



— 29 N SANDUSKY STREET, DELAWARE OH, 43015

**1,400 SQ FT RETAIL BUILDING**

***For Sale | \$395,000***

## The Offering

This 1,400 SF retail property, priced at \$395,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. It features a long-term lease with Homestretch Apparel, offering a stable tenant in place. The property is zoned commercial and benefits from excellent walkability and ease of access, with parking available both in the front and back. Positioned on North Sandusky Street, which sees 11,943 cars per day, the property is in a high-traffic area surrounded by local shops and restaurants. Additionally, the 3-mile average household income in the area is \$99,598.

## Property Features

- 1,400 SF
- \$395,000 Sales Price
- Long Term Lease in Place with Homestretch Apparel
- Zoning- Commercial
- Parking in Front and Back
- Positioned in downtown Delaware, OH
- Walking distance to Ohio Wesleyan College
- Great Walk-ability and ease of access

## Key Statistics

3 Mile Avg Household Income: \$99,598  
North Sandusky Street: 11,943 cars/day  
East Central Avenue: 13,433 cars/day  
East Williams Street: 19,518 cars/day



**CUSTOM  
PRINTED APPAREL  
MADE IN  
DELAWARE, OH**

Whit's Frozen Custard, located at 31 N Sandusky Street in downtown Delaware, OH, is a popular frozen dessert shop known for its high-quality custard, sundaes, shakes, and seasonal specialties. The shop caters to a diverse customer base, including families, students, and local residents, offering a welcoming environment for both takeout and limited in-store seating. Its central location in the bustling downtown area provides ample foot traffic, drawing in both locals and visitors exploring the nearby shops and restaurants. Whit's has developed a strong community presence, appealing to dessert lovers who seek a casual, family-friendly experience in the heart of Delaware.

