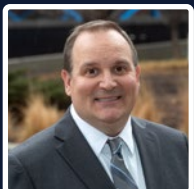
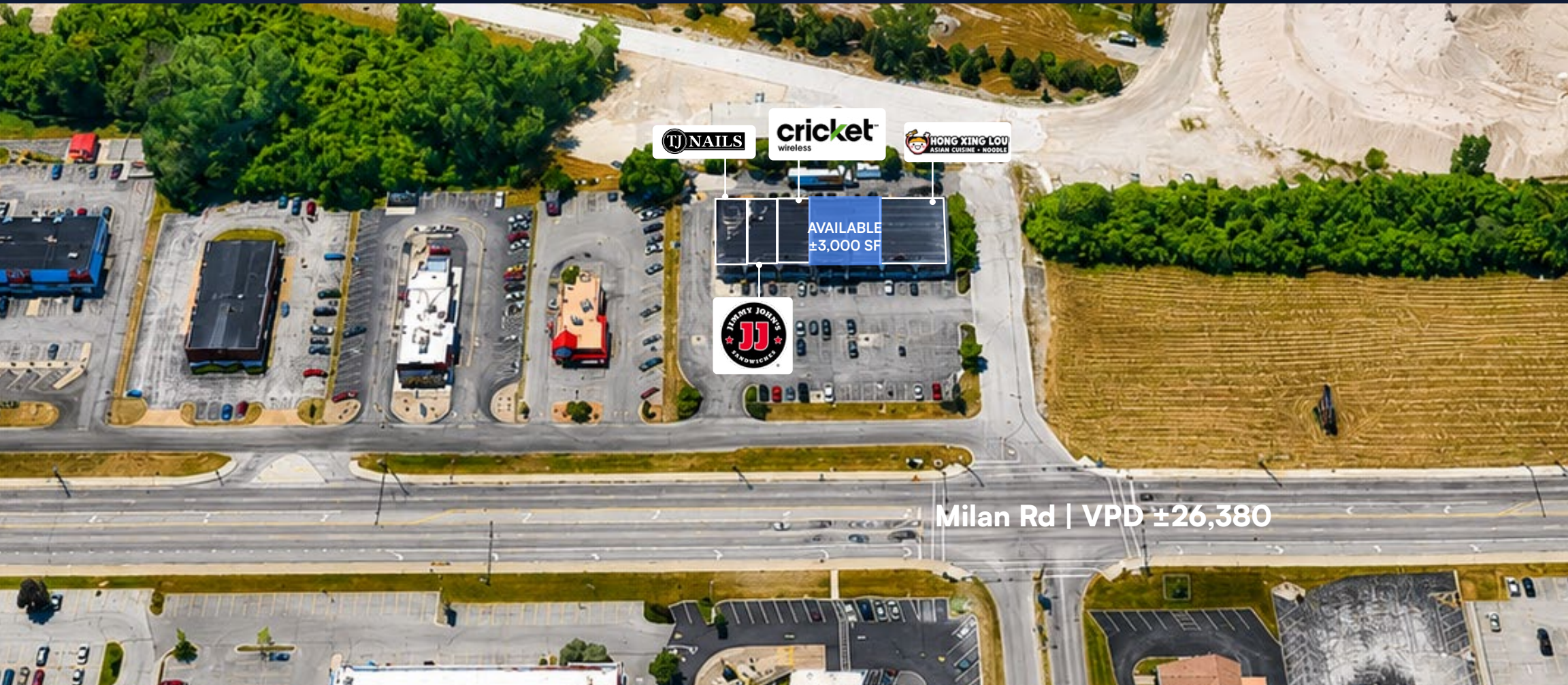


RETAIL SPACE AVAILABLE

MATTHEWS™

Former Clothes Mentor ±3,000 SF

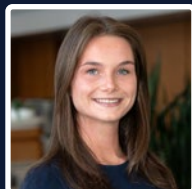
Commerce Plaza | 4201 Milan Rd, Sandusky, OH 44870



BRYAN ZABELL
EXECUTIVE VICE PRESIDENT

(216) 233-6878

bryan.zabell@matthews.com
License No. 2026000665 (OH)



