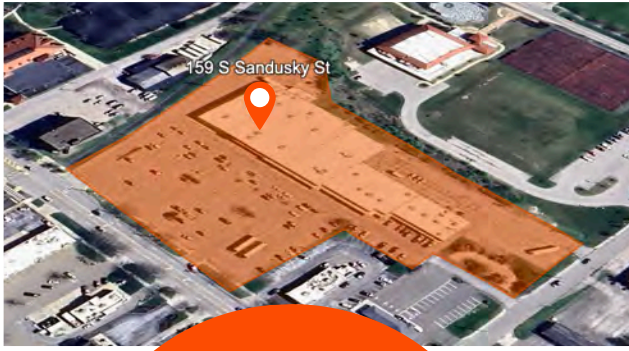


**42,000 SF AVAILABLE IN THE MIDWEST'S
FASTEST-GROWING MARKET!**



**FULLY BUILT-OUT
END-CAP RETAIL
SPACE – IDEAL FOR
RESTAURANTS,
RETAIL & SPORTS
BUSINESSES!**

**PRIME RETAIL
FOR LEASE**



**DELAWARE
SHOPPING CENTER**

ROTH

**REAL
ESTATE
GROUP**

 **159-193 S SANDUSKY ST. DELAWARE, OH 43015**



DELAWARE SHOPPING CENTER

PROPERTY OVERVIEW

PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[DIGITAL FLIPBOOK](#)

CITY

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

COUNTY

[DELAWARE COUNTY](#)

[COUNTY AUDITOR](#)

[COUNTY ZONING MAP](#)

159-199 S SANDUSKY ST, DELAWARE, OH 43015

Seize this rare opportunity to lease a prime end-cap retail space in the Delaware Shopping Center, located on the bustling S Sandusky St (US-23) corridor. This high-exposure corner unit is already fully built out and move-in ready, making it ideal for retail, restaurant, or sports based businesses looking to establish themselves in a thriving commercial area.

With strong traffic counts exceeding 70,000 vehicles per day, ample parking, and a prime location in Delaware's growing retail market, this space offers unparalleled visibility and convenience for business owners. The end-cap position provides maximum exposure, with additional storefront signage opportunities to attract customers.

If you're looking for a turnkey retail location in a high-demand area, this is your chance to establish a strong presence in Delaware's leading shopping district.

FULLY BUILT-OUT END-CAP RETAIL SPACE

HIGH-VISIBILITY LOCATION

VIEW

FLIPBOOK



FOR LEASING INFO:

WILL ROTH

614.284.2083

WILL@ROTHREGROUP.COM



DELAWARE SHOPPING CENTER



PROPERTY FEATURES

- ✓ **HIGH-TRAFFIC RETAIL CENTER**
Located on one of Delaware's busiest streets, ensuring consistent footfall and drive-by visibility
- ✓ **DIVERSE TENANT MIX**
Surrounded by established national brands, boutique retailers, and service-based businesses
- ✓ **EXCELLENT VISIBILITY**
Storefront exposure along a high-traffic corridor
- ✓ **FLEXIBLE SPACE OPTIONS**
Flexible space for restaurants, training centers, & large-scale operations
- ✓ **ADJACENT TO OHIO WESLEYAN**
Ohio Wesleyan University, located less than a mile away, brings a steady influx of students and faculty, boosting local commerce

PROPERTY DETAILS

ADDRESS

159-199 S Sandusky St,
Delaware, OH 43015

AVAILABLE SPACE

42,327 SF - 1st Floor

AVAILABLE

Now

SPACE POSITION

End Cap

SPACE BUILT OUT AS

Standard Retail

CONDITION

Brand New

MARKET

Delaware

SUBMARKET

Delaware County

RENTAL RATE

\$8.00 /SF/YR NNN

LEASE TERM

Negotiable

PROPERTY TYPE

Retail Shopping Center

CENTER TYPE

Neighborhood Center

ZONING

Commercial Retail

PARKING

304 Spaces

TOTAL LAND AREA

6.08AC

PARCEL ID

519-434-10-005-000

- ✓ **AMPLE ON-SITE PARKING**
Convenient parking for both customers and employees
- ✓ **STRONG LOCAL DEMOGRAPHICS**
A growing population with high household incomes and consumer spending power
- ✓ **PRIME END-CAP LOCATION**
Maximum visibility and high signage exposure
- ✓ **FULLY BUILT-OUT RETAIL SPACE**
Move-in ready for immediate occupancy
- ✓ **HIGH TRAFFIC COUNTS**
Over 70,000 vehicles pass daily, ensuring consistent exposure

