



— 27 N SANDUSKY STREET, DELAWARE OH, 43015

**2,650 SF RETAIL BUILDING**

*For Sale | \$750,000*

## The Offering

This 2,650 SF retail property, priced at \$750,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. The first floor features a retail operation with a long-term tenant and lease in place, while the unfinished second floor offers significant value-add potential, ideal for residential or office redevelopment. The property is zoned commercial and positioned on a busy retail corridor, surrounded by local shops, restaurants, breweries, and other popular venues, boasting excellent walkability and ease of access.

### Property Features

- 2,650 SF
- \$750,000 Sales Price
- Long Term Lease in Place with Chlo Wine
- 2nd Floor Redevelopment Opportunity
- 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



## CHLO WINE LOUNGE

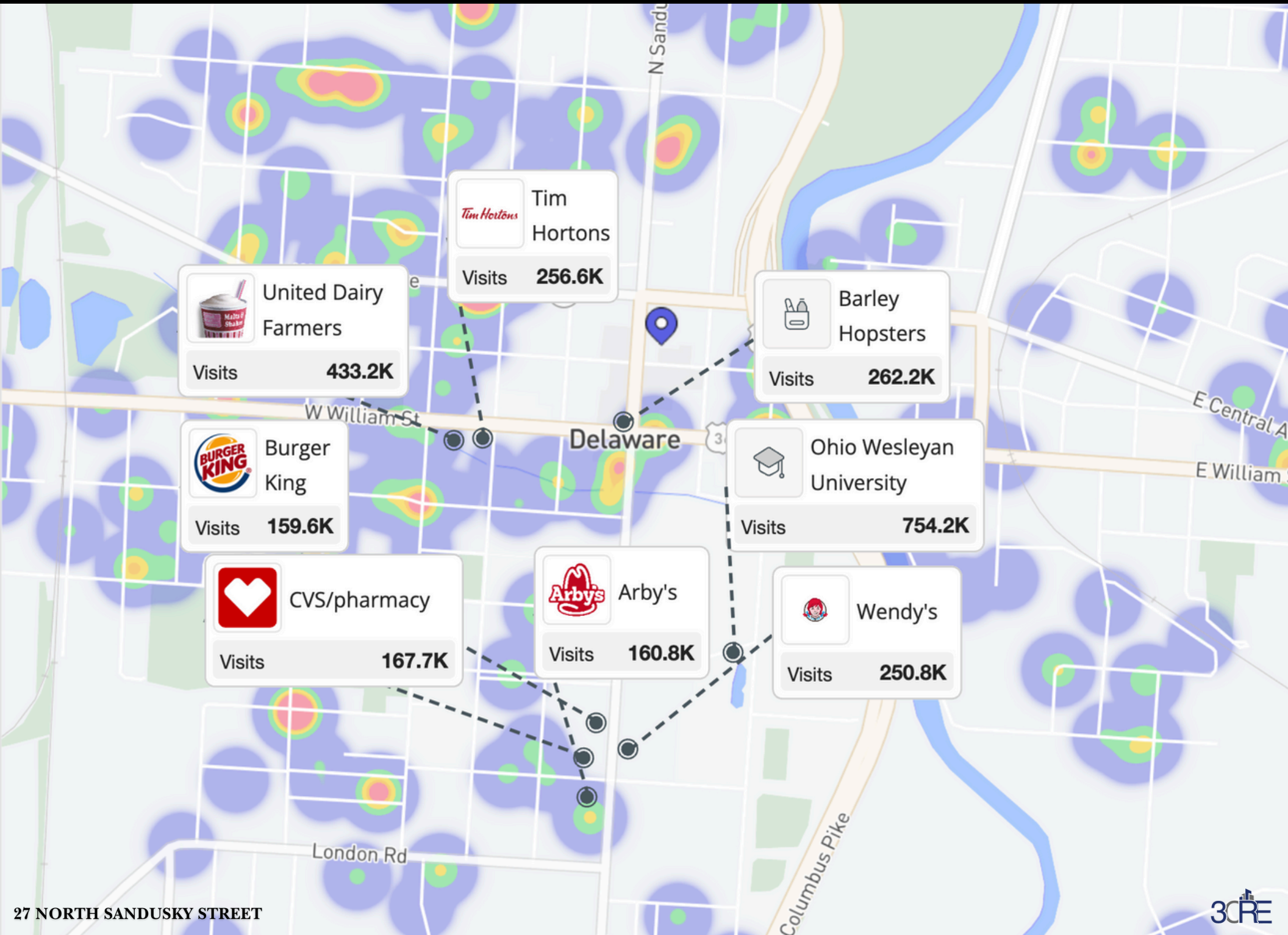
Clō Wine Gallery & Lounge, established in 2023 and located at 27 N Sandusky St in Delaware, Ohio. It has a focus on sustainability and community. The lounge features a curated selection of biodynamic and ethically produced wines, along with beer, espresso, and a menu offering small plates. With its minimalist decor and French-inspired patio, Clō provides a cozy yet upscale setting for wine tastings, chef dinners, and special events.

