

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
Year Built: 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: 12.35
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

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

Current Tenant(s): Re/Max, Thomas Kinkade Gallery

Major Tenants: See Comments

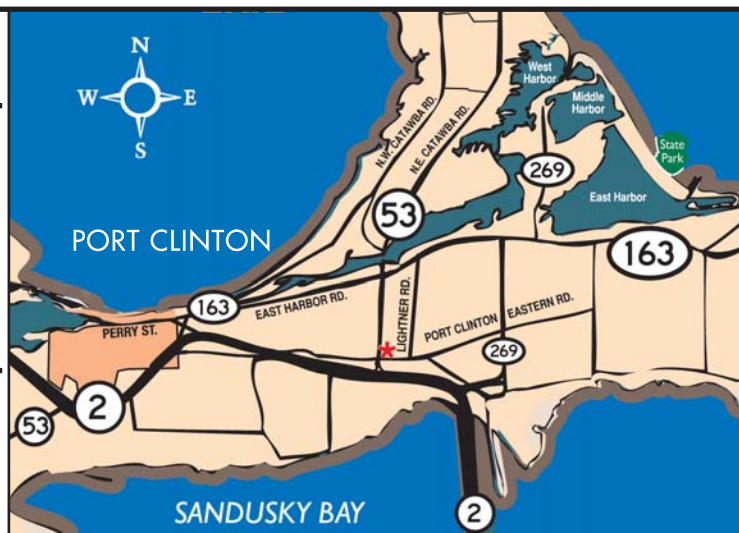
Lease Rate: \$10.00 to \$12.00 Sq Ft
Monthly Rate: N/A
Lease Type: NNN
Lease Term: 1 to 5 Year(s)
Security Deposit: 1 month's rent
Sale Price: N/A
Sale Terms: N/A

Improvement Allowance: Negotiable
Options: Negotiable
Date Available: Negotiable

Utilities		Electric:	Ohio Edison
Sanitary Sewer:	Ottawa County	Gas:	Columbia Gas
Storm Sewer:	Ottawa County	Water:	Ottawa County

Tenant Responsibilities: Utilities, interior suite maintenance, insurance

Comments:
 New Multi Purpose Shopping Center, Unlimited Potential



Broker: Re/Max Lake Shore Realty
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