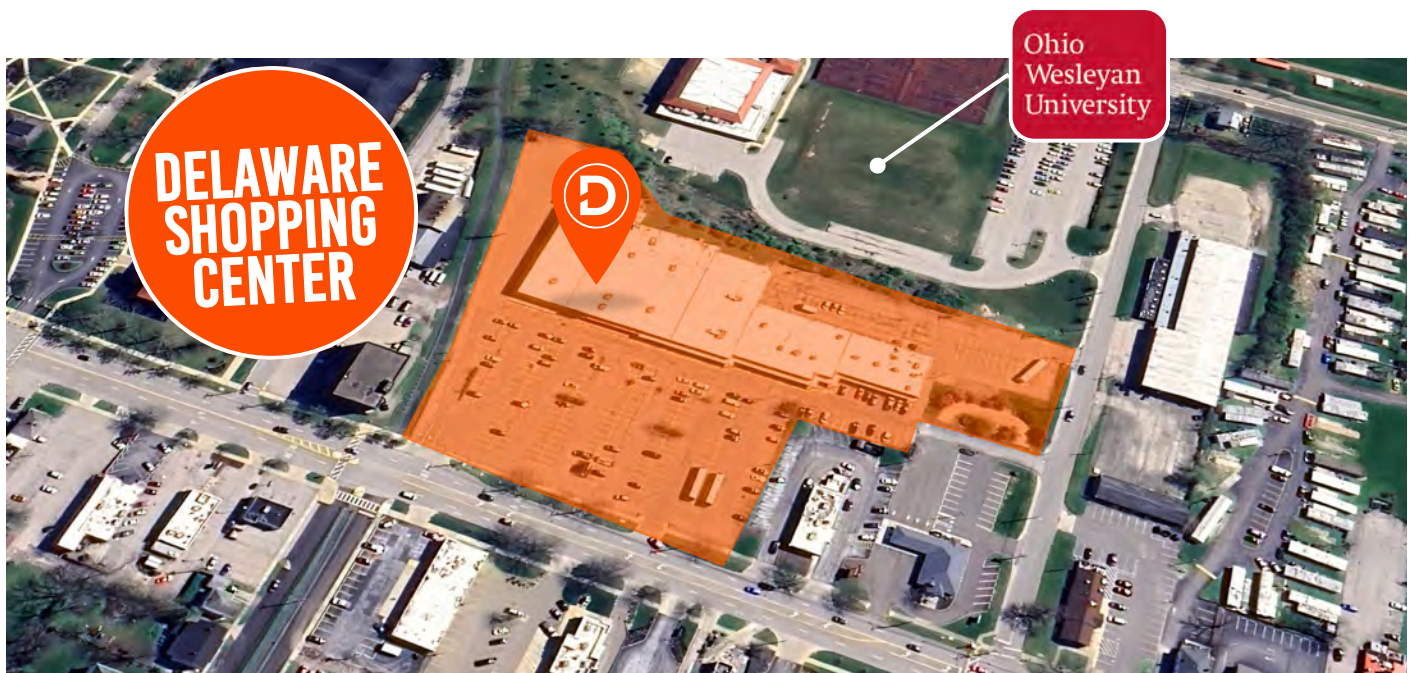


ADVANTAGE OF BEING NEAR OHIO WESLEYAN UNIVERSITY

Being just 1.2 miles from Ohio Wesleyan University means direct access to thousands of students, faculty, and visitors. This creates built-in foot traffic and consistent customer flow, especially for brands targeting younger demographics, casual dining, or lifestyle retail.

Ohio Wesleyan University, located less than a mile away, brings a steady influx of students and faculty, boosting local commerce.

