

# 2.87 AC DEVELOPMENT SITE

1575 N SANDUSKY AVENUE, BUCYRUS, OHIO 44820

CBRE

FOR SALE



N Sandusky Ave - 6,422 VPD

30  
13,066  
VPD

**SITE**



## EXCLUSIVE CONTACTS:

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# THE OPPORTUNITY

- 2.87 AC Development Site Available For Sale
- Sale Price: \$750,000
- Visibility to Highway 30 with traffic counts of 13,066 VPD (Source: ODOT).
- Zoned: Limited Industrial / Commercial (LIC)
- Population of 156,870 and average household income of \$75,344 in a 30-min drive radius.



## Quick Stats - 20 Minute Drive Radius



DAYTIME  
POPULATION  
**39,295**



POPULATION  
**43,631**



HOUSEHOLDS  
**19,000**



POPULATION  
25 & OVER  
**31,540**



AVG. HOUSEHOLD  
INCOME  
**\$76,661**

# AERIAL VIEW



# DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	13,712	43,631	156,870
2025 Daytime Population	14,612	39,295	151,089
2025 Households - Current Year Estimate	6,188	19,000	63,815
2025 Average Household Income	\$73,101	\$76,661	\$75,344
2030 Average Household Income Projection	\$80,114	\$83,937	\$82,212
2025 Median Household Income	\$54,924	\$58,163	\$58,353
2025 Population Over 25	9,983	31,540	112,488

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