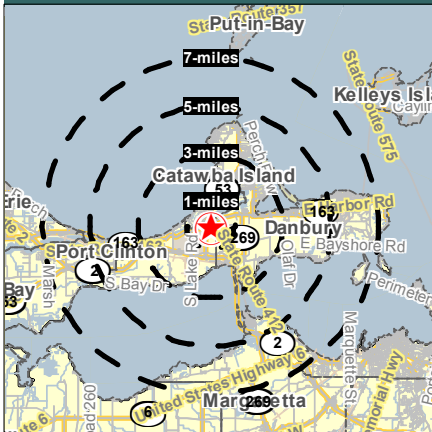


# 3960 E Harbor Rd Port Clinton, Ohio



## HOUSEHOLDS

3 MILE - 2,067  
5 MILE - 5,449  
7 MILE - 7,902

## POPULATION

3 MILE - 4,604  
5 MILE - 12,291  
7 MILE - 17,964

## AVERAGE INCOME

3 MILE - \$51,917  
5 MILE - \$52,008  
7 MILE - \$51,611

## DAYTIME POPULATION

3 MILE - 1,323  
5 MILE - 2,505  
7 MILE - 5,510

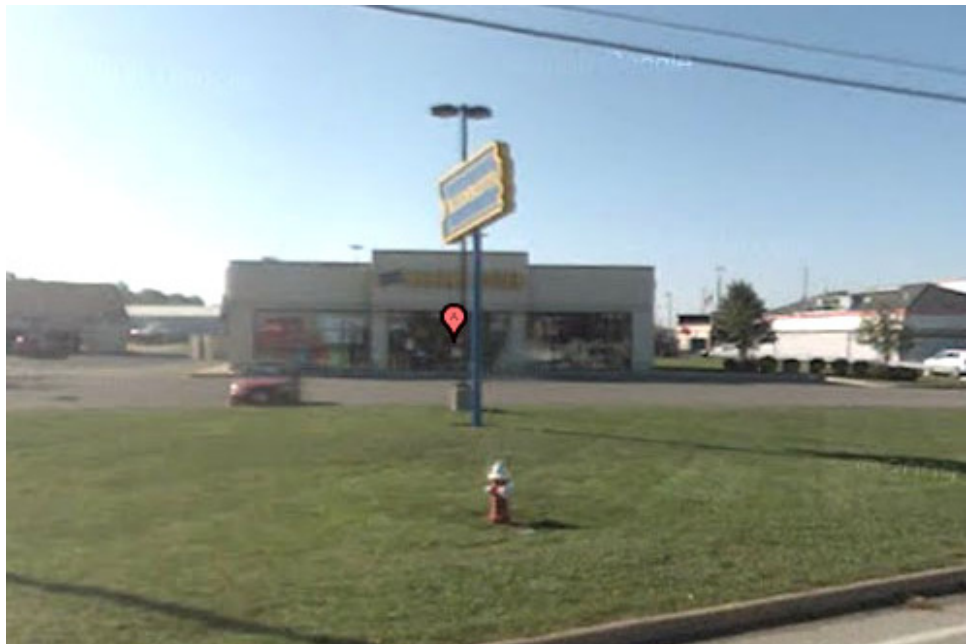
Contact: Steve Eisenberg  
24500 Chagrin Blvd., Suite 120  
Beachwood, Ohio, 44122  
[www.arnoldjeisenberg.com](http://www.arnoldjeisenberg.com)

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## *AVAILABLE FOR LEASE*



### Property Features

**Former Blockbuster Video Location**

**Main Intersection of Rte 53 & Rte 163**

**Close to Summer Destinations and Tourism**

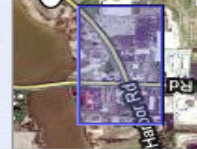
**(Lake Erie Islands, Wineries, Cedar Point)**

**Seasonal Population Increase**

**Favorable Lease Terms**

## ARNOLD J. EISENBERG, INC.







Prepared for:  
Arnold J. Eisenberg, Inc.

**EXECUTIVE SUMMARY**

**Coordinates**

X:-82.8556

Y:41.5247

<b>3960 E Harbor Rd Port Clinton OH</b>	<b>1.00 mile radius</b>	<b>3.00 mile radius</b>	<b>5.00 mile radius</b>	<b>7.00 mile radius</b>
Square Miles Land Mass	3.13	18.27	31.76	52.99
<b>Population &amp; Growth</b>				
2010 Total Population	963	4,604	12,291	17,964
2010 Population Density	307psm	252psm	387psm	339psm
2000-2010 Growth	20 2.1%	-355 -7.2%	-1,036 -7.8%	-493 -2.7%
2000-2010 Avg. Annual Growth	2 0.2%	-35 -0.7%	-104 -0.8%	-49 -0.3%
2015 Total Population	939	4,420	11,883	17,627
2015 Population Density	300psm	242psm	374psm	333psm
2010-2015 Proj. Pop. Growth	-24 -2.5%	-184 -4.0%	-408 -3.3%	-337 -1.9%
2010-2015 Avg. Annual Growth	-5 -0.5%	-37 -0.8%	-82 -0.7%	-67 -0.4%
2000 Total Population	943	4,959	13,327	18,457
1990 Total Population	841	4,634	13,532	18,825
<b>Households &amp; Growth</b>				
2010 Households	431	2,067	5,449	7,902
2000-2010 Growth	12 2.8%	-167 -7.5%	-493 -8.3%	-218 -2.7%
2000-2010 Avg. Annual Growth	1 0.5%	-21 -1.2%	-62 -1.4%	-27 -0.4%
2015 Households	420	1,979	5,250	7,719
2010-2015 Growth	-12 -2.7%	-88 -4.3%	-199 -3.7%	-184 -2.3%
2010-2015 Avg. Annual Growth	-2 -0.5%	-18 -0.9%	-40 -0.7%	-37 -0.5%
2000 Households	420	2,234	5,942	8,120
1990 Households	349	1,944	5,520	7,556
<b>Families</b>				
2010 Families	293	1,363	3,599	5,219
2015 Families	286	1,307	3,478	5,116
<b>Income</b>				
2010 Agggregate HH Income	\$ 21.90 million	\$ 107.31 million	\$ 283.39 million	\$ 407.84 million
2010 Average Household Income	50,780	51,917	52,008	51,611
2010 Median Household Income	42,550	41,847	41,467	41,191
2010 Per Capita Income	22,471	23,137	23,201	22,769
2015 Aggregate HH Income	\$21.29million	\$102.58million	\$272.71million	\$398.30million
2015 Average Household Income	\$50,727	\$51,840	\$51,948	\$51,603
2015 Median Household Income	\$42,511	\$41,802	\$41,426	\$41,166
2015 Per Capita Income	\$22,419	\$23,051	\$23,131	\$22,712
<b>Daytime Demographics</b>				
Number of Employees	256	1,323	2,505	5,510
Number of Businesses	29	168	305	543
Avg. number Employees per Bus.	8.8	7.9	8.2	10.1
Residents per Business	32.9	27.3	40.3	33.1
Total Aggregate Annual Payroll	\$6.6million	\$34.7million	\$67.5million	\$154.5million