TEAGAN BRUSH
LEASING ASSOCIATE

(440) 299-7417

teagan.brush@matthews.com
License No. 2026003422 (OH)

KYLE MATTHEWS
BROKER OF RECORD

Broker Lic No. BRKP.2019005179 (OH)
Firm Lic No. REC.2022007141 (OH)

Property Highlights

- ±3,000 SF retail space featuring 50 feet of frontage and pylon signage along Milan Road (±26,380 VPD), Sandusky's primary retail corridor.
- Major development activity along the corridor, including the \$229M Battery Park waterfront redevelopment project and the transformation of the Sandusky Mall into a mixed use lifestyle center alongside the 126 unit Villas at Sandy Creek luxury residential community.
- National co-tenancy within Commerce Plaza including Jimmy John's and Cricket Wireless, alongside TJ Nails and Hong Xing Lou Asian Cuisine.
- Surrounded by major national retailers including Target, Walmart Supercenter, Menards, Meijer, Lowe's, Home Depot, Sam's Club, Kohl's, Kroger, and Dick's Sporting Goods.



	3 Miles	5 Miles	10 Miles
Total Population	37,600	47,900	78,500
Daytime Population	43,000	54,500	85,000
Total Households	16,200	20,500	33,800
Average Household Income	59,800	62,000	65,500
Median Household Income	72,400	61,300	81,200



Kroger
OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP
STARBUCKS



MENARDS
ALDI
PET SUPPLIES PLUS
Minus the hassle.

DICK'S SPORTING GOODS
ULTA BEAUTY
OLD NAVY
SHOE CARNIVAL
TARGET

Commerce Plaza
cricket wireless
TJ Nails
Hong Xing Lou Asian Cuisine
Subject Property



TEXAS CHICKEN
McDonald's
Cracker Barrel
BEST BUY

Lee's Famous recipe chicken
Wendy's
FIVE GUYS BURGERS and FRIES
Jersey Mike's SUBS
Bob Evans RESTAURANT



OHIO BUSINESS COLLEGE

Sandusky Mall
BAM! BOOKS-A-MILLION
JCPenney
planet fitness
CHIPOTLE MEXICAN GRILL
five BELOW
ROSS DRESS FOR LESS
HOBBY LOBBY
TJ-MAXX



Culver's
Chick-fil-A
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
DUNKIN'
Auto Zone
crumbl cookies

meijer
verizon
Starbucks
OUTBACK

Speedway
Hampton by Hilton
Comfort INN & SUITES
BW Best Western
Kalahari RESORTS & CONVENTIONS

Crossings Of Sandusky
THE HOME DEPOT
DOLLAR TREE
KOHL'S
SportClips HAIRCUTS
Olive Garden
golden corral
petco
FAMOUS footwear
Panera BREAD
LONGHORN STEAKHOUSE
TACO BELL

SLEEP OUTFITTERS
ESTABLISHED 1983

Park Place Shopping Center
STAPLES
SalonCentric
LOWE'S
Canes CHICKEN FINGERS
Ashley HOMESTORE

