



— 31 N SANDUSKY STREET, DELAWARE OH, 43015

1,334 SQ FT RETAIL BUILDING

For Sale | \$395,000

The Offering

This 1,334 SF retail property, priced at \$395,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. It features a long-term lease with Whit's Frozen Custard, offering a stable tenant in place. The property is zoned commercial and benefits from excellent walkability and ease of access, with parking available both in the front and back. Positioned on North Sandusky Street, which sees 11,943 cars per day, the property is in a high-traffic area surrounded by local shops and restaurants. Additionally, the 3-mile average household income in the area is \$99,598.

Property Features

- 1,334 SF
- \$395,000 Sales Price
- Long Term Lease in Place with Whit's Frozen Custard
- 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



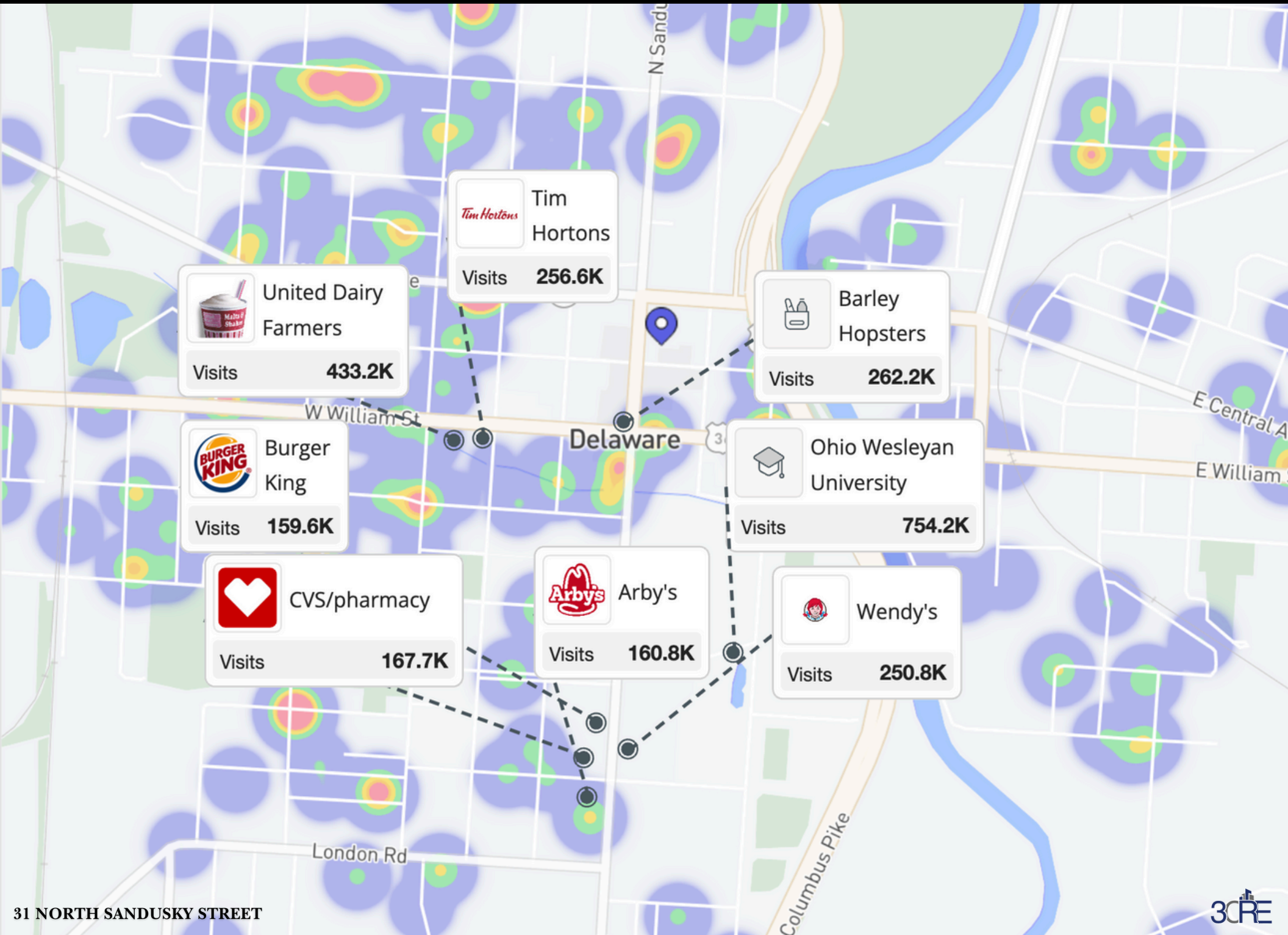
Whit's Frozen Custard, located at 31 N Sandusky Street in downtown Delaware, OH, is a popular frozen dessert shop known for its high-quality custard, sundaes, shakes, and seasonal specialties. The shop caters to a diverse customer base, including families, students, and local residents, offering a welcoming environment for both takeout and limited in-store seating. Its central location in the bustling downtown area provides ample foot traffic, drawing in both locals and visitors exploring the nearby shops and restaurants. Whit's has developed a strong community presence, appealing to dessert lovers who seek a casual, family-friendly experience in the heart of Delaware.

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



TIM HORTONS
COFFEE



HAMBURGER INN
DINER



AMATOS
PIZZA RESTAURANT



DENSE RESIDENTIAL AREA



UNITED DAIRY FARMERS
GAS/CONVENIENCE



OPA
GRILL AND TAVERN

Ohio Wesleyan University

OHIO WESLEYAN UNIVERSITY

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

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







Brett Post

Director of 3CRE Columbus

(740) 972-8499 | Brett@3cre.com



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