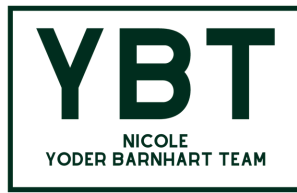




HOWARD HANNA
REAL ESTATE SERVICES



**FOR
SALE!**

Delaware Office/Retail!



56 N Franklin St.
Delaware, OH 43015

PROPERTY FEATURES:

- **2,773 SF Office Building**
- **Located in Historic Downtown Delaware**
- **Currently Utilized as a Spa**
- **Full Kitchen, Laundry Room, and Staff Retreat**
- **Easy Access to Historic Downtown Amenities**
- **Turnkey Operation Potential**



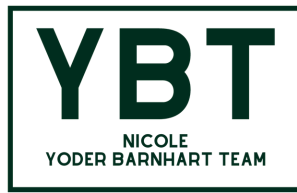
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**FOR
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56 N Franklin St.
Delaware, OH 43015

FACT SHEET

Address:	56 N Franklin St. Delaware, OH 43015
Price:	\$379,900.00
Municipality:	Delaware, OH
County:	Delaware County, OH
Building Size:	2,773 Square Feet
Lot Size:	0.08 Acre Lot
Year Built:	1920
Renovated:	2022
Zoning:	C-DC, Downtown Commercial District ****Please confirm zoning and your specific use with the city of Delaware
Restrooms:	3
Annual Taxes:	\$5,714.79 Please confirm with Delaware County



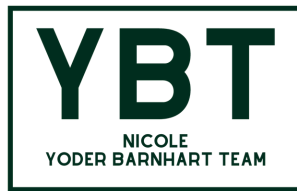
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56 N Franklin St.
Delaware, OH 43015

PROPERTY DESCRIPTION

56 N Franklin St. is a 2,773 SF office and retail building located in the heart of historic Delaware, offering a beautifully updated turnkey opportunity for a variety of users. Currently operating as a day spa, the property was fully renovated in 2022 with new flooring, fresh paint, and updated doors, creating a modern and inviting atmosphere. Along with aesthetic improvements, both HVAC units are newer, and all required updates have been completed in coordination with the City of Delaware Fire Marshal, business insurance, and the Board of Cosmetology.

The building offers designated staff parking along with convenient street parking for clients. The main level features a spacious reception area with built in shelving for product display, a comfortable client seating area with a coffee bar, and multiple treatment or office rooms, making it ideal for continued spa use, medical office, professional office, or boutique retail. For your convenience, there is a laundry room on-site. The second floor includes a private kitchen and staff retreat, a restroom, and additional client rooms, and its proximity to the rear entrance creates potential for multi tenant use.

Zoned within the Downtown Commercial District, the property allows for a wide range of uses and is positioned in a strong and growing market, with the City of Delaware reporting a median income of \$99,786 and Delaware County at \$133,540. This area has seen significant population growth and has nearly doubled since 2000 and continues to grow at approximately 3 percent annually. Located in a historic downtown community, the area offers a vibrant mix of national franchises and locally owned businesses, including breweries, coffee shops, boutiques, and salons that drive consistent business to one another. The property is just steps from Ohio Wesleyan University, home to approximately 1,600 students.



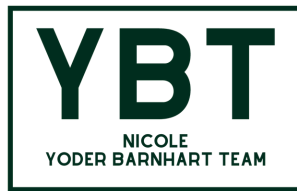
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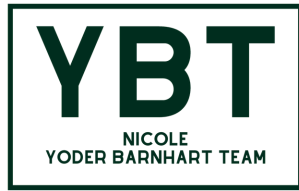
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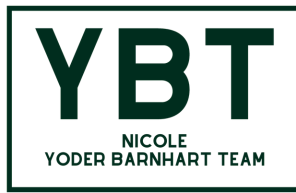
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56 N Franklin St.
Delaware, OH 43015

Delaware City Population 


44,589

Source: Niche

Delaware County Population 

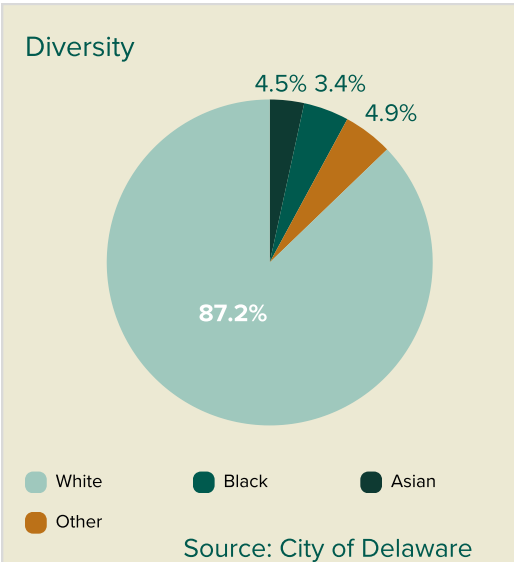
126,000

Source: Data USA

Delaware City Median Age 

34.5


Source: City of Delaware




\$99,786 Source: Census.gov
City of Delaware
Median Household Income

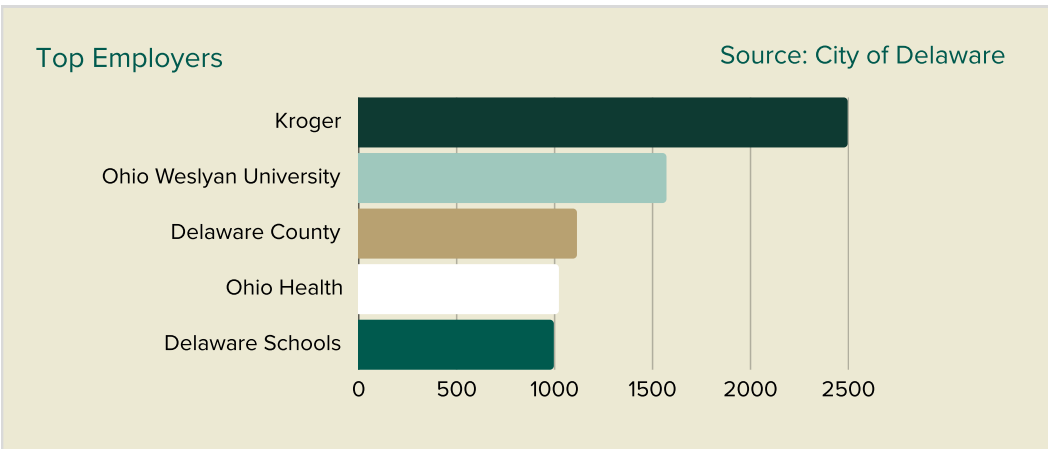
\$133,540
Delaware County
Median Household Income

Gender Distribution

 **49%** Male

 **51%** Female

Source: Data USA



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