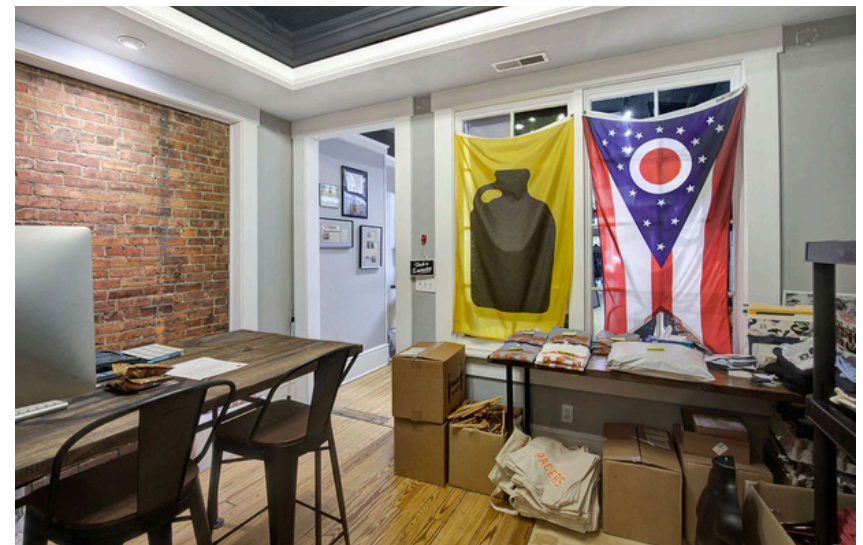
### LEASE YEARS

4/1/22 - 5/31/27

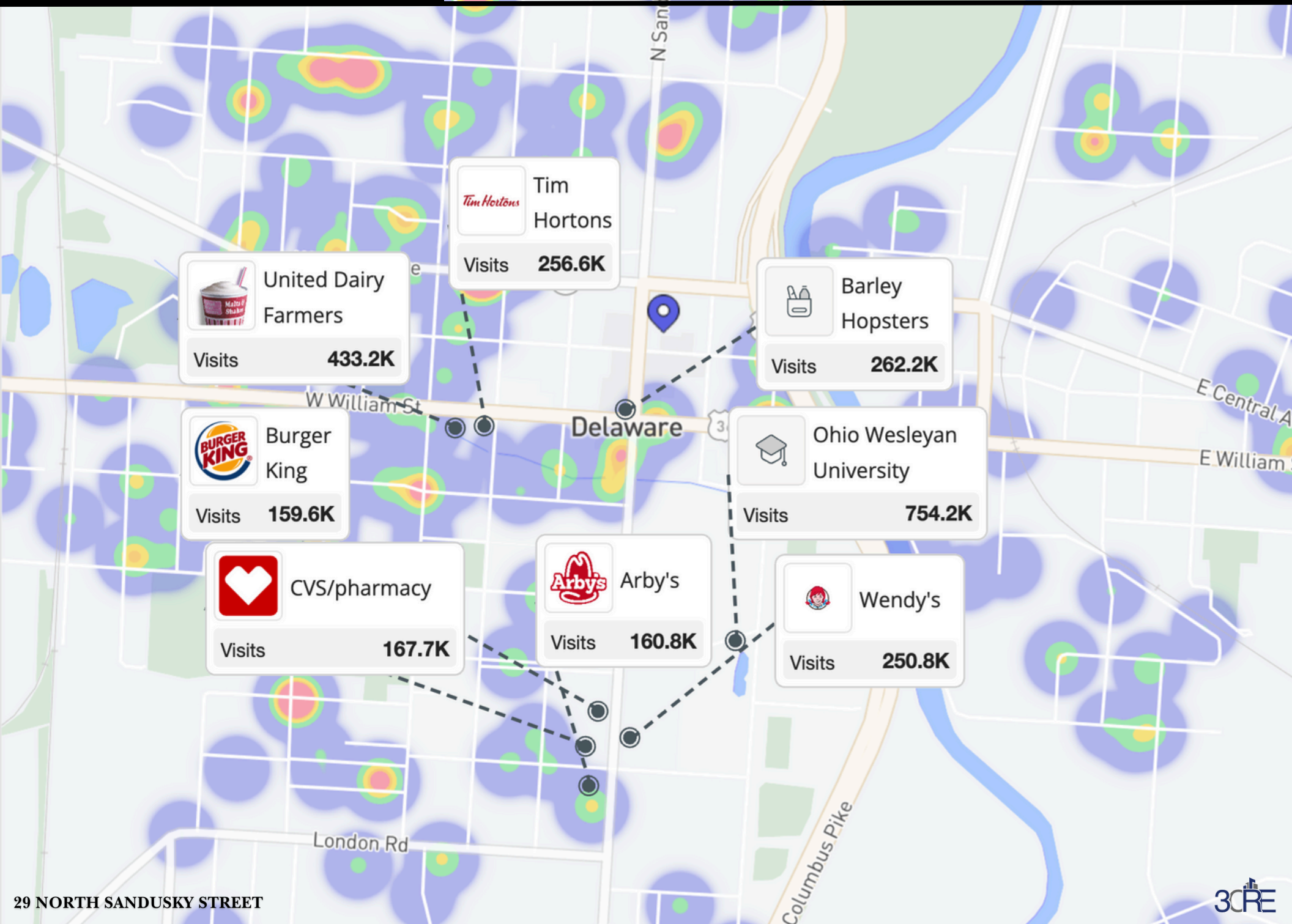
1,400 SqFt - \$17.87 Sf/Yr

Modified Gross

5 Year Renewal Option



# RETAILER MAP





**DENSE RESIDENTIAL AREA**



**JIMMY JOHNS**



**1808 AMERICAN BISTRO**

**CHASE BANK**



**27-31 N SANDUSKY**  
SUBJECT RETAIL PROPERTY



**MI CERRITO**  
MEXICAN RESTAURANT



**WHIT'S**  
FROZEN CUSTARD



**THE OAK BRAZEN**  
WINE COMPANY



**DOMINO'S**  
PIZZA



**SON OF THURMANS**  
BAR AND GRILL



**J-GUMBOS**  
RESTAURANT



**TIM HORTONS**  
COFFEE



**HAMBURGER INN**  
DINER



**AMATOS**  
PIZZA RESTAURANT



**UNITED DAIRY FARMERS**  
GAS/CONVENIENCE



**DENSE RESIDENTIAL AREA**



**OPA**  
GRILL AND TAVERN



**OHIO WESLEYAN UNIVERSITY**

## HOUSEHOLD INCOME



<b>1- Mile</b>	<b>\$81,339</b> (Household Avg. Income)
<b>3- Mile</b>	<b>\$99,598</b> (Household Avg. Income)
<b>5-Mile</b>	<b>\$117,828</b> (Household Avg. Income)

## POPULATION



<b>1- Mile</b>	<b>10,464</b>
<b>3- Mile</b>	<b>47,970</b>
<b>5-Mile</b>	<b>70,616</b>

## TRAFFIC



<b>North Sandusky Street</b>	<b>11,943</b> (Cars/Day)
<b>East Central Avenue</b>	<b>13,433</b> (Cars/Day)
<b>West Central Avenue</b>	<b>14,656</b> (Cars/Day)

