

Shoreline Business Space For Sale

235 EAST SHORELINE DRIVE, SANDUSKY, OH 44870



Highlights

- Building Features Full Commercial Kitchen
- High Traffic Area
- High Annual Tourism Influx
- Close to Waterfront Entertainment
- Business and Real Estate Assets
- Convenient Amenities for Patrons
- Adjacent to Downtown Sandusky's DORA (Designated Outdoor Refreshment Area)

Property Details



Sales Price
\$1,950,000



Building Size
6,246 SF



Lot Size
0.38 Acres



Zoning
Downtown Business District

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Overview

Prime Location: Situated along Sandusky's picturesque shoreline, this marina enjoys unparalleled visibility and accessibility. It's strategically positioned to attract a steady flow of boating enthusiasts and recreational visitors. With \$2,688,000,000 spent on Tourism in the Shores & Islands region, a 17% increase since 2019 (Source: Tourism Economics 2021 Ohio Visitor Economy Report)

High Traffic Area: Benefiting from Sandusky's vibrant boating culture, tourism influx, and BIG Investments in the city, the marina is ideally placed in a region with high demand for waterfront activities and entertainment. The area sees substantial boating traffic and attracts numerous tourists annually. Number of Visits to Shores & Islands Ohio in 2021 = 12 Million (Source: Tourism Economics 2021 Ohio Visitor Economy Report)

Convenient Amenities: Patrons have easy access to essential services, including grocery stores, pharmacies, and dining options, ensuring a seamless experience both on and off the water.

Investment Potential: This property offers a unique opportunity for future growth. It comes with recent investment in infrastructure improvements and new concrete, enhancing its appeal in a region with increasing tourism.

Tourism Hub: Home to Cedar Point, one of the largest and most famous amusement parks in the U.S., drawing millions of visitors each year. This generates substantial economic activity and creates a steady influx of tourists. (Source: *queue-times.com*)

Growth Opportunities: With a burgeoning market and rising demand, this marina presents an ideal investment for those with marina management and entertainment expertise looking to expand and capitalize on Sandusky's vibrant waterfront scene.

235 East Shoreline Drive is more than just a property; it's a gateway to a thriving waterfront business and a growing maritime community. Don't miss this chance to own a premier property in Sandusky.

For more information or to schedule a viewing, contact us today.

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS



25,956
Population



40.1
Median Age



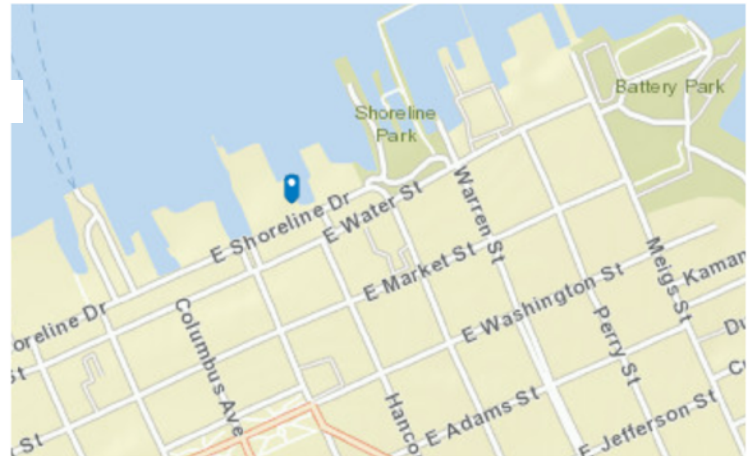
2.2
Average Household Size



\$52,548
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
E Water St	674	0.1
Wayne St	1,261	0.1
Columbus Ave	2,356	0.2
Columbus Ave	1,659	0.2



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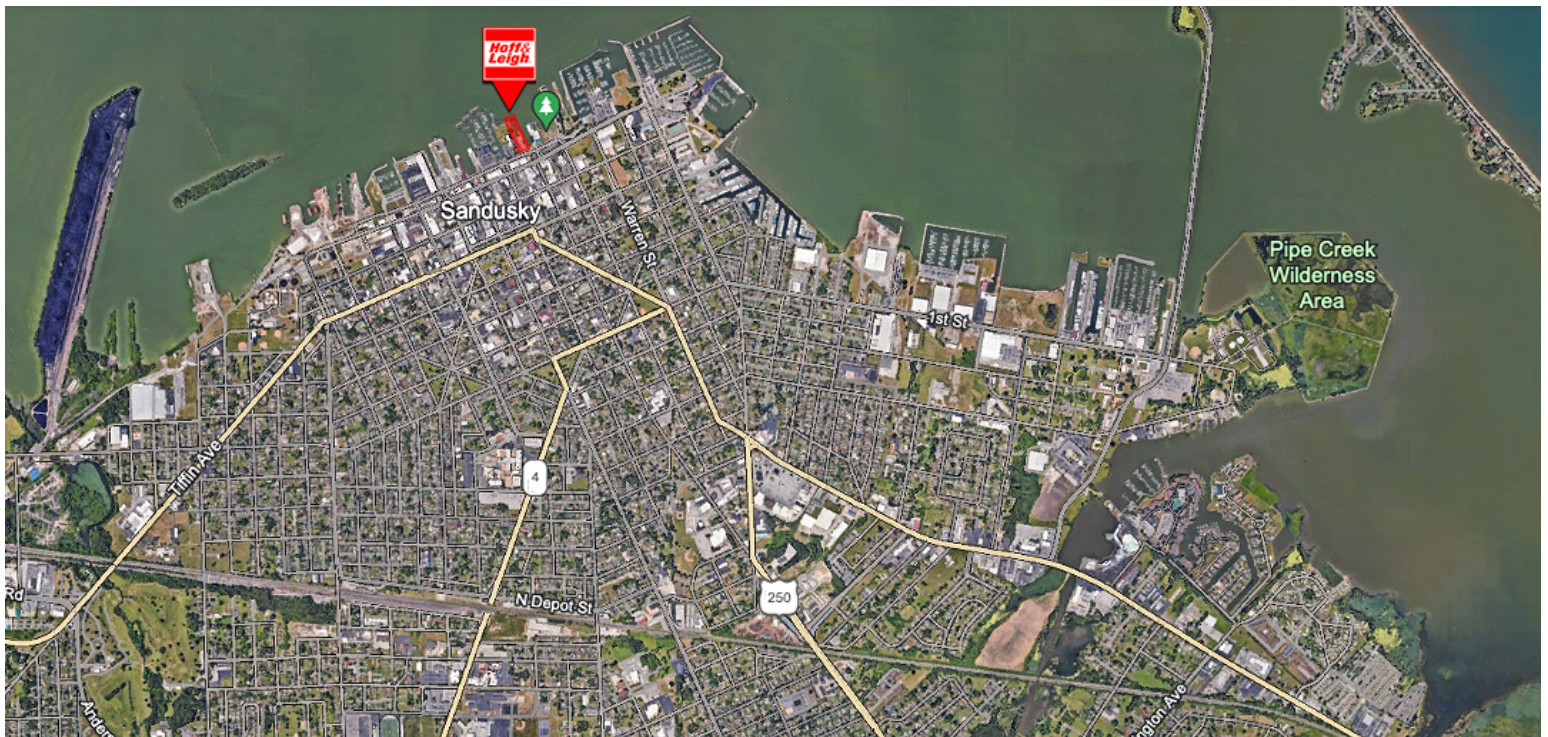
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