- Over 1,400 students & faculty on campus
- Regular community & athletic events driving additional visitors
- Surrounded by residential neighborhoods with growing demand for retail & dining



● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES

159-199 S SANDUSKY ST

PRIME LOCATION IN A BOOMING RETAIL & SPORTS CORRIDOR

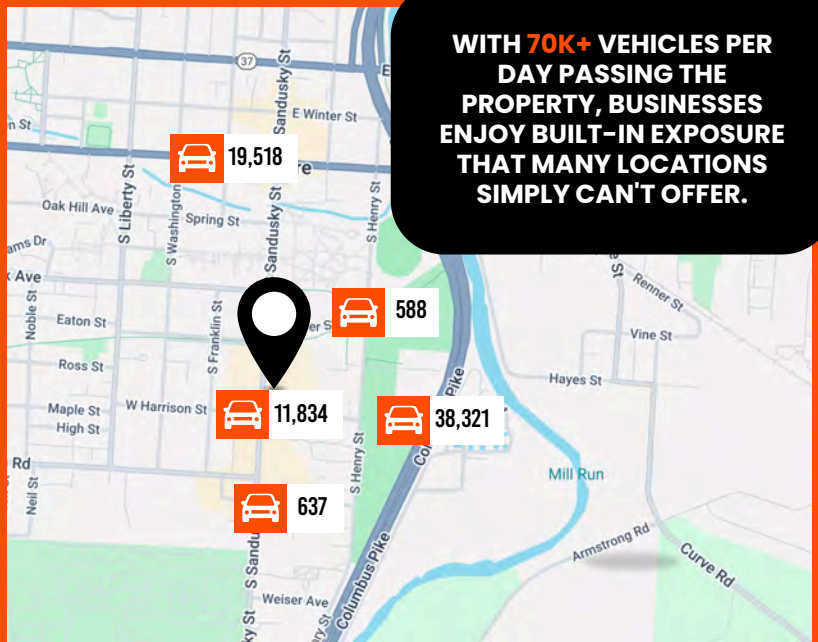
Located in one of Ohio's fastest-growing retail markets, this fully built-out, high-visibility end-cap retail space is a must-have for national brands looking to expand. With 70,000+ vehicles passing daily, strong surrounding demographics, and a prime position on the US-23 corridor, this space ensures your business will thrive in a booming commercial district.

LOCATED IN ONE OF THE BUSIEST RETAIL CORRIDORS IN THE REGION



MAXIMUM EXPOSURE FOR RETAILERS & BRAND AWARENESS

- ✓ 70,000+ vehicles pass daily – ensuring constant visibility for your business.
- ✓ Located in a prominent shopping district, giving retailers a built-in customer base.
- ✓ High signage opportunities due to the end-cap position, allowing businesses to attract passing traffic.



