



3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
513.745.9333 | 3cre.com



// RETAIL PROPERTY FOR SALE \$1,500,000

RETAIL INVESTMENT | DELAWARE, OH

Presented By:

BRETT POST
513.745.9333
brett@3cre.com

27 -31 N SANDUSKY ST, DELAWARE, OH 43015



// TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from 3CRE Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither 3CRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. 3CRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. 3CRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 3CRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 3CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 8 |
| FINANCIAL ANALYSIS | 12 |
| DEMOGRAPHICS | 14 |



3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
513.745.9333 | 3cre.com



// SECTION 1

PROPERTY INFORMATION

Presented By:

BRETT POST

513.745.9333
brett@3cre.com

RETAIL INVESTMENT | FOR SALE | DELAWARE, OH - 27 -31 N SANDUSKY ST, DELAWARE, OH 43015



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,500,000 |
| Building Size: | 5,239 SF |
| Lot Size: | 0.171 Acres |
| Number of Units: | 3 |
| Price / SF: | \$286.31 |
| Year Built: | 1870 |

PROPERTY OVERVIEW

This 5,239 SF retail property with 3 units on 2 parcels, priced at \$1,500,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. The first floor features three separate retail operations 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 HIGHLIGHTS

- 5,239 SF building
- 3 units
- Built in 1870
- Prime location in Delaware
- High visibility
- Historic charm

// PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This 5,239 SF retail property with 3 units on 2 parcels, priced at \$1,500,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. The first floor features three separate retail operations 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.

LOCATION DESCRIPTION

Discover the vibrant charm of Delaware, OH, the perfect location for your retail investment. Nestled in a thriving community with a rich blend of historic architecture and modern amenities, the area offers a bustling downtown scene with a variety of popular restaurants, boutique shops, and entertainment venues. Just minutes away, enjoy the scenic beauty of the Olentangy River and explore the many parks and trails for outdoor enthusiasts. The area's strategic location provides excellent visibility, attracting both local residents and visitors to the dynamic retail scene. With its prime position in this thriving locale, the property presents an exceptional opportunity for retail investment in the heart of Delaware, OH.

// COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5,239 SF building
- 3 units
- Built in 1870
- Prime location in Delaware
- High visibility
- Historic charm
- Versatile retail space
- Well-maintained property
- Potential for mixed-use development
- Prominent storefront presence



