

709 W. Perkins Avenue

709 W. Perkins Avenue | Sandusky, OH 44870



OFFERING SUMMARY

Available Space:	1,167 - 13,015 SF
Lease Rate:	\$6.50 - 12.00 SF/yr (NNN)
Lot Size:	7.86 Acres
Year Built:	1966
Building Size:	96,930 SF
Renovated:	1990
Zoning:	Commercial
Market:	Toledo
Submarket:	Outside Metro Area
Traffic Count:	23,535

PROPERTY OVERVIEW

Well-maintained shopping center on highly traveled W. Perkins Avenue. Current tenants include: Save-A-Lot, Family Dollar, Tractor Supply Company, Subway, Metro PCS, Rent-A-Center, First Cash, Jo Wok.

LOCATION OVERVIEW

W. Perkins Avenue is a major thoroughfare in Sandusky, with 23,535 vehicles per day. Shopping center is located approximately five minutes (2.4 miles) from Ohio Turnpike (I-80/90)

For More Information Contact:

Ryan Miller
419.794.3961
rmiller@rkgcommercial.com
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RK

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LEASE DETAILS

Available SF	1,167 - 13,015 SF
Lease Rate	\$6.50 - 12.00 SF/yr
Lease Type	NNN
Tenant Responsible For	Pro forma share of net charges

BUILDING INFORMATION

Building Size	96,930 SF
Number Of Floors	1
Year Built	1966
Renovated	1990
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Existing
Building Exterior	Brick/Stucco/Glass
Restrooms	Multiple
Exterior Signage	Facade and Pylon
Delivery Area	Rear
Lighting	Multiple

PROPERTY DETAILS

Zoning	Commercial
Acreage	7.86 Acres
Annual Real Estate Taxes	\$70,765.48
Annual Real Estate Taxes Per SF	\$0.73/SF
Parcel / APN Numbers	5701011000, 5701013000, 5702419000
# Parking Spaces	312
# Truck Parking Spaces	

LOCATION INFORMATION

Building Name	709 W. Perkins Avenue
City, State & Zip	Sandusky, OH 44870
County	Erie
Submarket	Outside Metro Area
Cross Streets	Hayes Avenue (State Route 4)

UTILITIES

Power Provider	Edison
Power Description	110/220 Volts
Fuel Provider	Columbia Gas
Water Provider	Municipal (separately metered)

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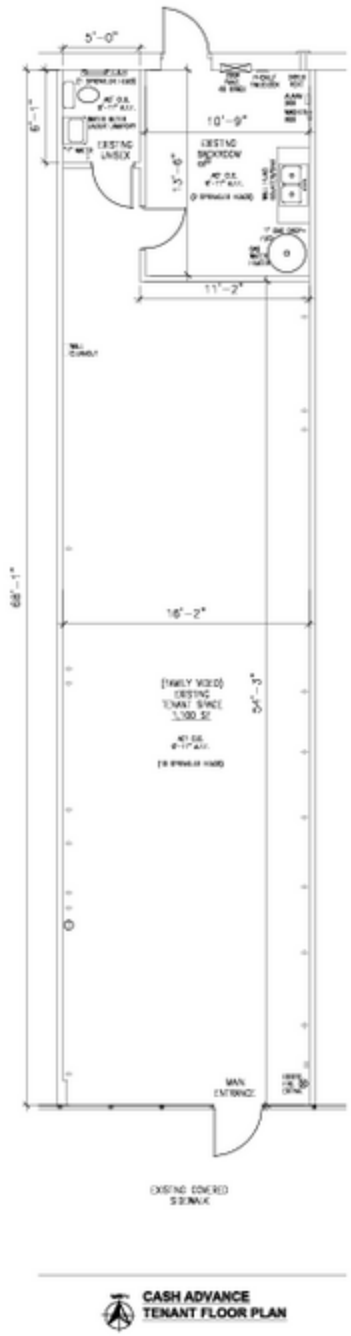
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Existing Floor Plan - Cash Advance



