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FOR LEASE

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RESTAURANT | RETAIL | OFFICE

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# THE TRAIN DEPOT

60 LAKE ST, DELAWARE, OH 43015

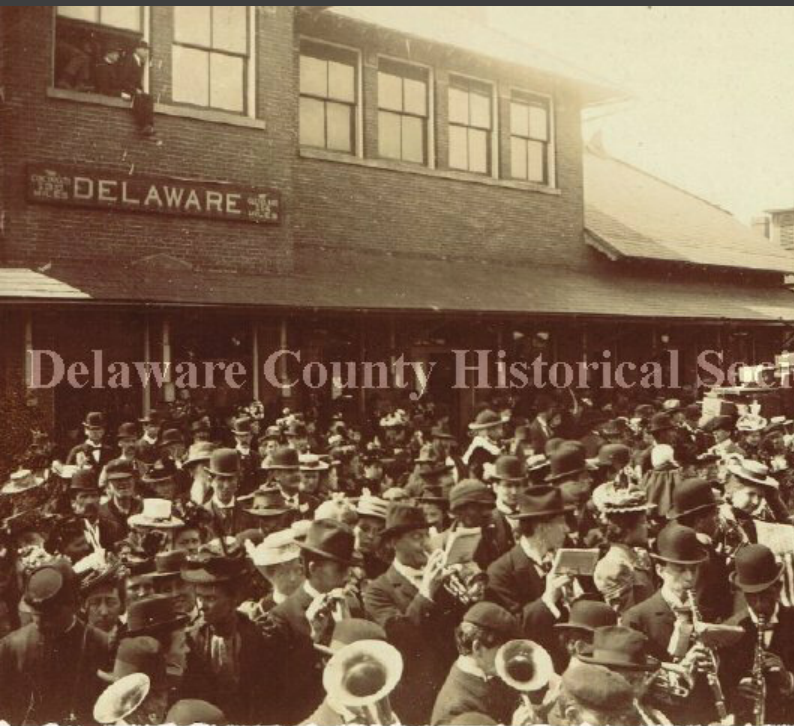
**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com





## Property Description

Building currently being redeveloped by Columbus-based RiverWest Partners. Project will include dramatic finishes highlighting the classical and historical character of the original architecture; with all new building systems. Project can include extensive exterior patios & seating areas.

## Property Highlights

- Great Delaware City location in one of the fastest growing exurbs in the country. The Depot is currently under renovation - opening in 2026!
- Office, retail and restaurant opportunities available across two floors, with the potential for large exterior patios
- Includes dramatic finishes highlighting train depot history, and a great canvas for tenants to customize their space
- Suites will be in vanilla box condition: HVAC with a minimum rate of 1 ton/300 sf; electric of 600 amp, 3 phase power; an ADA restroom to building standard finishes; and strip light fixtures, plus exposed brick walls and ceilings, where possible.

## Location Description

In Delaware City, within Delaware county, one of the top 10 fastest growing exurbs in the country. High profile location fronting US-42 (Lake St) and Route-37 (Central Avenue). Adjacent to the Riverfront District area denoted as a key development area by the city of Delaware, including the Mill on Flax development. Steps from the new Sandbar Station.

## OFFERING SUMMARY

Office SF	1,222 SF
Restaurant   Retail SF	2,798 - 4,020 SF
Net Lease Rate	\$29.00 SF/yr
CAM Rate	\$5.00 SF/yr
Utilities	Paid by Tenant

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*The "Big Four" Passenger Station, Delaware, Ohio.*



The Big Four Train Depot was constructed in 1887. Join a piece of history that's been fully modernized.

## Available Spaces

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
60 Lake Street, Track Level	2,798 SF	NNN	\$29.00 SF/yr	Great space for restaurant or retail operators. Can also expand your operations to include the tower for private dining/event space.
60 Lake Street, Tower Level	1,222 SF	NNN	\$29.00 SF/yr	Opportunity for dramatic, top floor office space, or can be used as part of the track level restaurant/retail space.

