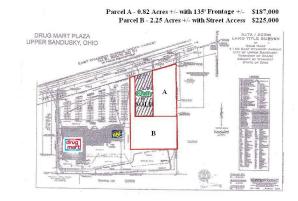
### **Sequoia Realty Commercial Lots**

1298 E. Wyandot Ave. | Upper Sandusky, OH | US | Wyandot County **Available Acres:** 3.07 | **Sale Price:** \$187,000





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

Source: ESRI<sup>®</sup>, 2024

### Households



**15,600** 15 Mile Radius **121,662** 30 Mile Radius

**342,051** 45 Mile Radius

Source: ESRI<sup>®</sup>, 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**

