



## Retail for Lease

**Property Name:** Harbor Light Landing  
**Location:** Harbor Light Landing Drive  
**City:** Port Clinton  
**Cross Streets:** SE Catawba Road and East Harbor Road  
**County:** Ottawa  
**Zoning:** C-2  
**Build To Suit:** Yes

**Total Building Sq. Ft.:** 64,000  
**Available Sq. Ft.:** 64,000  
**Min Cont. Sq. Ft.:** 1,000  
**Max Cont. Sq. Ft.:** 8,000

**Property Type:** Retail  
**Bldg. Dimensions:** Irregular  
**Total Acreage:** 15.52  
**Land Dimensions:** Irregular

**Ceiling Height:** 10'  
**Exterior Construction:** Wood/Vinyl  
**Structural System:** Wood Frame  
**Heating:** Gas Forced Air  
**Air-Conditioning:** Central  
**Basement:** No  
**Number of Stories:** 1  
**Condition:** Excellent

**Parking:** 567  
**Curb Cuts:** Three  
**Power:** Varies per unit  
**Restrooms:** Typically one per unit  
**Sprinklers:**  
**Signage:** Freestanding, fascia  
**Roof:** Asphalt  
**Floors:** Concrete, Carpet/Tile  
**Delivery Area:** In Rear

<b>Population:</b>	<b>Avg HH Income:</b>	<b>Traffic: Yr: 2006</b>	<b>Count: 11,640</b>	State Route 53
1 Mile: 1,200	1 Mile: \$59,331	Yr: 2006	<b>Count: 8,580</b>	State Route 163
3 Miles: 13,000	3 Miles: \$58,656	Yr: 2006	<b>Count: 13,680</b>	State Route 2
5 Miles: 41,049	5 Miles: \$56,265			

**Current Tenant(s):** Russell Real Estate Services

**Major Tenants:** See Current Businesses

**Lease Rate:** \$10.00 to \$12.00 Sq Ft  
**Monthly Rate:** N/A  
**Lease Type:**  
**Lease Term:** 1 to 5 Year(s)  
**Security Deposit:** 1 month's rent  
**Sale Price:** N/A  
**Sale Terms:** N/A

**Improvement Allowance:** Negotiable  
**Options:** Negotiable  
**Date Available:** Negotiable

<b>Utilities</b>		<b>Electric:</b>	Ohio Edison
<b>Sanitary Sewer:</b>	Ottawa County	<b>Gas:</b>	Columbia Gas
<b>Storm Sewer:</b>	Ottawa County	<b>Water:</b>	Ottawa County

**Tenant Responsibilities:** Utilities, interior suite maintenance, insurance

**Comments:**  
 New Multi Purpose Shopping Center, Unlimited Potential

**Broker:** Russell Real Estate Services  
**Agents:** Gary Hopp 419-270-3800  
 Peg Hopp 419-341-2710