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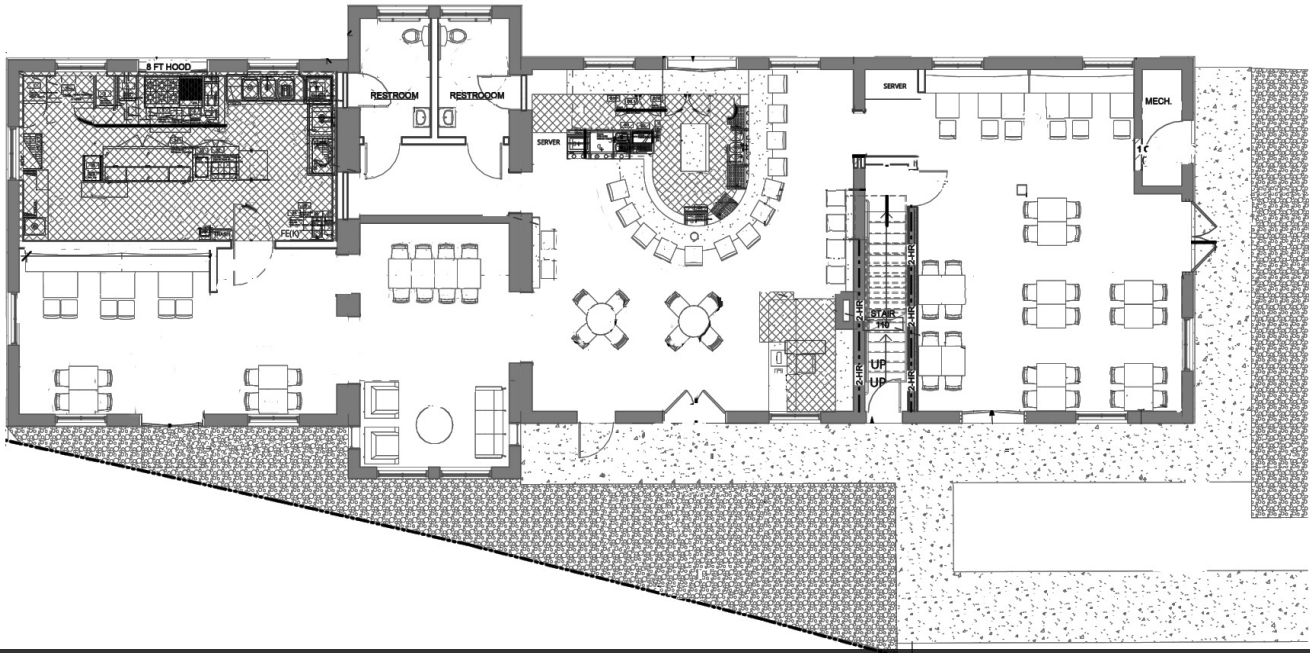




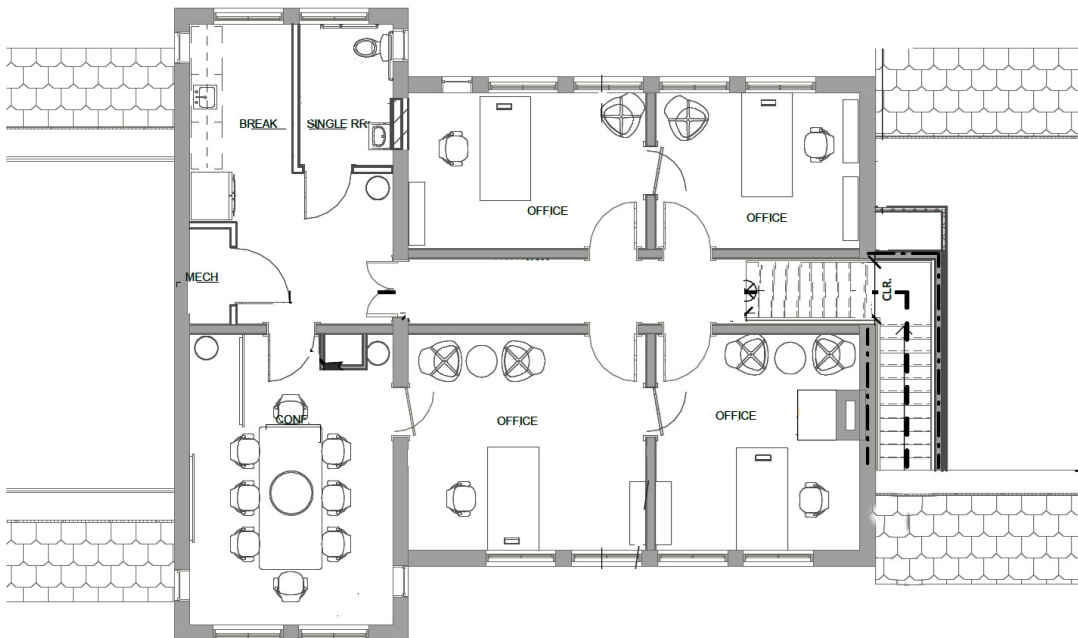
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# RESTAURANT | RETAIL | OFFICE SAMPLE FLOORPLANS