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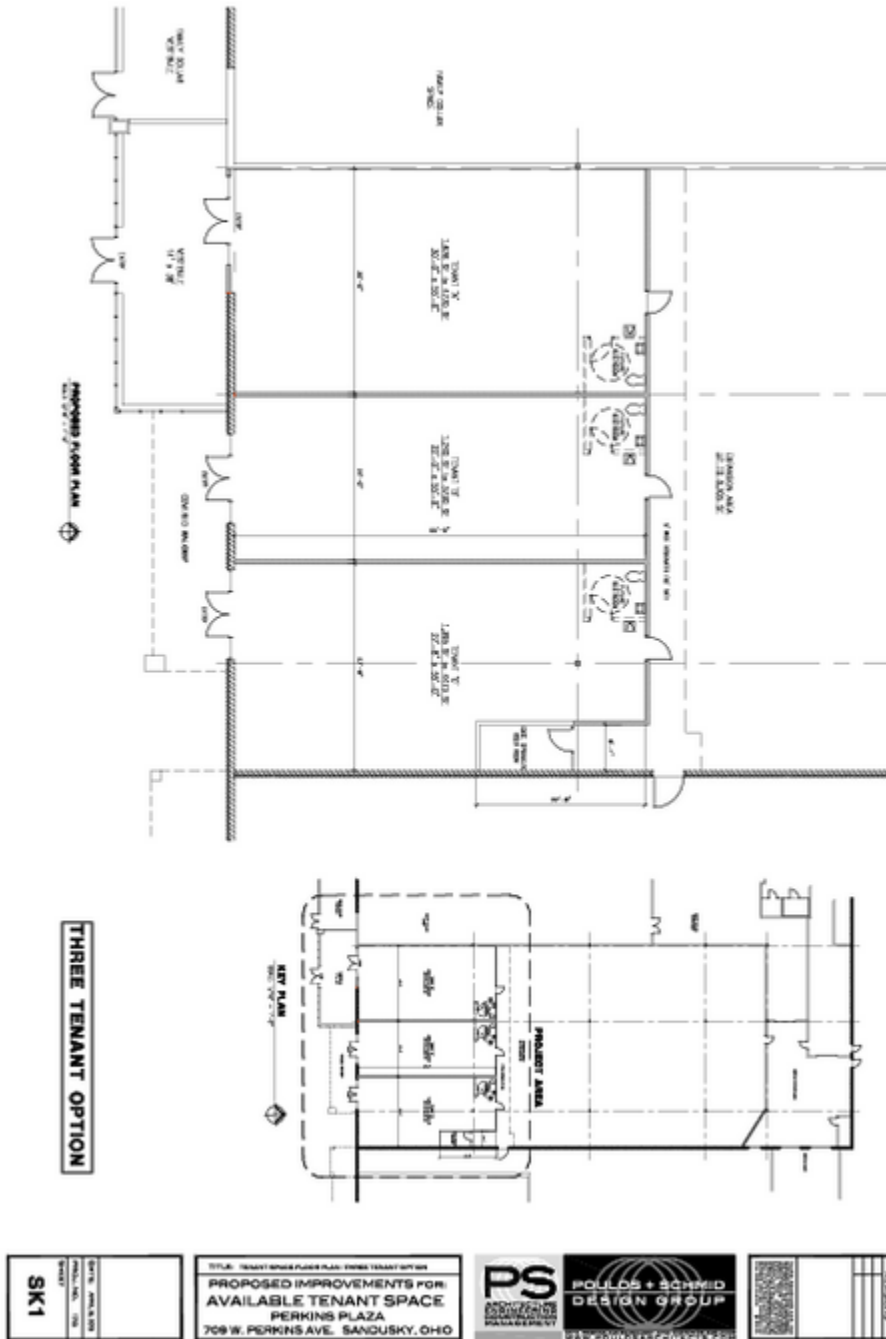
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Proposed Floor Plan - Option 1



