

»» FOR LEASE

OFFICE SUITES | 500 SqFt | \$800.00 (Monthly)

43 NORTH SANDUSKY STREET, DELAWARE OH, 43015



BRETT POST

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The Offering:

3CRE is proud to present a prime leasing opportunity at 43 North Sandusky Street, perfectly located in the vibrant heart of Downtown Delaware, OH. Available at a gross monthly rate of \$800.00, these two fully built-out, 500-square-foot office suites offer a turnkey solution ideal for a variety of professional uses.

Strategically located within walking distance of Ohio Wesleyan University, the property benefits from strong walkability and steady foot traffic from both students and the surrounding community. Zoned for commercial use, it provides a rare chance to secure a well-located asset in one of Central Ohio's most dynamic and economically diverse downtown districts.

Property Highlights:

- Office 1 - 500 SqFt (\$800/Monthly)
- Office 2 - 500 SqFt (\$800/Monthly)
- Fully Built out Office Spaces
- First-Floor Retail (Coffeeology)
- Zoning- Commercial
- Positioned in Downtown Delaware, OH
- Walking distance to Ohio Wesleyan College
- Great Walk-ability and ease of access
- North Sandusky Street: 11,943 cars/day
- East Central Avenue: 13,433 cars/day
- East Williams Street: 19,518 cars/day





DENSE RESIDENTIAL AREA



DENSE RESIDENTIAL AREA

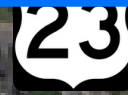


JIMMY JOHN'S



1808 AMERICAN BISTRO

CHASE BANK



43 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



OPA
GRILL AND TAVERN



OHIO WESLEYAN
UNIVERSITY

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







HOUSEHOLD INCOME



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

POPULATION



1- Mile	10,464
3- Mile	47,970
5-Mile	70,616

TRAFFIC



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

AVERAGE AGE



1- Mile	34.1
3- Mile	38.3
5-Mile	38.5



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