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Main Level | Track Level Restaurant Test Fit with Opportunities for Large, Exterior Patios



Tower Level Sample Office Layout. Could be leased with Track Level Restaurant as Private Dining | Event Space

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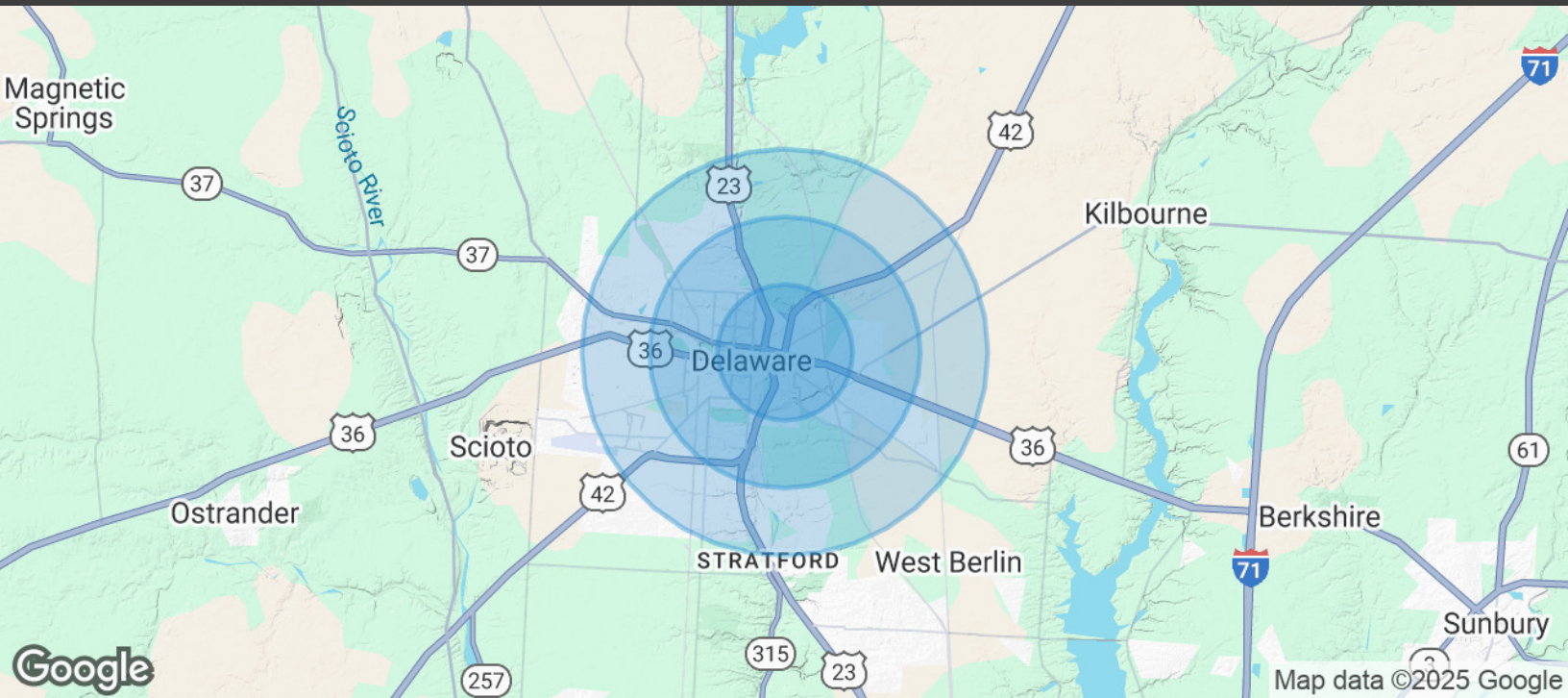




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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,647	21,897	34,604
Average Age	34.1	37.3	38.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,947	8,746	13,715
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,149	\$71,235	\$77,498
Average House Value	\$164,785	\$154,516	\$170,303

*\* Demographic data derived from 2020 ACS - US Census*

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