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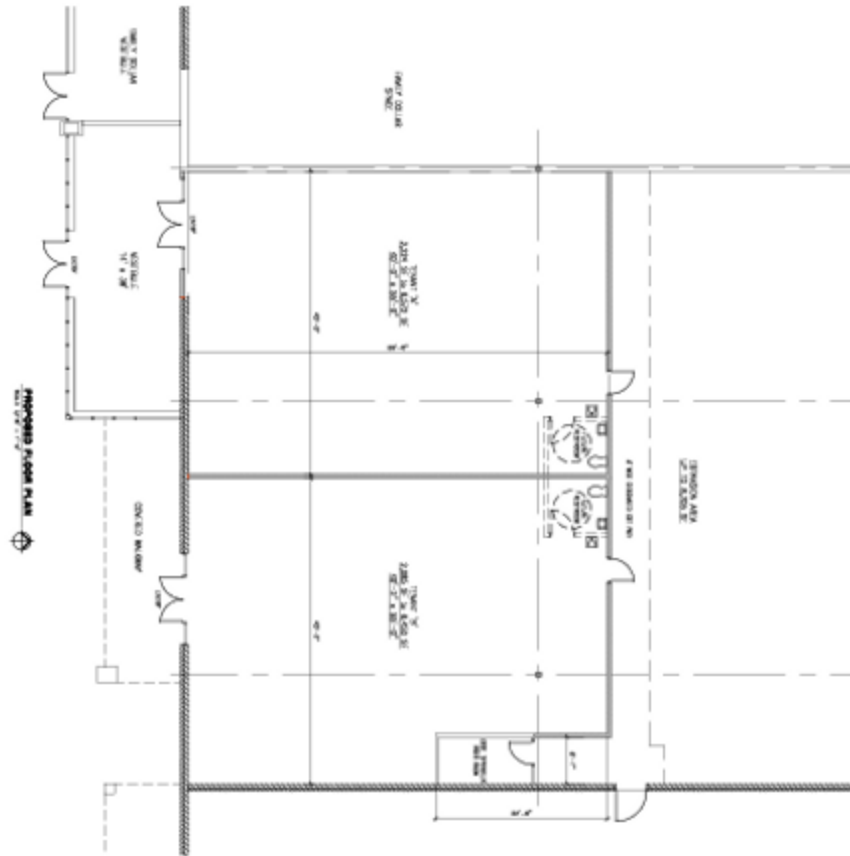
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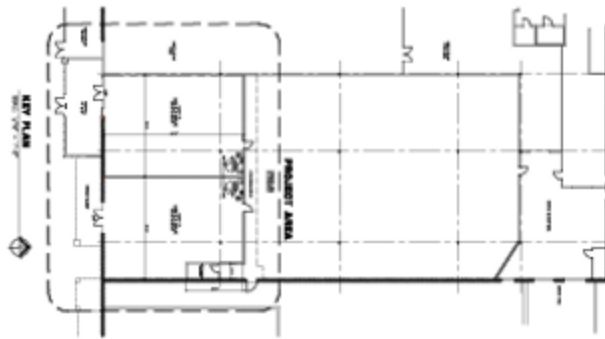


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Proposed Floor Plan - Option 2



TWO TENANT OPTION



SK2	DATE: 08/18/2020	PS POLLOS + SCHMID DESIGN GROUP 1000 W. SANDUSKY AVE. SANDUSKY, OH 44870 WWW.POLLOSCSCHMID.COM	
	DRAWN BY: J.M.		
TITLE: TENANT SPACE FLOOR PLAN - TWO TENANT OPTION PROPOSED IMPROVEMENTS FOR AVAILABLE TENANT SPACE PERKINS PLAZA 709 W. PERKINS AVE. SANDUSKY, OH			

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Retail Property For Lease

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	13,015 SF	NNN	\$6.50 SF/yr
Suite 1A	1,676 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1B	1,240 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1C	1,395 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1D	2,224 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1E	2,085 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1F	3,800 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1G	4,500 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 1H	6,500 SF	NNN	\$8.00 - \$12.00 SF/yr
Suite 2	1,167 SF	NNN	\$12.00 SF/yr