### LEASE YEARS

4/1/22 - 5/31/27

5 Year Renewal Option







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



HAMBURGER INN  
DINER



TIM HORTONS  
COFFEE



AMATOS  
PIZZA RESTAURANT



DENSE RESIDENTIAL AREA



UNITED DAIRY FARMERS  
GAS/CONVENIENCE



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**

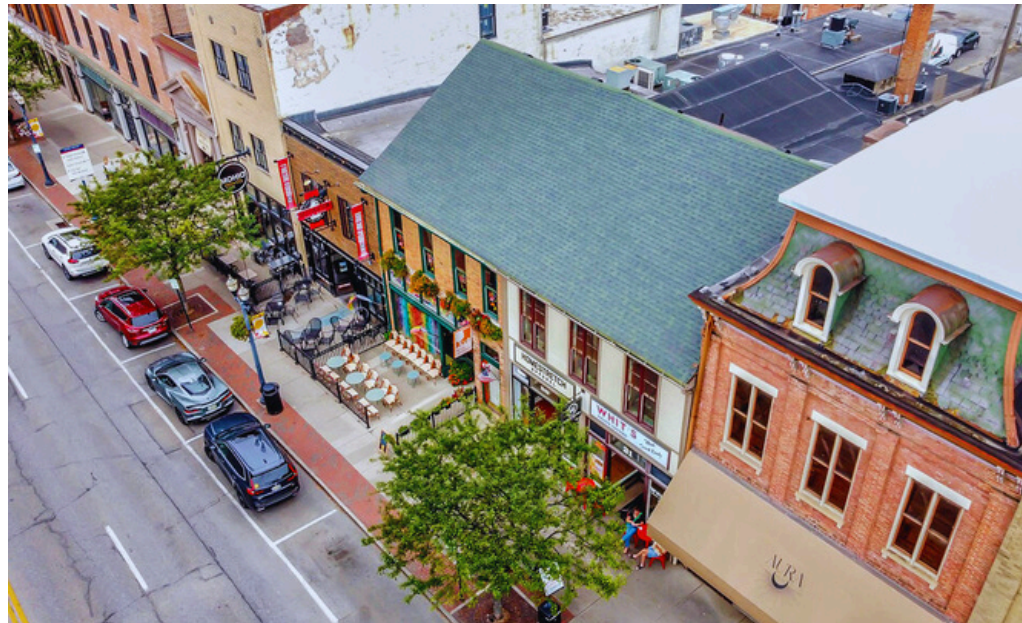
***POTENTIAL INCENTIVES* | DELAWARE, OHIO**

- **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





27 NORTH SANDUSKY STREET







## Brett Post

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3CRE.com

**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.

