



Zoning:	Commercial
Topography:	Flat
Setting:	Single Site
Within City Limits:	Yes
Sale Price:	\$187,000
Sale Price Note:	\$187,000 - \$225,000
Last Updated:	Jan 19, 2023

Economic Development Contact

Greg Moon
Wyandot County Office of Economic Development
109 S Sandusky Ave., Room 16
Upper Sandusky, OH 43351
(419) 294-6404 | gmoon@wcoed.com

Realtor/Owner Contact

Rick Ferris
440-946-8600 | rick@sequoiarealty.com

Property and Area Description

This development opportunity in Upper Sandusky consists of a 0.82 acre parcel with 135' of road frontage, and a 2.25 acre parcel with street access. These adjacent lots are located along a heavily trafficked corridor 1 mile from 4-lane US-23/US-30. The parcels are also adjacent to an O'Reilly Auto Parts store, Rent-A-Center, and Drug Mart shopping plaza.

Population

	37,021 15 Mile Radius	295,725 30 Mile Radius	856,688 45 Mile Radius
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Source: ESRI®, 2024

Households

	15,600 15 Mile Radius	121,662 30 Mile Radius	342,051 45 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US-23/US-30 (1.00 mi.)
Nearest Interstate: I-75 (29.00 mi.)
Nearest Airport: Wyandot County Airfield (5.00 mi.)
Nearest Commercial Airport: Port Columbus International (70.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: AEP Ohio
Natural Gas: Columbia Gas of Ohio
Water: City of Upper Sandusky
Sewer: City of Upper Sandusky

Property Images

Parcel A - 0.82 Acres +/- with 135' Frontage +/-	\$187,000
Parcel B - 2.25 Acres +/- with Street Access	\$225,000



Greg Moon | Executive Director | Wyandot County Office of Economic Development
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