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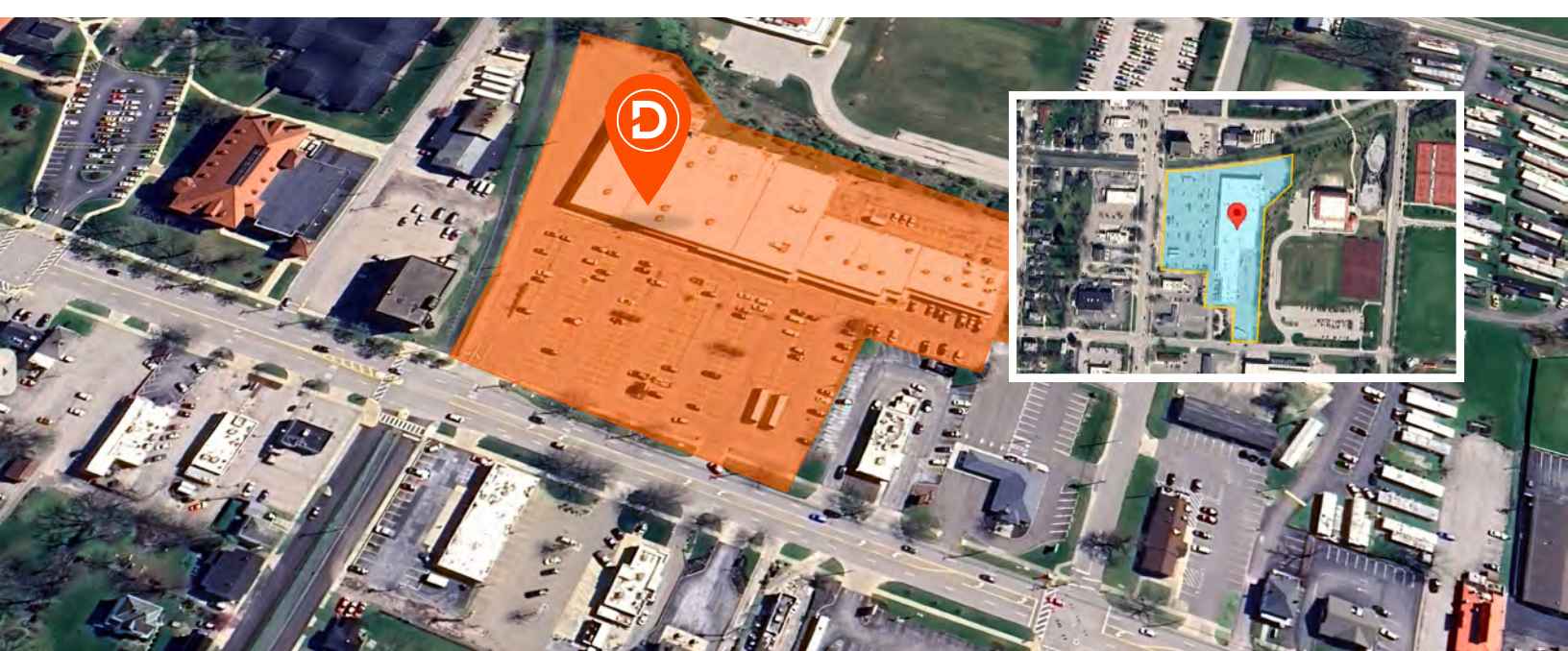


DELAWARE SHOPPING CENTER



159-199 S SANDUSKY ST, DELAWARE, OH 43015





AERIAL VIEW



DELAWARE SHOPPING CENTER



Unit	Tenants
D171	Flying Monkey Comics and Games
D173	Pulp Juice & Smoothie Bar
D175	The Ups Store
D177	Cricket Wireless
D179	Happy Harvest
D187	Crossroad's Chiropractic, LLC
D189	Jackson Hewitt
D191	Canton Restaurant
D193	Little Caesar's

