

# Land Development Opportunity

Route 250  
Sandusky, Ohio

For Sale



Dario Mormina  
Contact for More Information:  
Cell: 419.871.1900  
Email: dariomormina@kw.com

Lake Erie Home Team  
222 W Shoreline Dr, Sandusky, OH  
[dariomormina.kw.com](mailto:dariomormina.kw.com)

**KW CHERVENIC**  
KELLERWILLIAMS. REALTY



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# INVESTMENT HIGHLIGHTS

- Zoned C-2 General Business
- 7 miles from Cedar Point
- Viewable from Route 2
- ~29,000 Average daily vehicles on Milan Road/Route 2 intersection
- Surrounded by tenants including: Walmart, Lowe's, Days Inn, Sonic, Harley Davidson, Staples etc.



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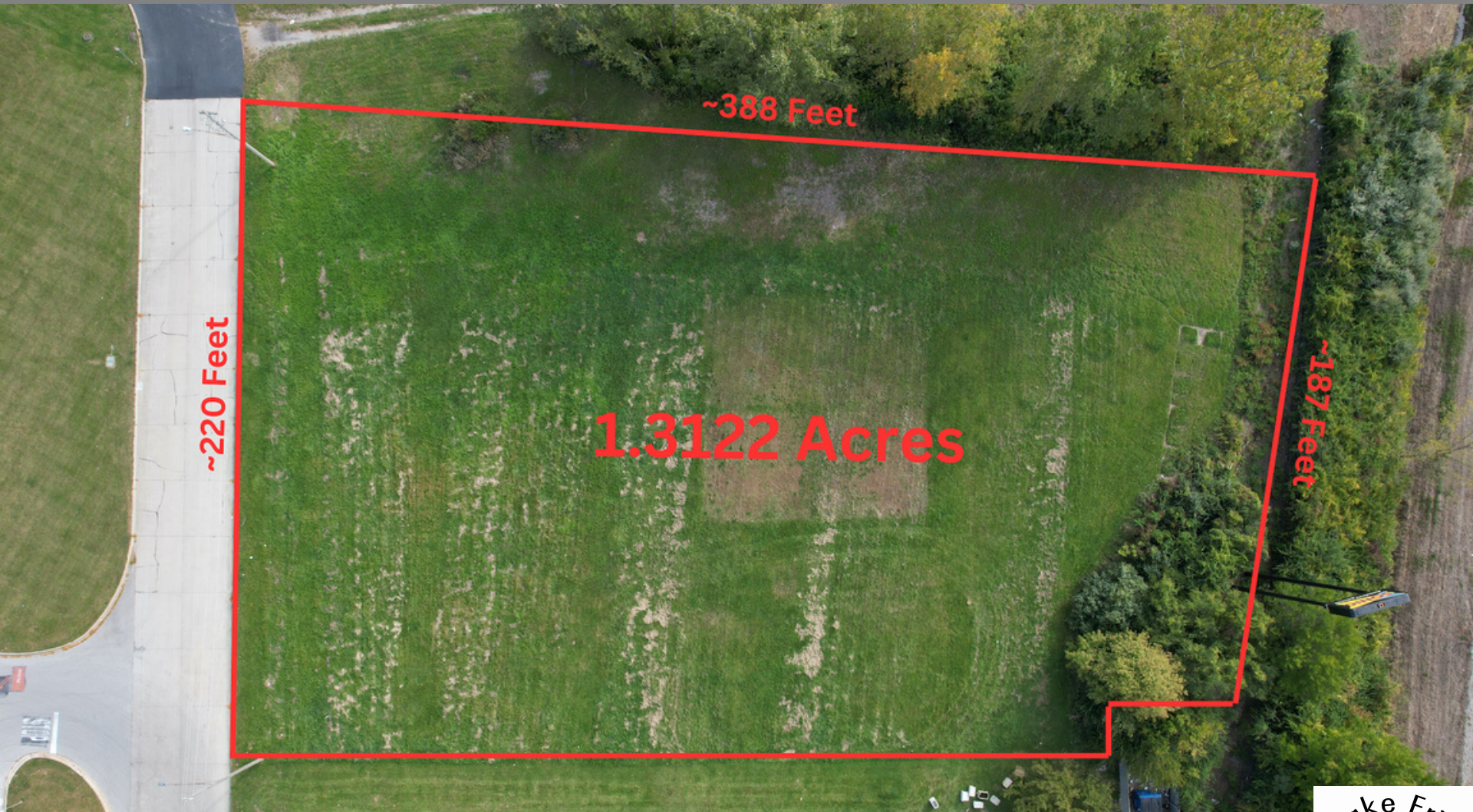
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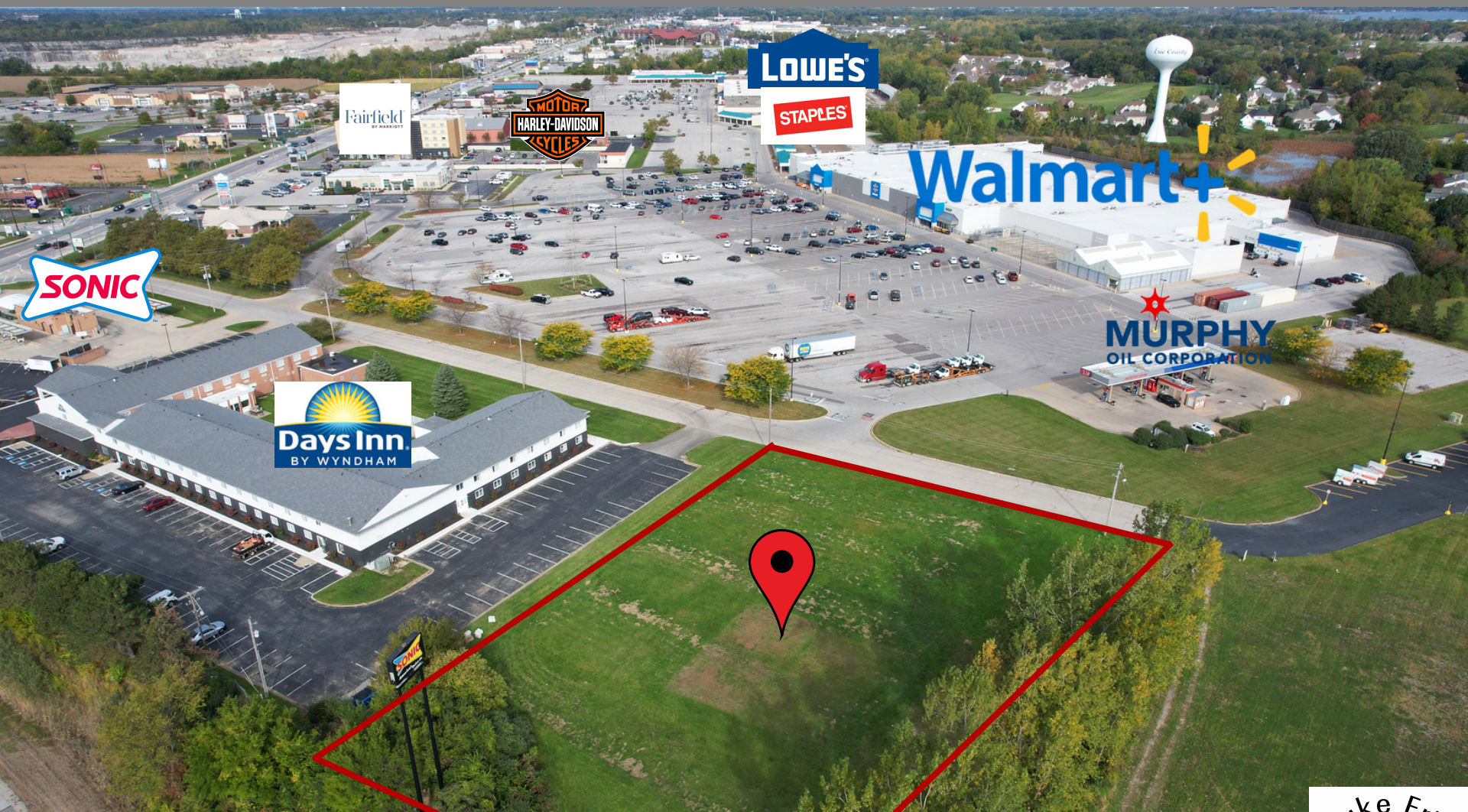
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# SALES COMPARABLE

- Sold: 01/13/2023
- 200' Route 250 Frontage
- ~1.6 Acres
- Sales Price: \$887,500.00

Comparable  
Property

Subject  
Property

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## SALES COMPARABLE

- Sold: 8/31/2023
- Sales Price: \$1,500,000
- 2.178 AC
- 246' Frontage



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# LAND DEVELOPMENT Opportunity

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