sam's club
Applebee's GRILL + BAR

Walmart Supercenter
MOTOR HARLEY-DAVIDSON CYCLES
Chili's

Google Earth



Commerce Plaza



cricket
wireless

TJ Nails

Hong Xing Lou Asian Cuisine

Subject Property



Sandusky Mall

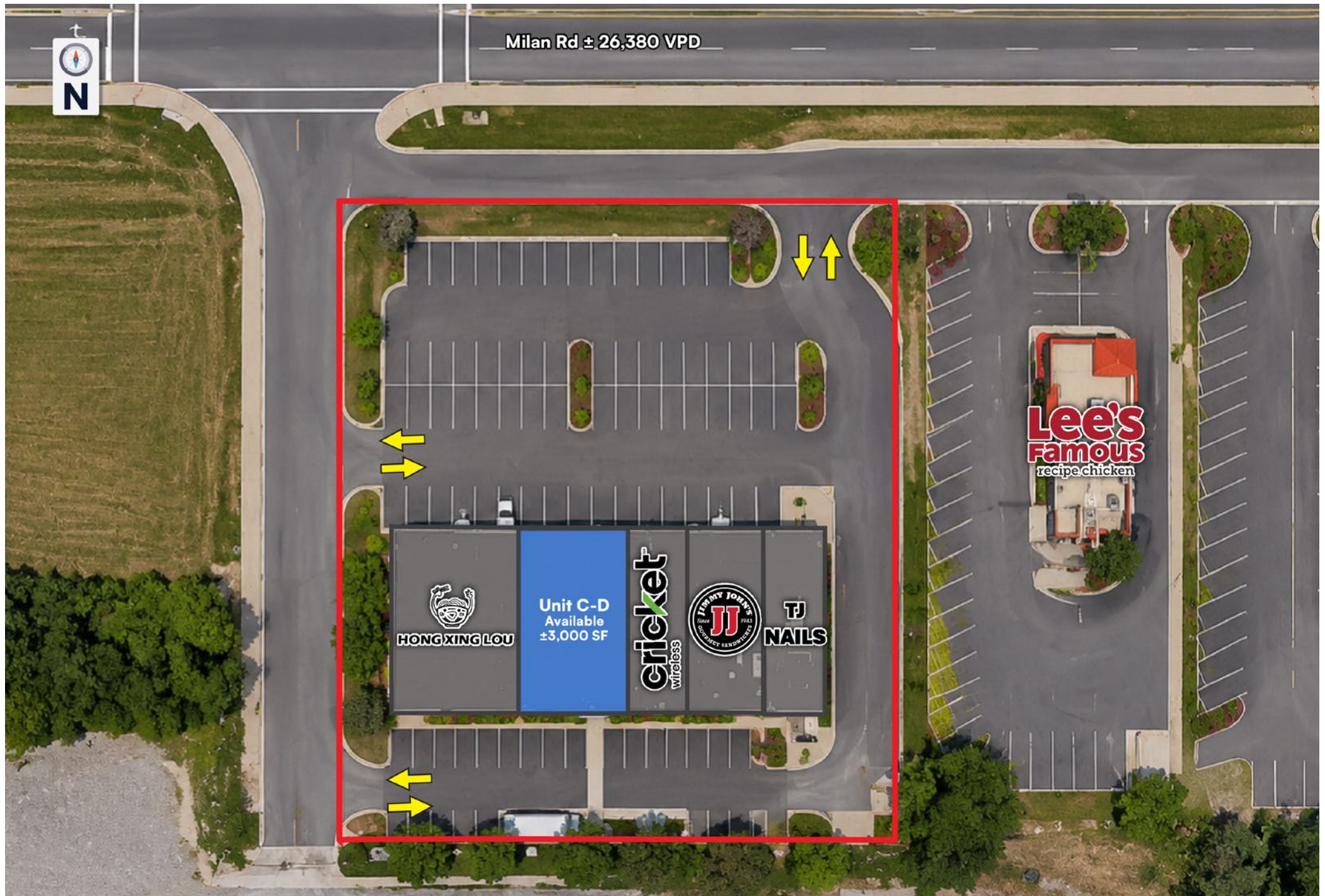


HOBBY LOBBY **TJ-maxx**



Google Earth

SITE PLAN



[illegible]

| Sandusky, OH

Local Market Overview

Situated along Sandusky's primary retail corridor on U.S. Route 250, 4201 Milan Road offers prime positioning within a dynamic, high spending trade area anchored by strong demographics, multi billion dollar tourism, and major economic drivers. As the "Roller Coaster Capital of the World," Sandusky attracts millions of annual visitors through Cedar Point and premier indoor waterpark resorts (Kalahari, Great Wolf Lodge, Castaway Bay), while major local employers, including Firelands Regional Medical Center (2,000+ employees), Civista Bank, and advanced manufacturing hubs provide robust year round economic stability. Retail momentum in the immediate corridor is surging, highlighted by the 2022 transformation of the Sandusky Mall into a vibrant mixed-use lifestyle center alongside the 2022 construction of the 126 unit Villas at Sandy Creek luxury residential community, as well as the nearby \$229M Battery Park waterfront redevelopment. With unmet market demand across fast casual dining, boutique fitness, and retail services, 4201 Milan Road is uniquely positioned to capture steady year round traffic and booming seasonal visitor spending.