TENANT MIX

**THIS IS THE ONLY AVAILABLE UNIT IN THE CENTER, MAKING IT A
HIGHLY SOUGHT-AFTER LEASING OPPORTUNITY**

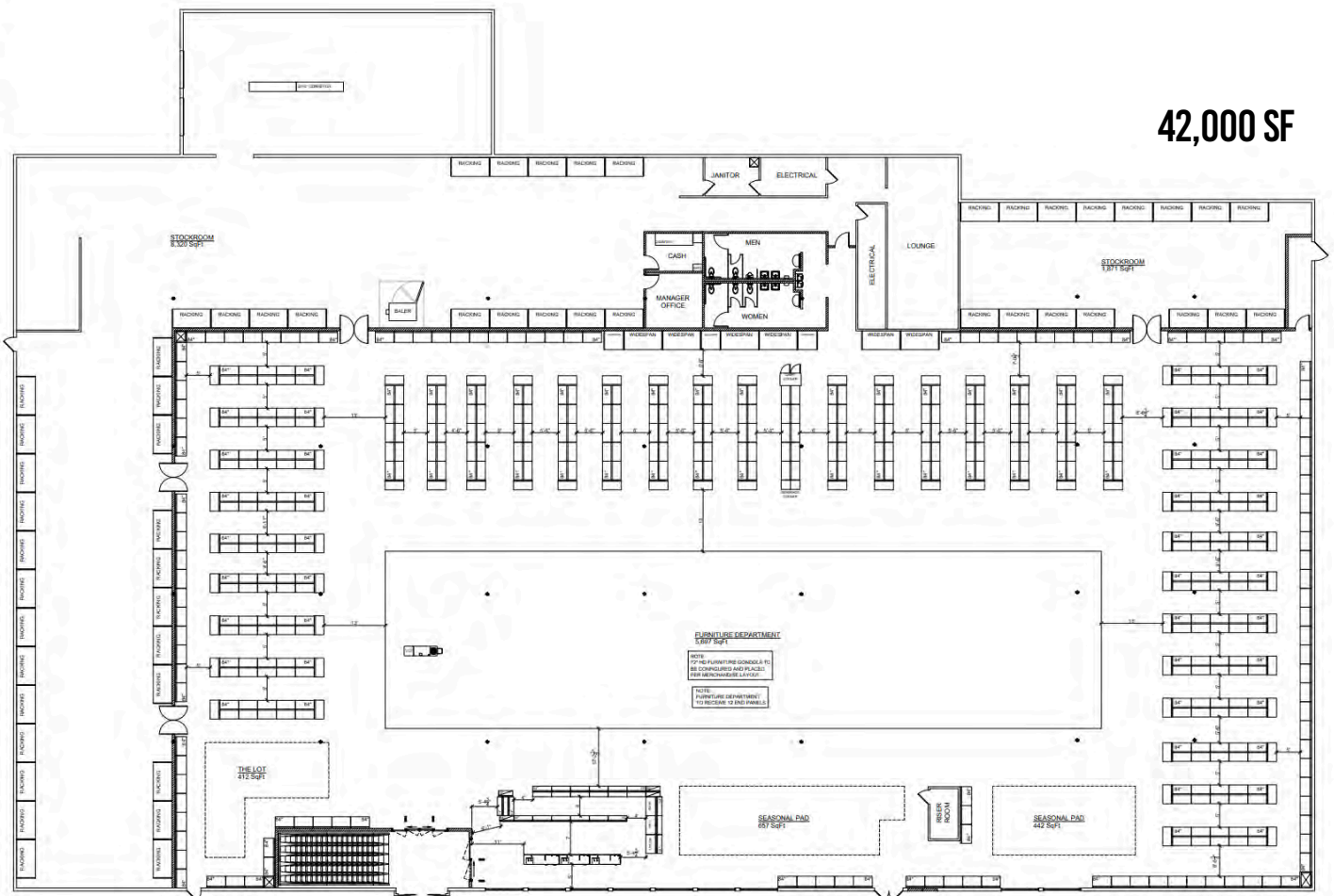
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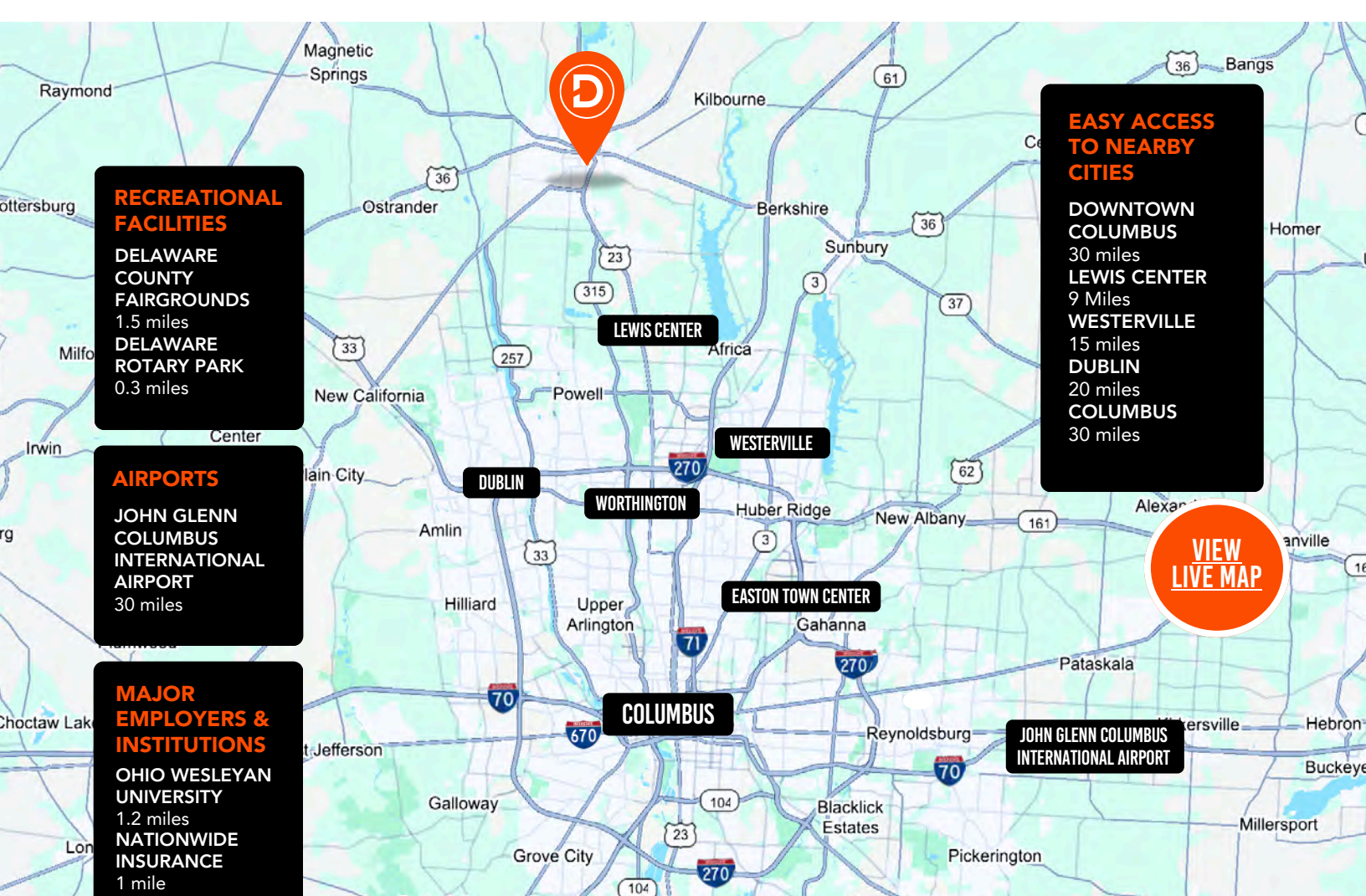
FLOOR PLAN