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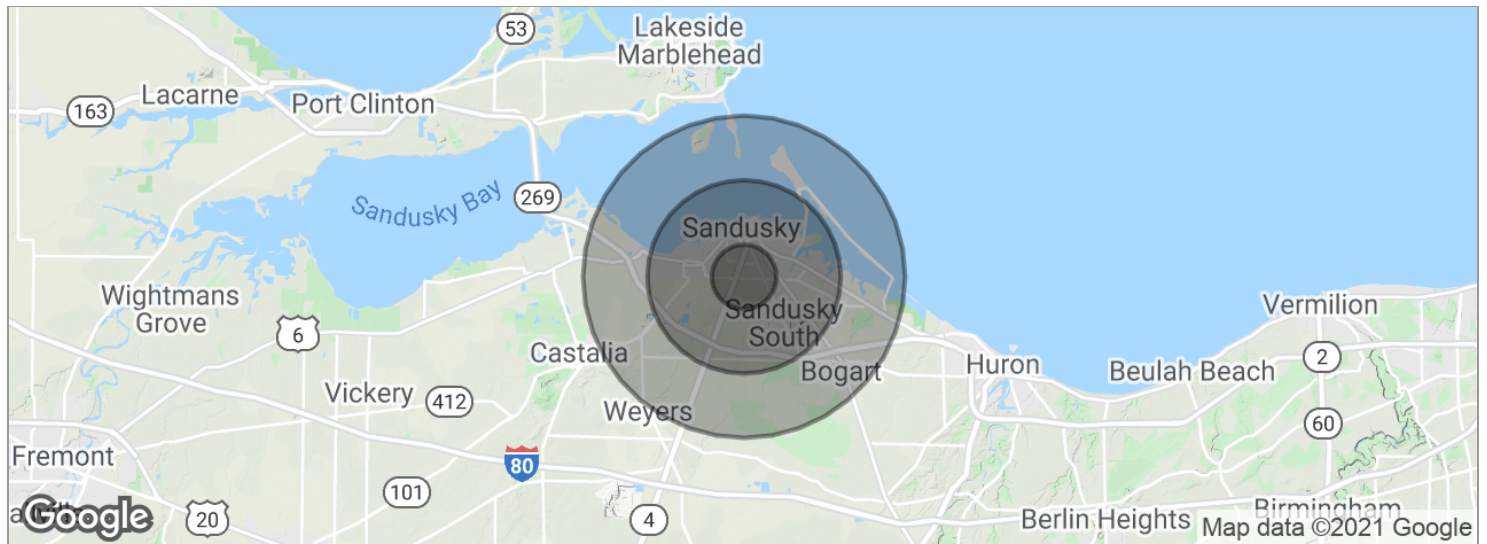
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,554	35,790	50,104
Median age	36.7	39.4	40.8
Median age (Male)	35.2	38.3	39.7
Median age (Female)	37.7	39.6	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,700	14,963	21,200
# of persons per HH	2.6	2.4	2.4
Average HH income	\$46,461	\$45,958	\$49,931
Average house value	\$140,541	\$131,082	\$139,488

