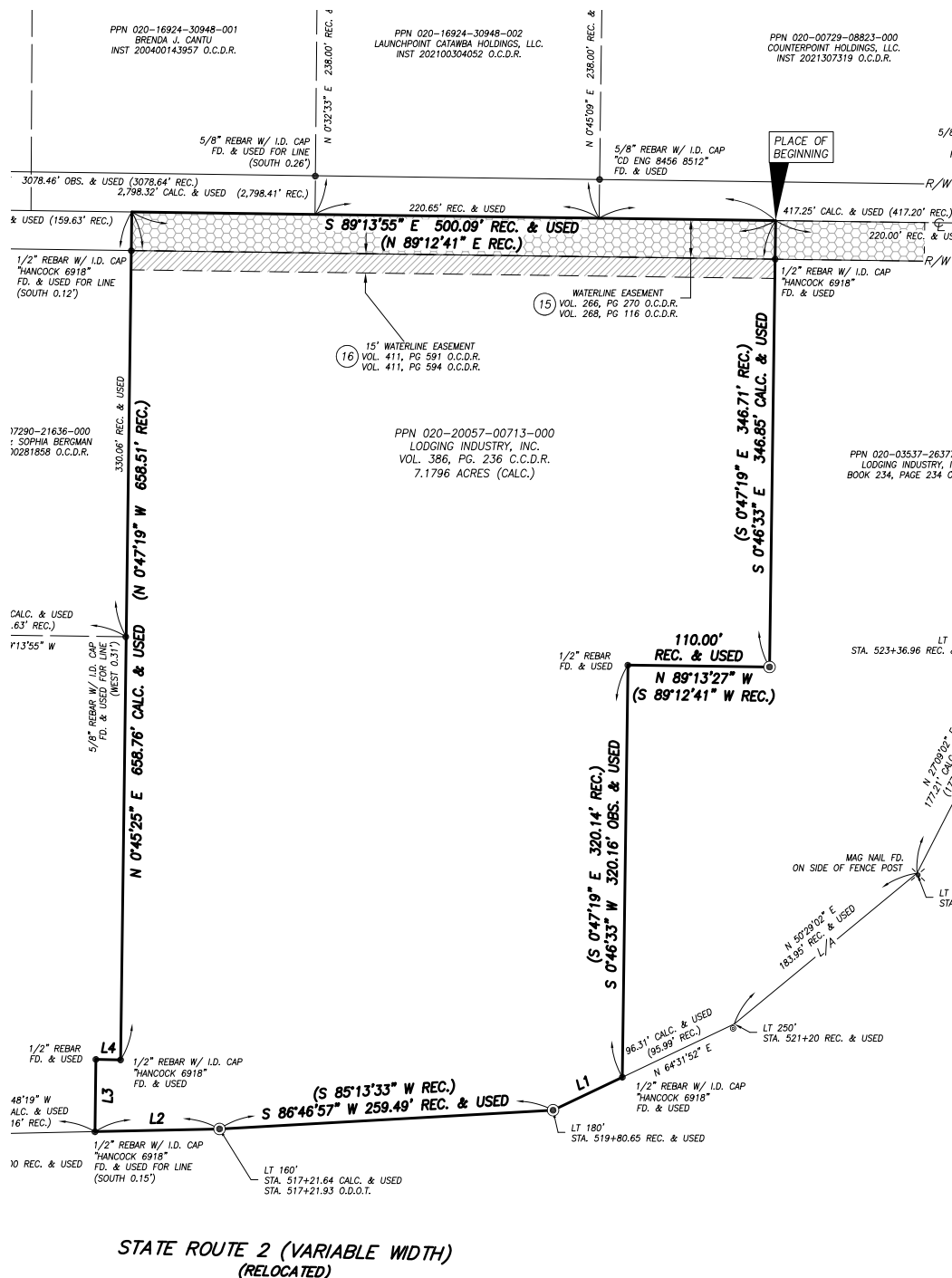


SANDUSKY BAY



7.18 AC Commercial Development Opportunity

For Sale | 3740 E State Road, Port Clinton (Portage Township), Ohio 43452



PROPERTY HIGHLIGHTS

- ±7.18 acres of commercial land located off Route 2 at Route 53 in Port Clinton (Portage Township)
- Ideal opportunity for owner/users, developers, or investors seeking a high-exposure site in a growing coastal market
- Prime visibility and access to high-traffic corridors serving the Catawba, Marblehead, and Lake Erie Shores region
- Zoned C-2 – General Commercial District (Portage Township), offering broad flexibility for development
- General Commercial zoning is very flexible and allows for a variety of uses including: Banks, Restaurants, Grocery Store, Automobile Service Stations, Sales and Repair, Building Materials, Amusement Uses, Electrical, Plumbing, and HVAC Contractors, General Business, Business Services and Mini-Warehousing.
- Full utilities available at the site including water, sewer, electric, and gas
- Deed restriction such that no Hospitality business is to be developed on the site. This shall be defined as Hotels and / or Motels. This restriction shall run for a period of fifteen (15) years from the date of closing (9/17/21).
- ALTA Survey, Phase I Environmental Report, and Wetlands Delineation completed