Total Population
±24,001

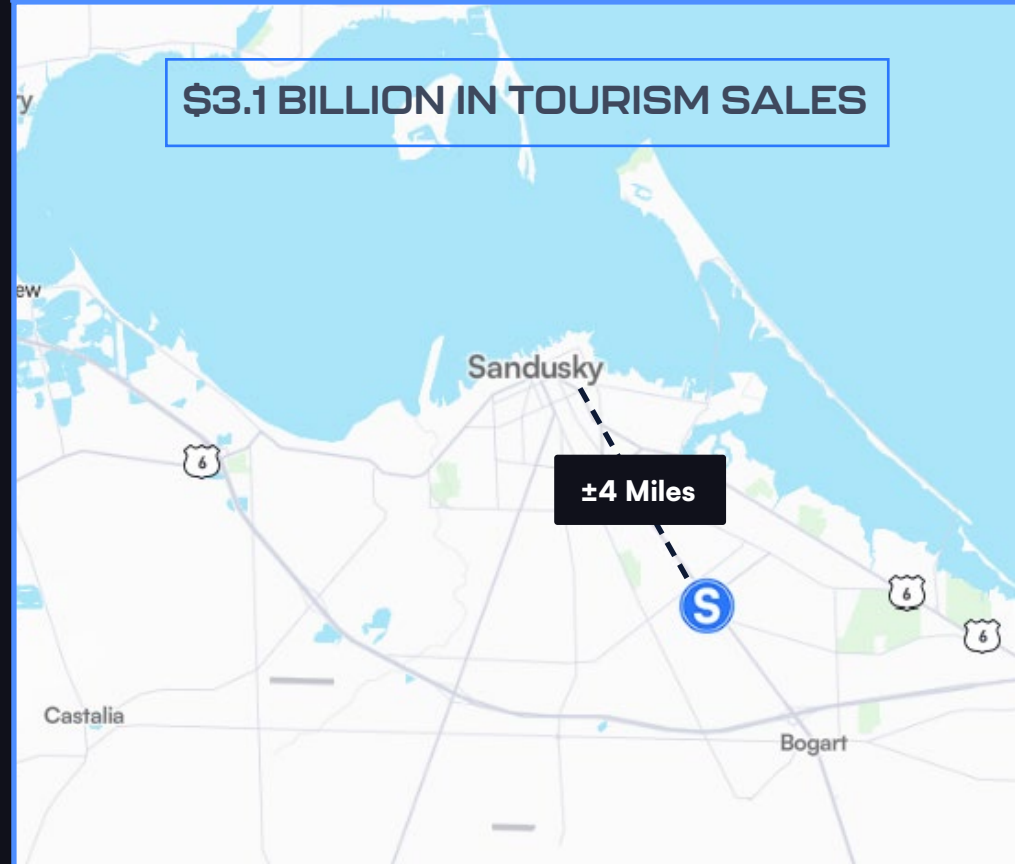
No. of Households
±10,800

Consumer Spending
\$565.6M+

Milan Rd VPD
±30,800

Employee Population
±24,384

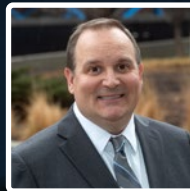
GDP
\$5.36B+



RETAIL SPACE FOR LEASE

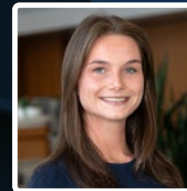
Commerce Plaza
4201 Milan Rd | Sandusky, OH 44870

EXCLUSIVELY LISTED BY



BRYAN ZABELL
EXECUTIVE VICE PRESIDENT

(216) 233-6878
bryan.zabell@matthews.com
License No. 2026000665 (OH)



TEAGAN BRUSH
LEASING ASSOCIATE

(440) 299-7417
teagan.brush@matthews.com
License No. 2026003422 (OH)

KYLE MATTHEWS | *BROKER OF RECORD* | Broker Lic. No. BRKP.2019005179 (OH) | Firm Lic. No. REC.2022007141 (OH)

This Leasing Package contains select information pertaining to the business and affairs of **4201 Milan Rd, Sandusky OH** ("Property"). It has been prepared by Matthews". This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™