DELAWARE SHOPPING CENTER

42,000 SF





ACCESSIBILITY+ AMENITIES

EASY ACCESS FOR LOCAL & REGIONAL CUSTOMERS

- ✓ Convenient ingress/egress from US-23, making it simple for customers to visit.
- ✓ Seamless connection to I-270 & I-71, allowing shoppers from Columbus & surrounding areas to reach the shopping center quickly.
- ✓ Strategic location for both local shoppers & commuters, pulling customers from residential neighborhoods, universities, and major employers.



SHOPPING

WALMART SUPERCENTER
 1.5 miles
 KROGER MARKETPLACE
 2 miles
 TANGER OUTLETS COLUMBUS
 10 miles



DINING

BUFFALO WILD WINGS
 2 miles
 CHICK-FIL-A
 1.8 miles
 AMATO'S WOODFIRED PIZZA
 1.5 miles



COFFEE

STARBUCKS
 2 miles
 TIM HORTONS
 2 miles



SCHOOLS

OHIO WESLEYAN UNIVERSITY
 1.2 miles
 DELAWARE CITY SCHOOLS
 2 miles



BANKS

CHASE
 1.3 miles
 PNC
 1.9 miles



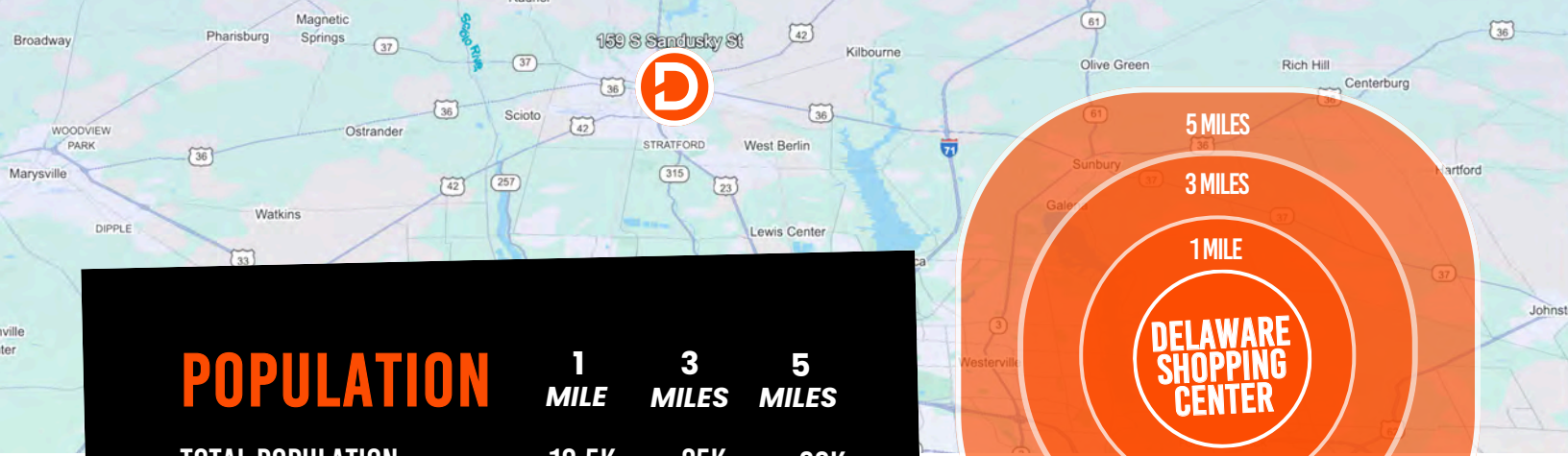
GAS

BP
 0.8 miles
 SHELL
 1.1 miles



TRANSPORTATION

COLUMBUS AIRPORT SHUTTLE
 28 miles



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10.5K	35K	60K
AVERAGE AGE	35	36	37
AVERAGE HH INCOME	\$68K	\$76K	\$85K
AVERAGE HOUSE VALUE	\$180K	\$232K	\$268K

Demographic data derived from datausa.io

**SURROUNDED BY HIGH-
INCOME HOUSEHOLDS &
MAJOR NATIONAL BRANDS**

DEMOGRAPHIC INFLUENCE

SPORTS + ACTIVE LIFESTYLE IN DELAWARE, OH

**THIS MOVE-IN-READY SPACE IS
IDEAL FOR SPORTING GOODS
RETAILERS, ATHLETIC APPAREL
BRANDS, OR OUTDOOR
EQUIPMENT STORES LOOKING TO
EXPAND IN A FAST-GROWING,
HIGH-INCOME AREA.**

KEY SPORTS + RECREATION DATA

Population (Delaware County): 225,000+ and growing

Youth Sports Participation: 20,000+ kids enrolled in leagues & programs

Outdoor Enthusiasts & Runners: 35%+ of residents participate in outdoor sports

Fitness & Gym Memberships: High demand with multiple gyms, training centers & wellness programs

KEY SPORTS ORGANIZATIONS & FACILITIES NEARBY

- 📍 Ohio Wesleyan University (1.2 miles) – College athletes & fitness-focused students
- 📍 Chiller Ice Rink (6 miles) – High-volume hockey & ice-skating facility
- 📍 Glacier Ridge Metro Park (12 miles) – Major destination for runners & outdoor sports
- 📍 Tanger Outlets Columbus (10 miles) – Regional shopping destination with sports apparel retailers

HIGH-TRAFFIC SPORTING EVENTS THAT DRIVE CUSTOMERS

- Ohio High School Athletic Association (OHSAA) State Championships
- Columbus Marathon & Half Marathon
- Regional & National AAU Basketball Tournaments
- High School & Collegiate Soccer, Baseball, and Lacrosse Tournaments

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LOCAL MARKET OVERVIEW

DELAWARE COUNTY

↗ **225K**

TOTAL POPULATION

↗ **\$393K**

AVERAGE HOME VALUE

↗ **\$130K**

AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024
CNBC



RANKED AMONG
THE TOP 10 CITIES
FOR BUSINESS
GROWTH
FORBES

Forbes

NAMED ONE OF
THE BEST CITIES
FOR YOUNG
PROFESSIONALS
FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024
ESSENCE

ESSENCE

RANKED IN THE
TOP 10 HOTTEST
JOB MARKETS
**WALL STREET
JOURNAL**

WSJ

Delaware County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce.