* Demographic data derived from 2010 US Census

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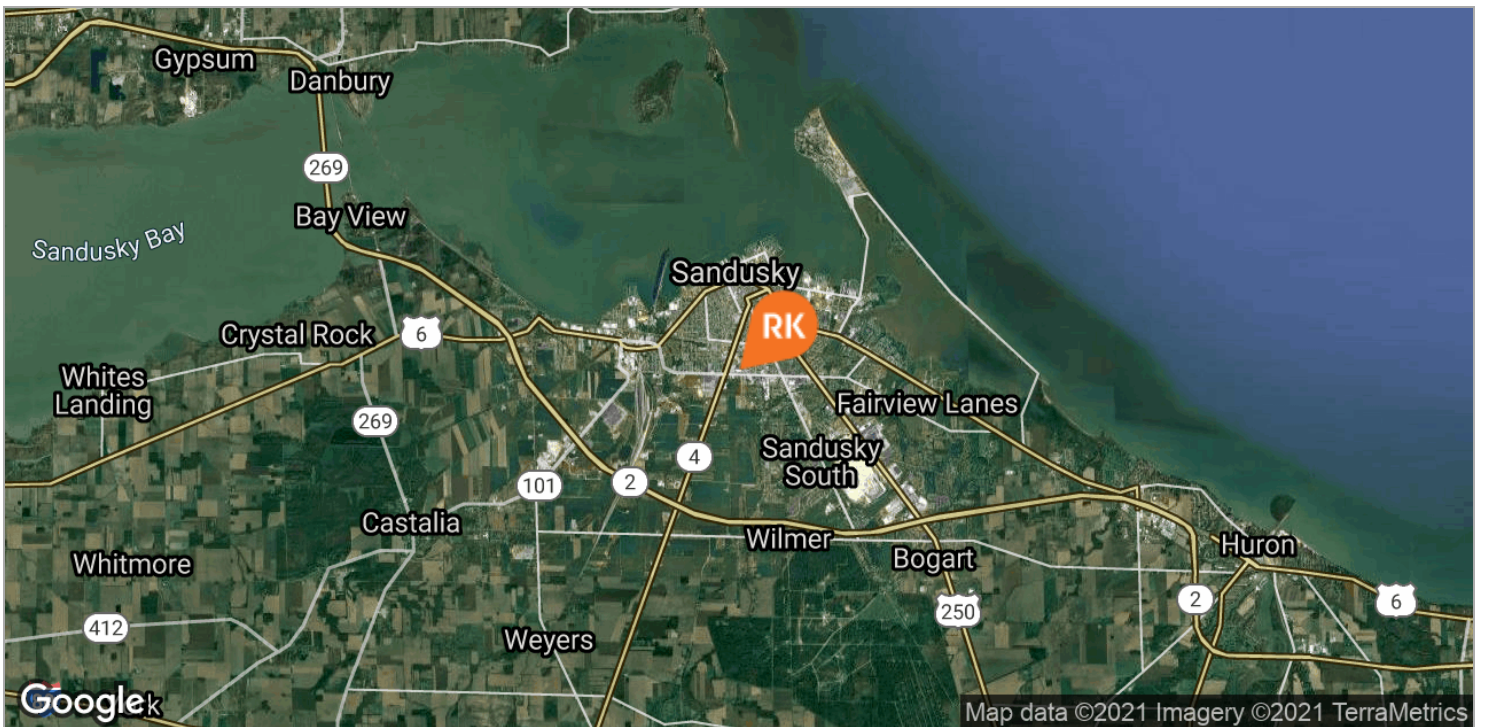
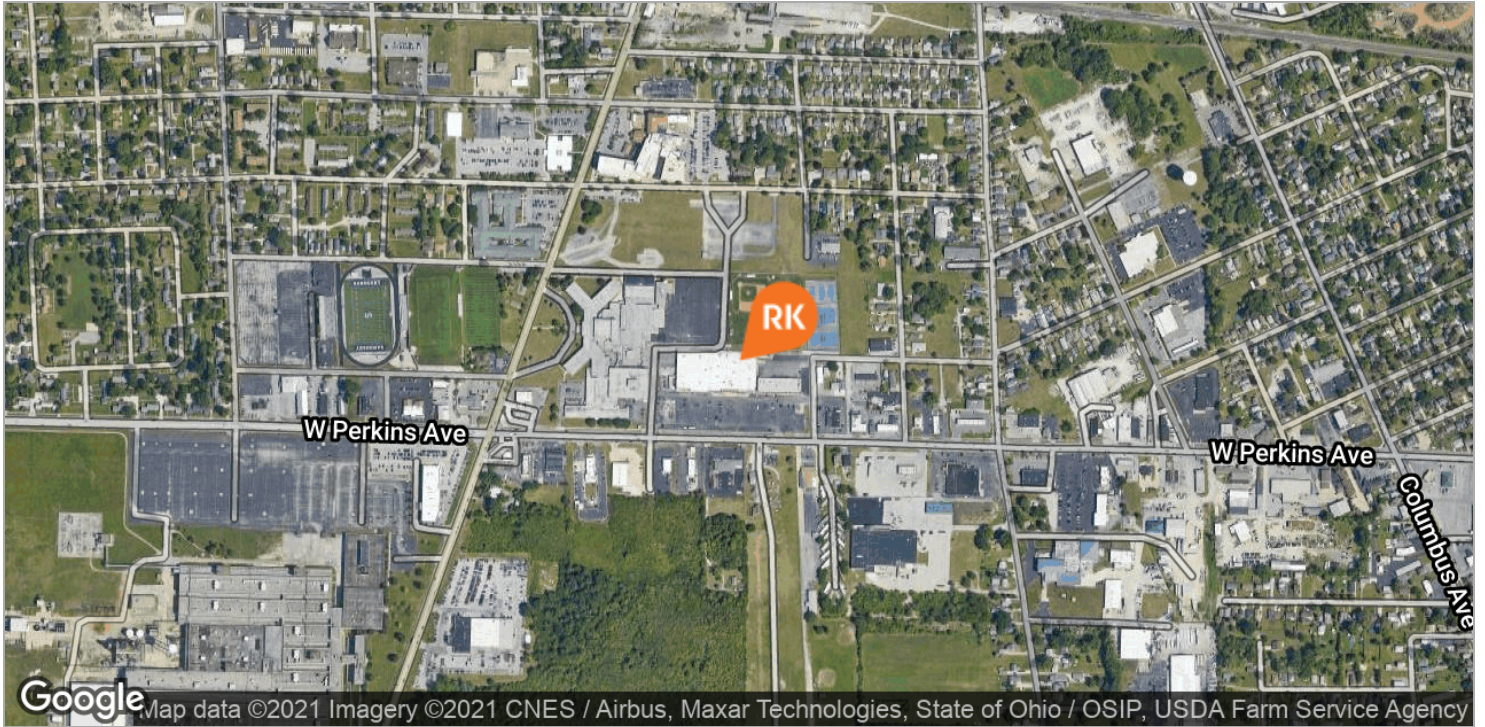
