

Special Purpose - Historic Building



Historic Port Clinton City Hall

130 Adams St
Port Clinton, Ohio 43452

Property Highlights

- Unique property with great redevelopment potential
- City Hall 15,120 Sq Ft
- Fire Station 8,110 Sq Ft
- Eligible for Federal and State historic tax credits
- MOTIVATED SELLER - owner financing is an option

Property Description

Beautiful Limestone Block Building former city hall, jail and fire station

Located 1 block from Lake Erie and 9 minute walk to the Jet Express.

OFFERING SUMMARY

Sale Price	\$225,000
Lot Size	0.47 Acres
Building Size	22,940 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,375	\$53,751
3 Miles	6,872	\$52,611
5 Miles	8,441	\$53,650

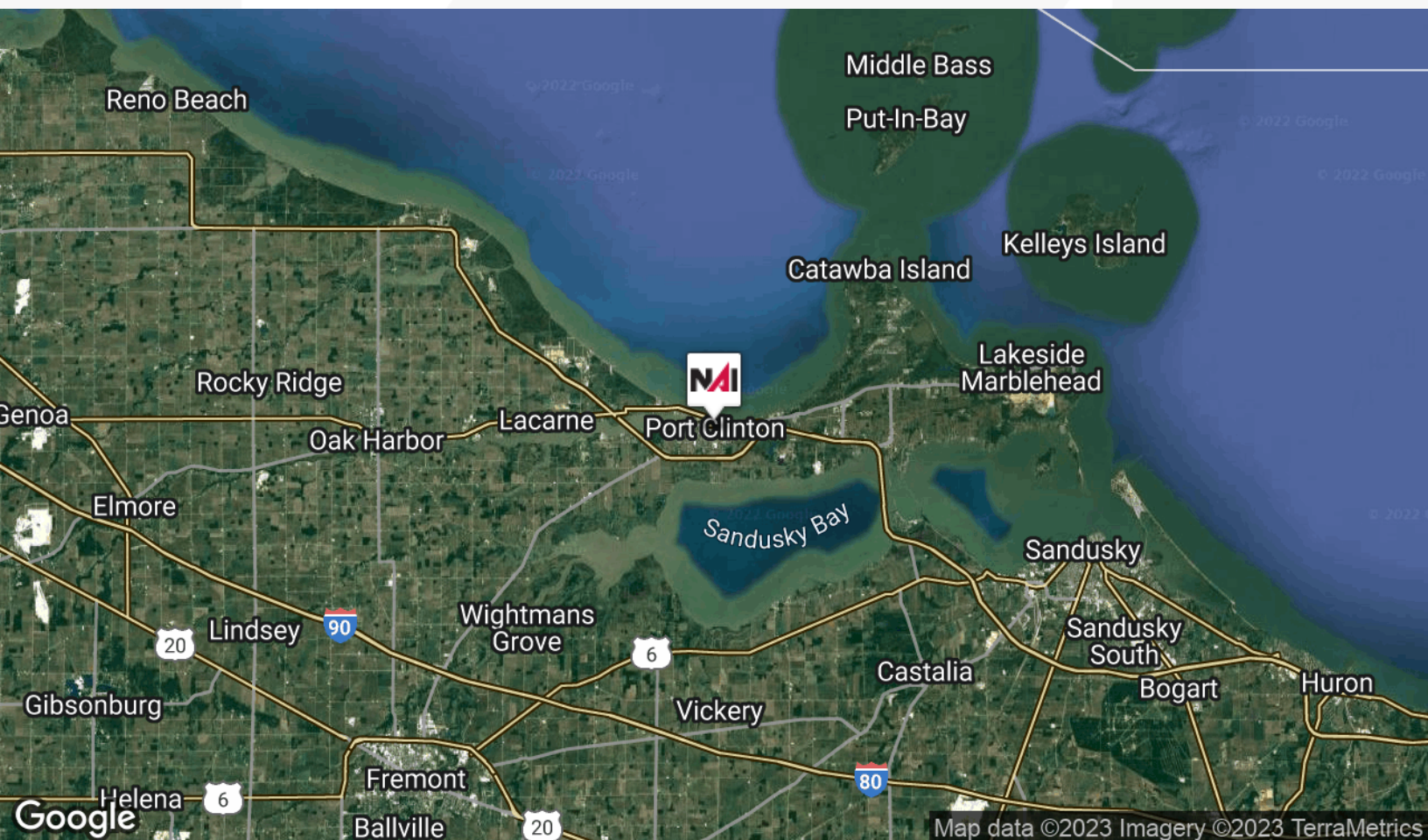
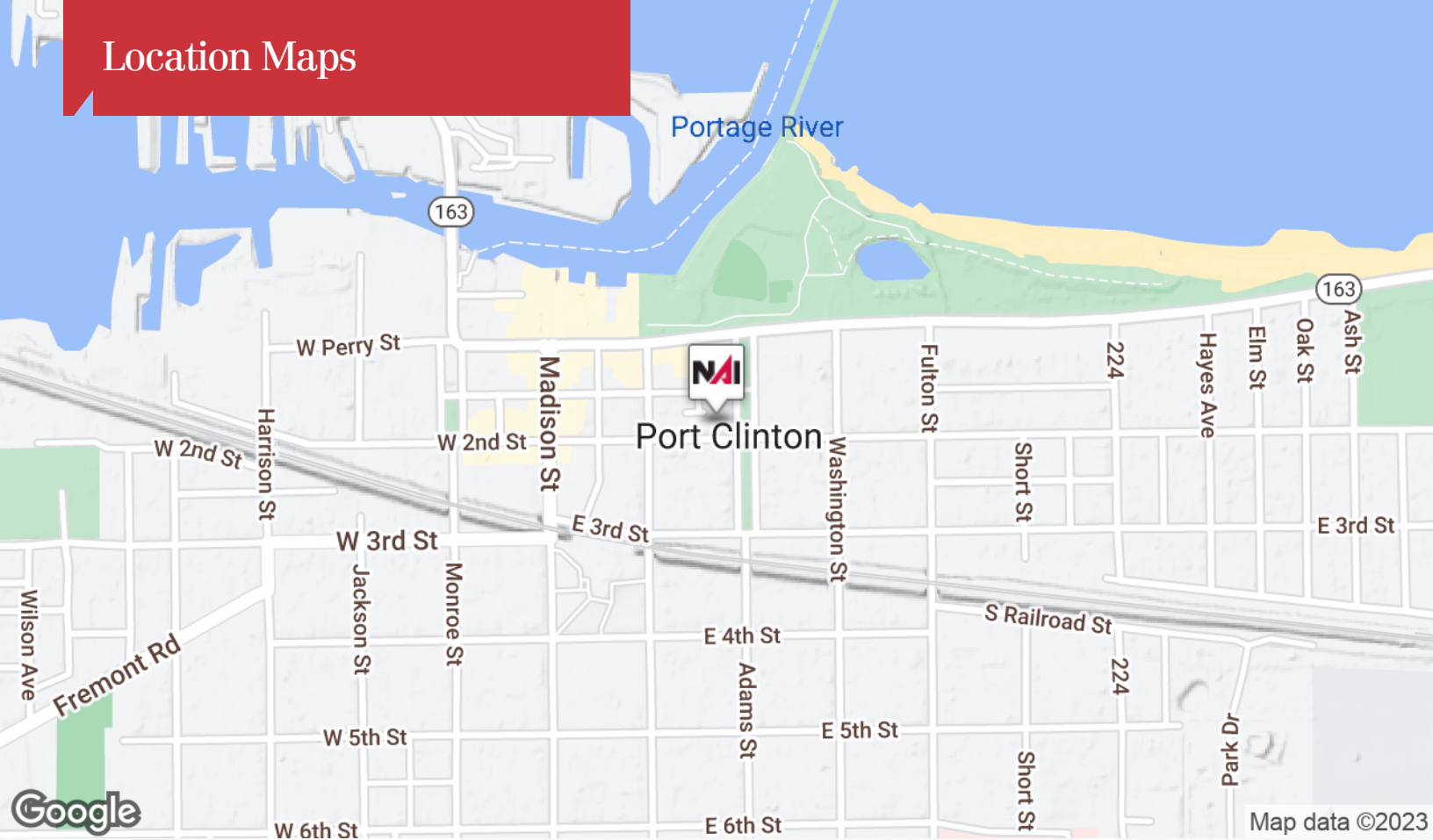
For more information

