCING.

TAX CREDITS, EXEMPTIONS, ABATEMENTS AND GRANTS - SECURING TAX INCENTIVES AND TARGETED GRANTS TO SUPPORT YOUR INVESTMENTS AND WORKFORCE TRAINING NEEDS CAN GIVE YOU A REAL COMPETITIVE EDGE. COST SAVING OPPORTUNITIES INCLUDE THE JOB CREATION TAX CREDIT, SALES TAX EXEMPTIONS, REAL PROPERTY ABATEMENTS, JOBSOHIO AND LOCAL GRANT PROGRAMS.

INFRASTRUCTURE - ROAD, POWER, FIBER, WATER, SEWER AND RAIL ARE ESSENTIAL TO BUSINESS SUCCESS AND PROJECT FUNDING IS AVAILABLE THROUGH ORGANIZATIONS LIKE THE OHIO DEPARTMENT OF TRANSPORTATION, OHIO DEVELOPMENT SERVICES AGENCY AND JOBSOHIO.

BROWNFIELD REDEVELOPMENT - STATE AND LOCAL FUNDS ARE DESIGNATED TO SUPPORT A CLEAN COMMUNITY THROUGH ENVIRONMENTAL SITE ASSESSMENTS AND REMEDIATION FUNDING.

WORKFORCE - LOCAL AND STATE AGENCIES LIKE OHIOMEANSJOBS ERIE COUNTY CAN HELP IDENTIFY AND SUPPLY YOU WITH QUALIFIED WORKFORCE TALENT. THESE AGENCIES ALSO OFFER TRAINING GRANTS AND ASSISTANCE TO QUALIFYING PROJECTS.

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Not intended subject to representation

ABOUT SANDUSKY, OHIO



24 SANDUSKY WAS VOTED #24 IN THE NATION AS ONE OF THE BEST EMERGING METROPOLITAN AREAS

17 MAJOR CORPORATIONS THAT CALL ERIE COUNTY HOME; WHIRLPOOL, KRAFT-HEINZ, CROWN BATTERY & MANY MORE

8 SANDUSKY WAS VOTED #8 IN CNN'S "COOLEST SMALL TOWNS IN AMERICA" SURVEY

KALAHARI WATERPARK RESORT IN SANDUSKY, OHIO, HOSTS MORE THAN 1 MILLION VISITORS ANNUALLY

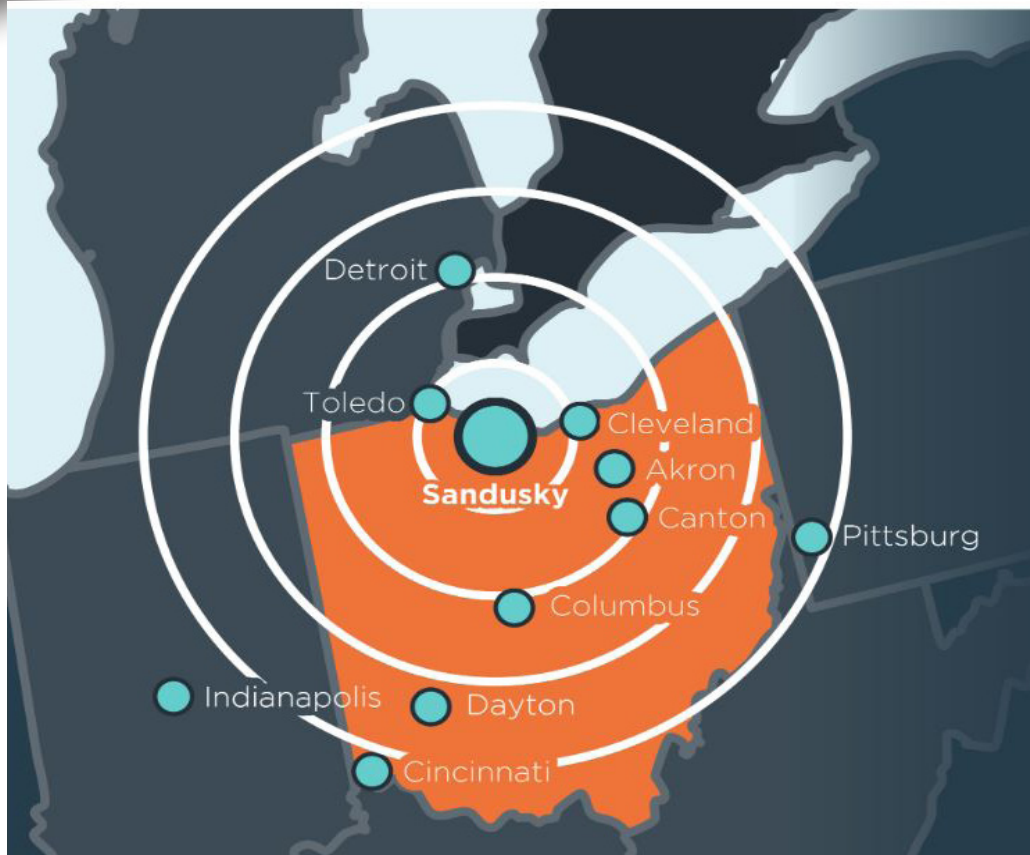
CEDAR POINT AMUSEMENT PARK HOSTS OVER 3.6 MILLION VISITORS PER SEASON

ERIE COUNTY IS A GROWING BUSINESS HUB THAT IS WELL POSITIONED FOR INVESTMENT, GROWTH AND DEVELOPMENT.

STRATEGICALLY LOCATED IN NORTHWEST OHIO, SANDUSKY IS A PRIME LOCATION FOR BUSINESSES THAT ARE LOOKING TO LOCATE/RELOCATE OR TO EXPAND.

SANDUSKY OFFERS COMPANIES ACCESS TO A LARGE POOL OF TALENTED WORKFORCE, AFFORDABLE, FLEXIBLE REAL ESTATE OPTIONS, AND STRATEGIC ACCESS VIA A MULTI-MODAL TRANSPORTATION NETWORK.

QUICK ACCESS TO MAJOR U.S. MARKETS



MILEAGE TO OHIO CITIES

TOLEDO: 53 MILES

CLEVELAND: 62 MILES

AKRON: 71 MILES

CANTON: 92 MILES

COLUMBUS: 106 MILES

DAYTON: 170 MILES

CINCINNATI: 213 MILES

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING,
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