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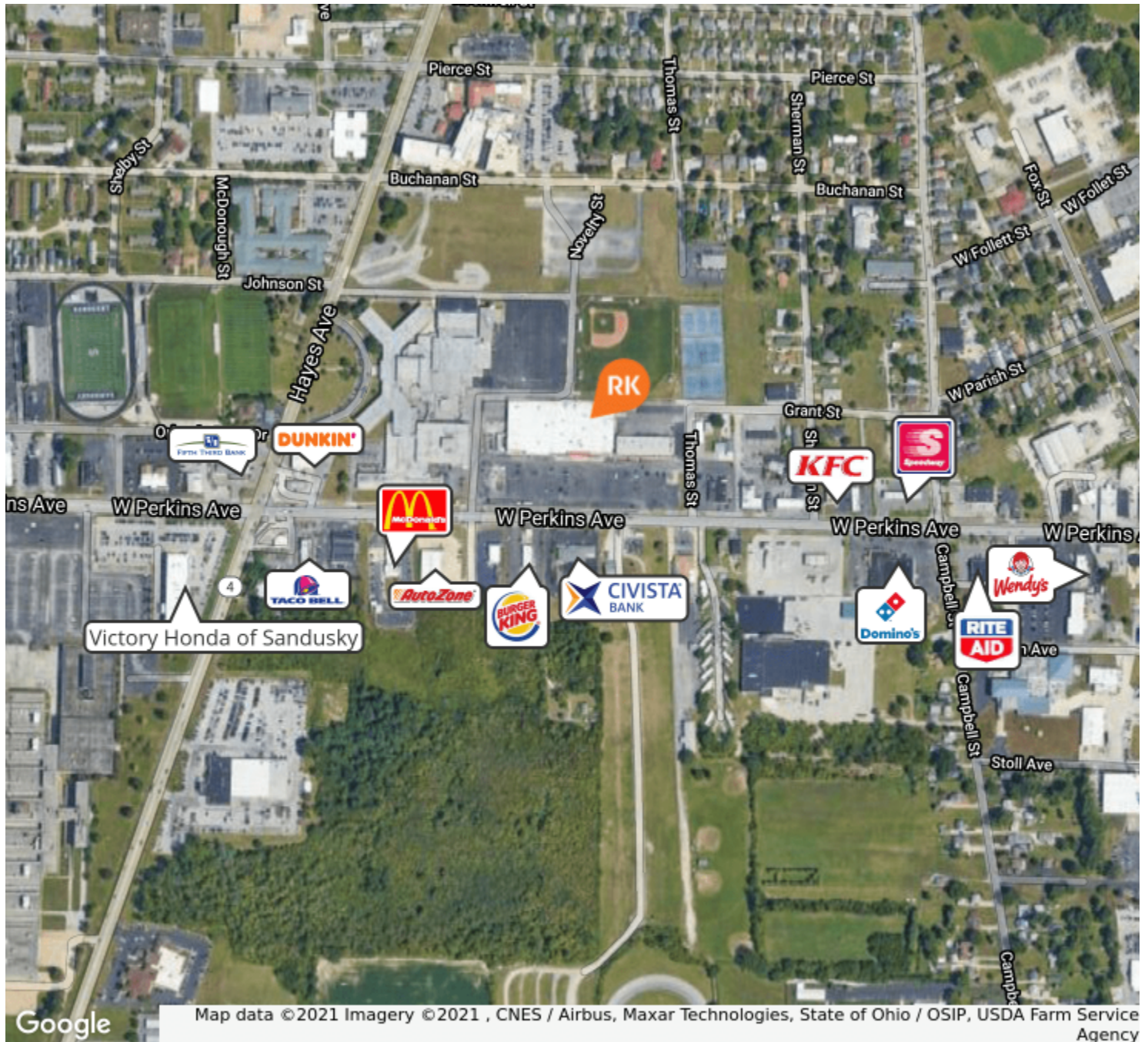
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