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42K

TOTAL POPULATION

\$279K

AVG HOME VALUE

DELAWARE, OH

\$104K

AVG HH INCOME

36.6

MEDIAN AGE

Vacancy rates in Delaware County's retail sector are below 5%, showing strong leasing activity

RETAIL VACANCY RATE

→ **5%**

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JOIN NATIONAL BRANDS IN DELAWARE, OH – THE MIDWEST'S TOP EMERGING RETAIL HUB

Photo credit: (WT-shared) 2old at wts wikivoyage, CC BY-SA 4.0, <https://commons.wikimedia.org/w/index.php?curid=22982331>

A PRIME RETAIL DESTINATION IN A BOOMING MARKET

Delaware, OH, is one of the fastest-growing cities in Central Ohio, offering a business-friendly climate, strong consumer base, and a rapidly expanding retail sector.

- ✓ **#1 FASTEST-GROWING COUNTY IN OHIO** – POPULATION PROJECTED TO INCREASE BY 15%+ IN THE NEXT DECADE
- ✓ **HIGH-INCOME CONSUMER BASE** – MEDIAN HOUSEHOLD INCOME: \$104,322 (47% ABOVE NATIONAL AVG.)
- ✓ **RETAIL DEMAND ON THE RISE** – VACANCY RATES IN DELAWARE COUNTY'S RETAIL SECTOR ARE BELOW 5%, SHOWING STRONG LEASING ACTIVITY
- ✓ **ECONOMIC STRENGTH** – UNEMPLOYMENT CONSISTENTLY BELOW STATE & NATIONAL AVERAGE AS WELL AS RETAIL SALES INCREASING BY 12% OVER THE PAST FIVE YEARS, INDICATING A ROBUST MARKET FOR NEW BUSINESSES

TOP 3 FASTEST-GROWING CITIES IN CENTRAL OHIO

COLUMBUS BUSINESS FIRST

ONE OF THE BEST PLACES TO LIVE IN OHIO

NICHE[®] 

WHY DELAWARE, OH?

This rare retail opportunity provides the perfect environment for sporting goods retailers to thrive, grow brand awareness, and capitalize on Delaware, OH's booming active lifestyle market.

MAJOR SPORTS & RECREATION HUB – HOME TO COMPETITIVE YOUTH AND COLLEGIATE SPORTS PROGRAMS

RETAIL GROWTH POTENTIAL – LIMITED SPORTING GOODS RETAILERS IN THE AREA = LOW COMPETITION, HIGH DEMAND

FASTEST-GROWING MARKET IN THE MIDWEST – STRONG ECONOMIC GROWTH & RETAIL EXPANSION

FAMILY-ORIENTED COMMUNITY – ACTIVE FAMILIES WITH HIGH DISPOSABLE INCOME



**DELAWARE
SHOPPING CENTER**



THE OPPORTUNITY

- ✓ Strong Youth Sports Presence & Expanding Recreation Market
- ✓ Easy Access to Columbus, OH & Major Sporting Events
- ✓ Strategic Location with Strong Retail Demand
- ✓ Flexible Leasing Terms & Competitive Rates
- ✓ Excellent Visibility with High Traffic Counts
- ✓ Strategic Retail Positioning in a High-Growth Market
- ✓ Surrounded by Established Businesses & Consumer Attractions
- ✓ A Growing Market with Economic Strength & Development Potential
- ✓ Fully Built-Out, Move-In Ready Retail Unit
- ✓ End-Cap Location with Maximum Visibility

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DELAWARE SHOPPING CENTER



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