## AVERAGE AGE



<b>1- Mile</b>	<b>34.1</b>
<b>3- Mile</b>	<b>38.3</b>
<b>5-Mile</b>	<b>38.5</b>

## MARKET OVERVIEW: DELAWARE

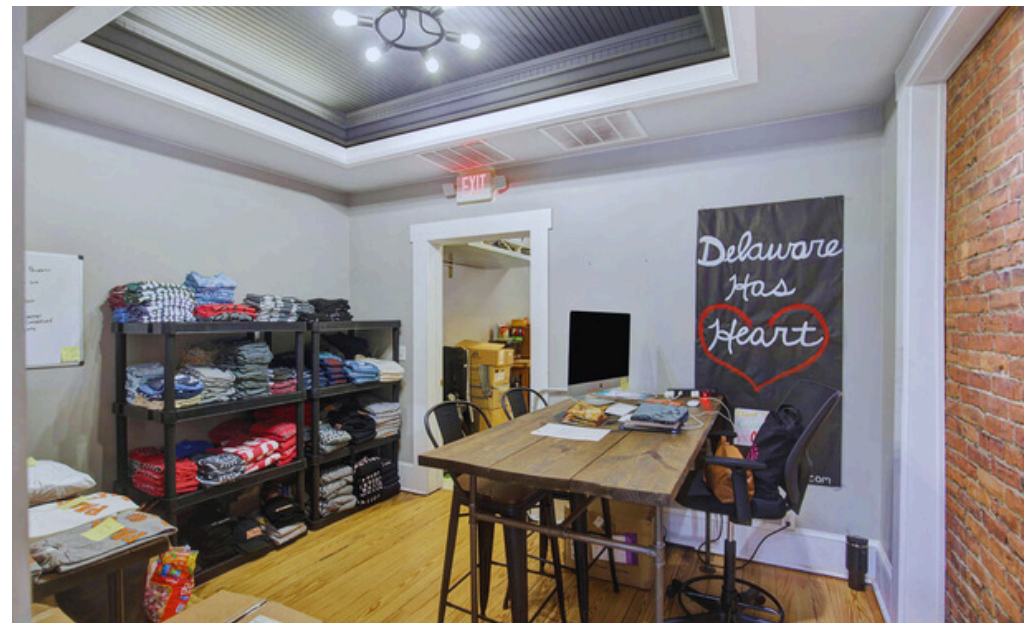
### **POTENTIAL INCENTIVES | DELAWARE, OHIO**

- **DELAWARE COUNTY FINANCE AUTHORITY (DCFA) | [CLICK HERE FOR MORE INFORMATION](#)**
- **U.S. SMALL BUSINESS ADMINISTRATION (SBA) | [SMALL BUSINESS RESOURCE | CLICK HERE FOR MORE INFORMATION](#)**
- **ENTERPRISE ZONES (EZ) | [CLICK HERE FOR MORE INFORMATION](#)**

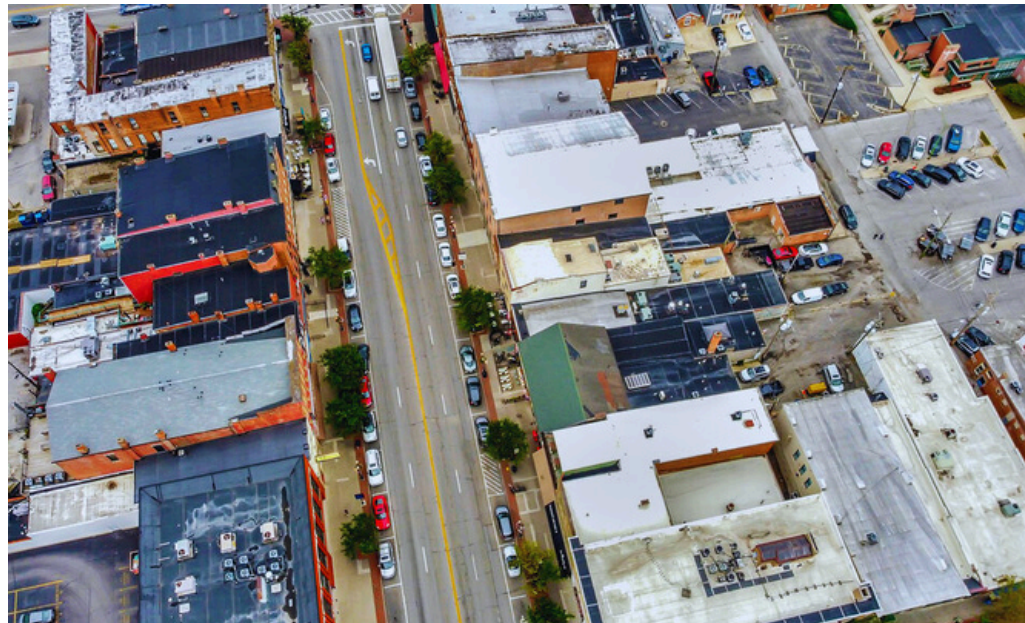
### **NEW DEVELOPMENTS | DELAWARE, OHIO**

- **Boulder Farms Mixed-Use Development** | A mixed-use development is planned south of U.S. 36, east of Section Line Road, and west of the Lehner Woods subdivision.
- **Co-working Spaces in Downtown Delaware** | A new development is underway in downtown Delaware, focusing on creating co-working spaces that cater to post-pandemic work preferences.
- **Business Park Expansion** | The city is seeing the expansion of a nine-acre business park and the construction of a more than 400,000-square-foot distribution center.
- **Addison Farms** | A 270-acre residential development in the northwest part of the city, featuring over 70 homes and a 50-acre apartment complex









29 NORTH SANDUSKY STREET



## Brett Post

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**3CRE Advisors** is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your retail assignments. Visit us at any of our offices or online at 3CRE.com.