SALE PRICE

\$1,250,000

CATAWBA ISLAND

E HARBOR RD

Erie-Ottawa
International
Airport

DOLLAR GENERAL

Walmart

Young's Floor Covering

Bergman Orchards

Catawba Storage
Condominiums

E STATE RD



Holiday Inn Express



Speedway

TACO BELL

Pizza Hut

Arby's

B

Do it Best

West Marine

BASSETT'S market

9
goodwill

53

MARBLEHEAD



Jeep

CHRYSLER
CHEVROLET
RAM

DODGE

53



CARTER THE YARD
Lumber

Sleep
INN

COUNTRY

FriendShip

Innovative
Excavating

2

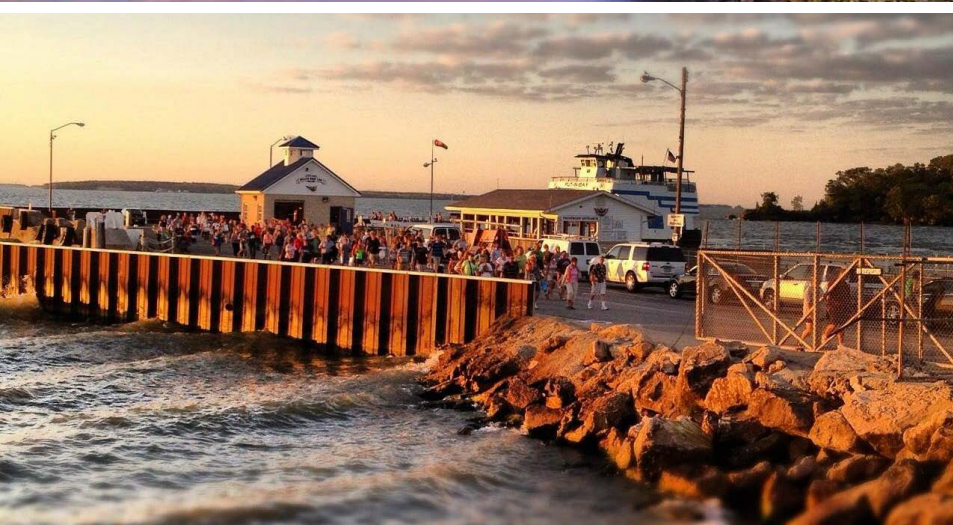


About the Catawba Island Port Clinton – Marblehead Region

Nestled along the western shores of Lake Erie, the Port Clinton, Catawba, and Marblehead region offers a unique blend of natural beauty, small-town charm, and vibrant seasonal energy. Known as the “Vacationland Coast,” this area draws thousands of visitors each year who come to enjoy the lake lifestyle, stunning sunsets, and relaxed pace. The community’s strong tourism economy makes it an ideal location for businesses that cater to both year-round residents and seasonal travelers.



Outdoor enthusiasts are drawn to the region’s world-class fishing, boating, and water sports. Port Clinton is known as the “Walleye Capital of the World,” and anglers from all over the country flock here for its abundant catches. Lake Erie Islands like Put-in-Bay and Kelleys Island are just a short ferry ride away, offering day trips filled with hiking, kayaking, historic sites, and waterfront dining. The nearby Catawba Island State Park and East Harbor State Park provide additional access to sandy beaches, marinas, campgrounds, and scenic trails.



In addition to recreation, the region boasts a rich blend of culture and community events. From the iconic Marblehead Lighthouse—one of the oldest continuously operating on the Great Lakes—to local wineries, farm markets, and summer festivals, there’s something for everyone. Family-friendly attractions like African Safari Wildlife Park and Watering Hole Safari provide fun for kids, while adults enjoy the area’s golf courses, antique shops, and waterfront restaurants serving fresh-caught perch and walleye.

Whether it’s a weekend getaway or a lifetime investment, this part of Lake Erie offers an unbeatable lifestyle. With easy access from Cleveland, Toledo, and Detroit, plus a strong seasonal tourism draw and growing residential demand, the Catawba-Port Clinton-Marblehead corridor stands out as one of Ohio’s most compelling coastal destinations. It’s not just a great place to visit—it’s a smart place to build.

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