Bryce Custer

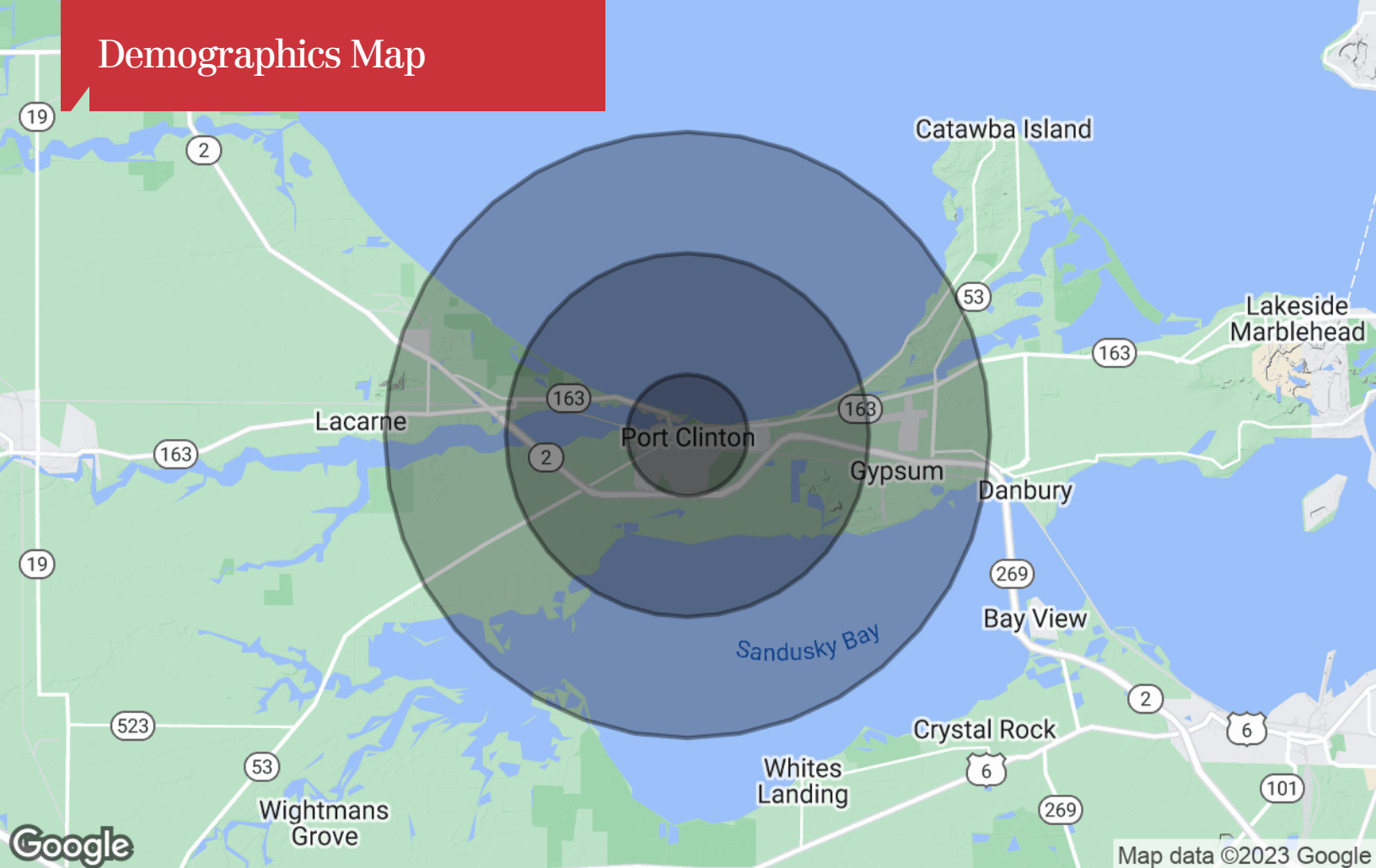
O: 330 418 9287 | C: 330 418 9287
bryce@naispring.com | OH #BRKM.2017004455



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,375	6,872	8,441
MEDIAN AGE	39.1	39.1	40.3
MEDIAN AGE (MALE)	36.3	36.7	37.9
MEDIAN AGE (FEMALE)	42.8	42.4	43.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,054	3,085	3,794
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$53,751	\$52,611	\$53,650
AVERAGE HOUSE VALUE	\$131,366	\$135,777	\$141,124

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel
330.418.9287 cell
bryce@naispring.com

Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties
Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In their spare time they enjoy boating on the Great Lakes from their home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development

