

2306-2308 W. State St.
2306 - 2308 W. State St. | Fremont, OH | US | Sandusky County
Available Acres: 0.9 | Sale Price: \$250,000



Zoning:	Retail, Commercial
Topography:	Flat
Within City Limits:	Yes
Site Dimensions:	120' x 330'
Specialty Features:	None
Sale Price:	\$250,000
Last Updated:	Jul 6, 2021

Economic Development Contact

Beth Hannam
Sandusky County Economic Development Corporation
2511 Countryside Dr.
Fremont, OH 43420
(419) 332-2882 | director@sanduskycountyedc.org

Realtor/Owner Contact

Jamie Ritchie
Wendt Key Team Realty
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Property and Area Description

Ideal retail development site. High Traffic, 4 lane highway Less than 1 mile from the SR 20 and SR 6 interchange. Diverse mix of retail and commercial business including: Taco Bell, Big Boy, McDonald's, Pizza Hut and Burger King Baumann's Fremont Chrysler/JEEP/Dodge dealership Enterprise and Hertz Rent-A-Car Advance Auto Parts Rite Aid and Walgreens Adjacent Land: North: Rail/Vacant Land South: Taco Bell East: Office West: Big Boy Restaurant

Population

	154,621 20 Mile Radius	475,674 30 Mile Radius	1,116,162 45 Mile Radius
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Source: ESRI®, 2024

Households

	65,245 20 Mile Radius	201,591 30 Mile Radius	474,073 45 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: SR-20 (1 mi.)
Nearest Interstate: I90 /I80 (5 mi.)
Nearest Airport: Sandusky County Regional Airport (10 mi.)
Nearest Commercial Airport: Toledo Express Airway (45 mi.)
Rail Served: Unknown
Rail Served By: Unknown, Other
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: AMP Energy
Natural Gas: Columbia Gas
Water: Fremont Water Works
Sewer: City of Fremont