



2.20 ACRE SITE

SR 163 LAND
Port Clinton, Ohio 43452

2.20 ACRES AVAILABLE

SR 163 | Port Clinton, Ohio 43452



HIGHLIGHTS

- ▶ New to market. Remaining 2.20 acre pad in front of new Hampton Inn & Suites, opening August 2024
- ▶ On signalized hard corner, nearly 600' of frontage on two streets
- ▶ Adjacent to McDonald's, Huntington Bank, Speedway, and Taco Bell
- ▶ Opposite high volume grocer, 1/4 mile from Walmart Supercenter
- ▶ At main entrance to Catawba Island and one (1) mile from freeway (RT-2)

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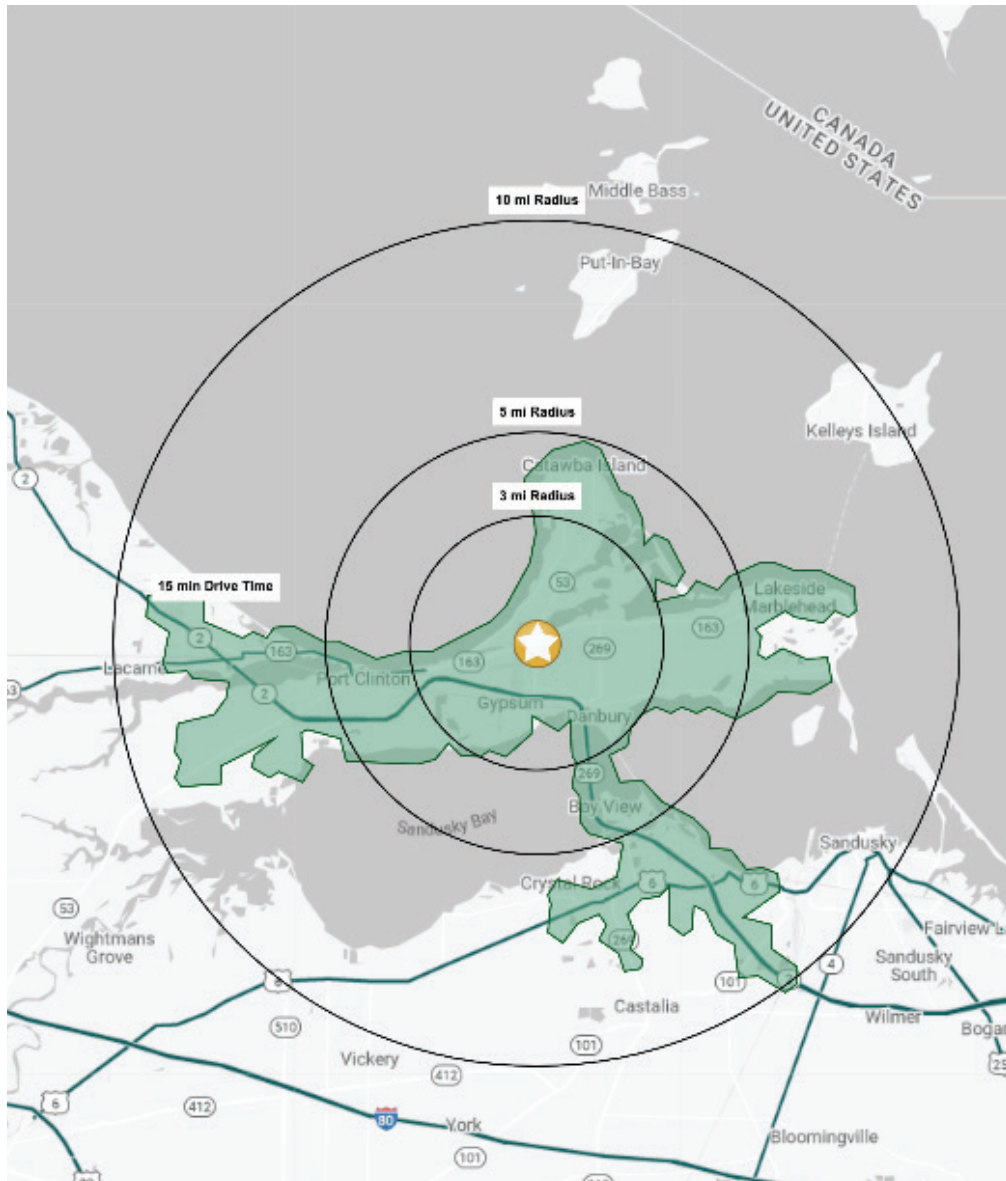
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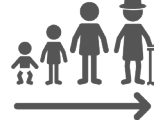







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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	15 MIN DRIVE
 POPULATION	4,764	13,735	41,602	19,787
 HOUSEHOLDS	2,367	6,579	18,947	9,410
 MEDIAN AGE	55.8	50.9	45.1	50.3
 AVERAGE HH INCOME	\$93,848	\$94,004	\$73,474	\$88,067
 MEDIAN HH INCOME	\$67,645	\$63,192	\$54,050	\$60,983
 BUSINESSES	351	740	1,839	917
 EMPLOYEES	2,877	6,662	21,212	8,489
 EDUCATION: BACHELORS +	33.2%	29.6%	23.2%	28.%



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