// ADDITIONAL PHOTOS





3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
513.745.9333 | 3cre.com

// SECTION 2

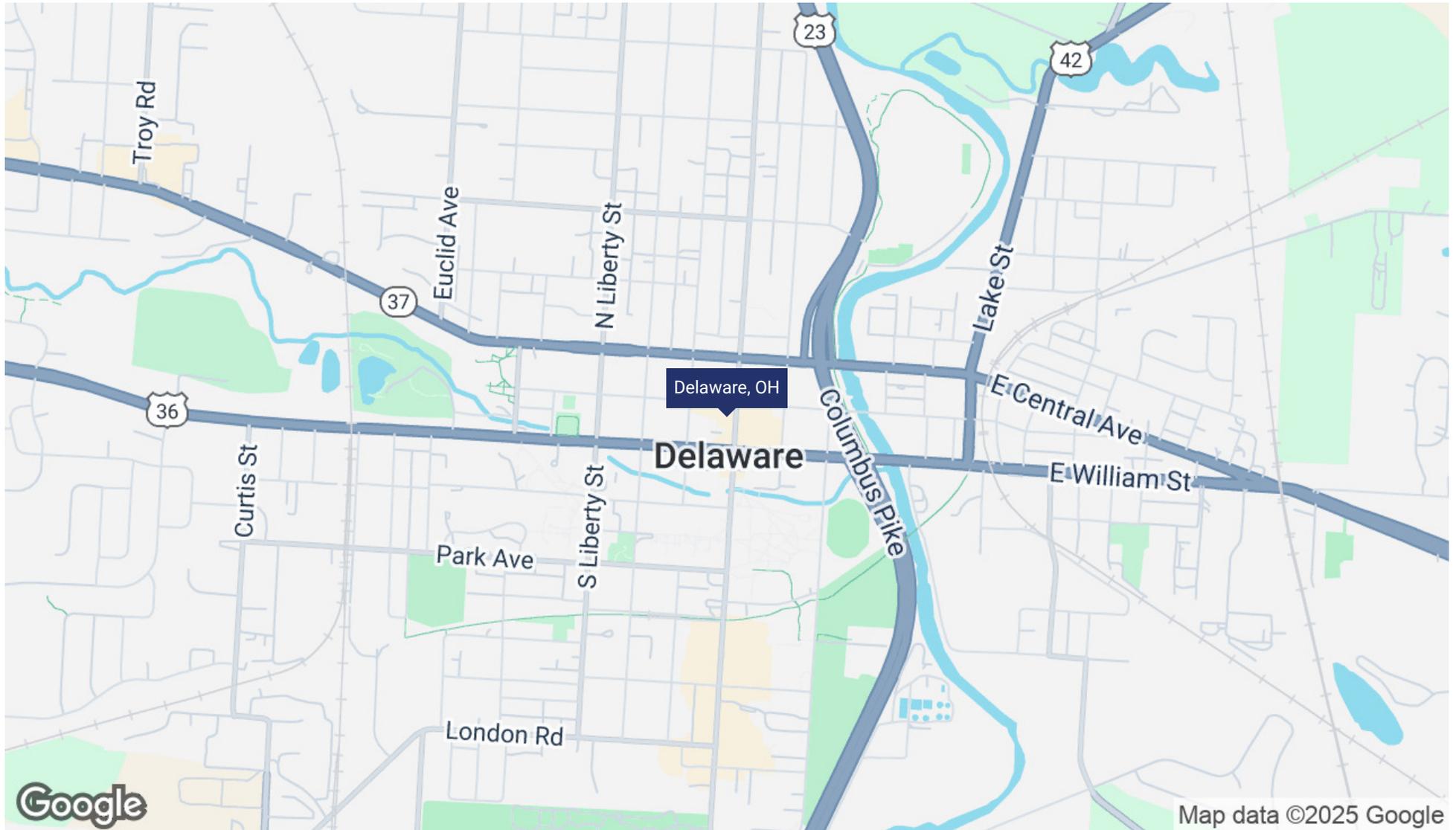
LOCATION INFORMATION

Presented By:

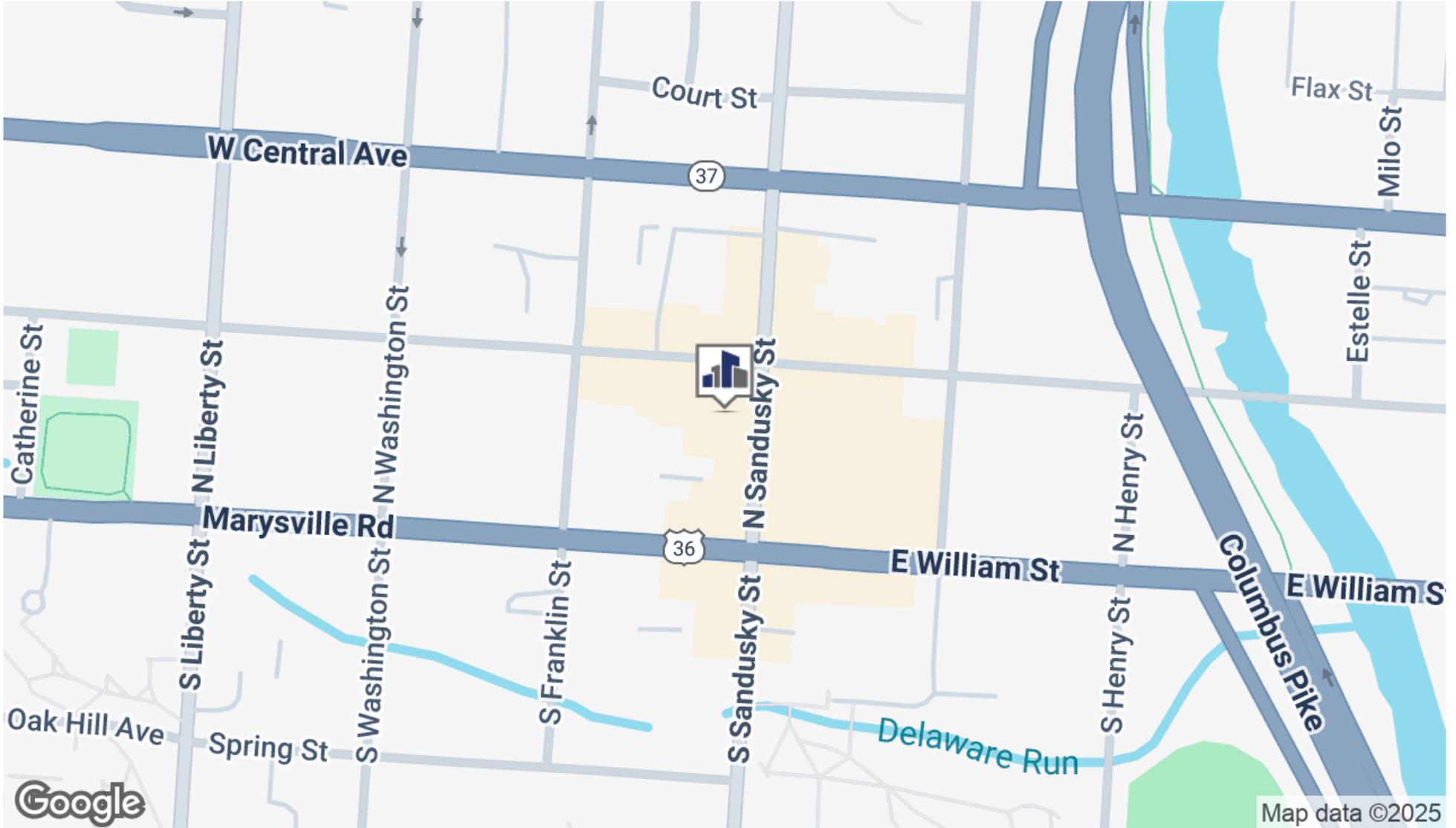
BRETT POST

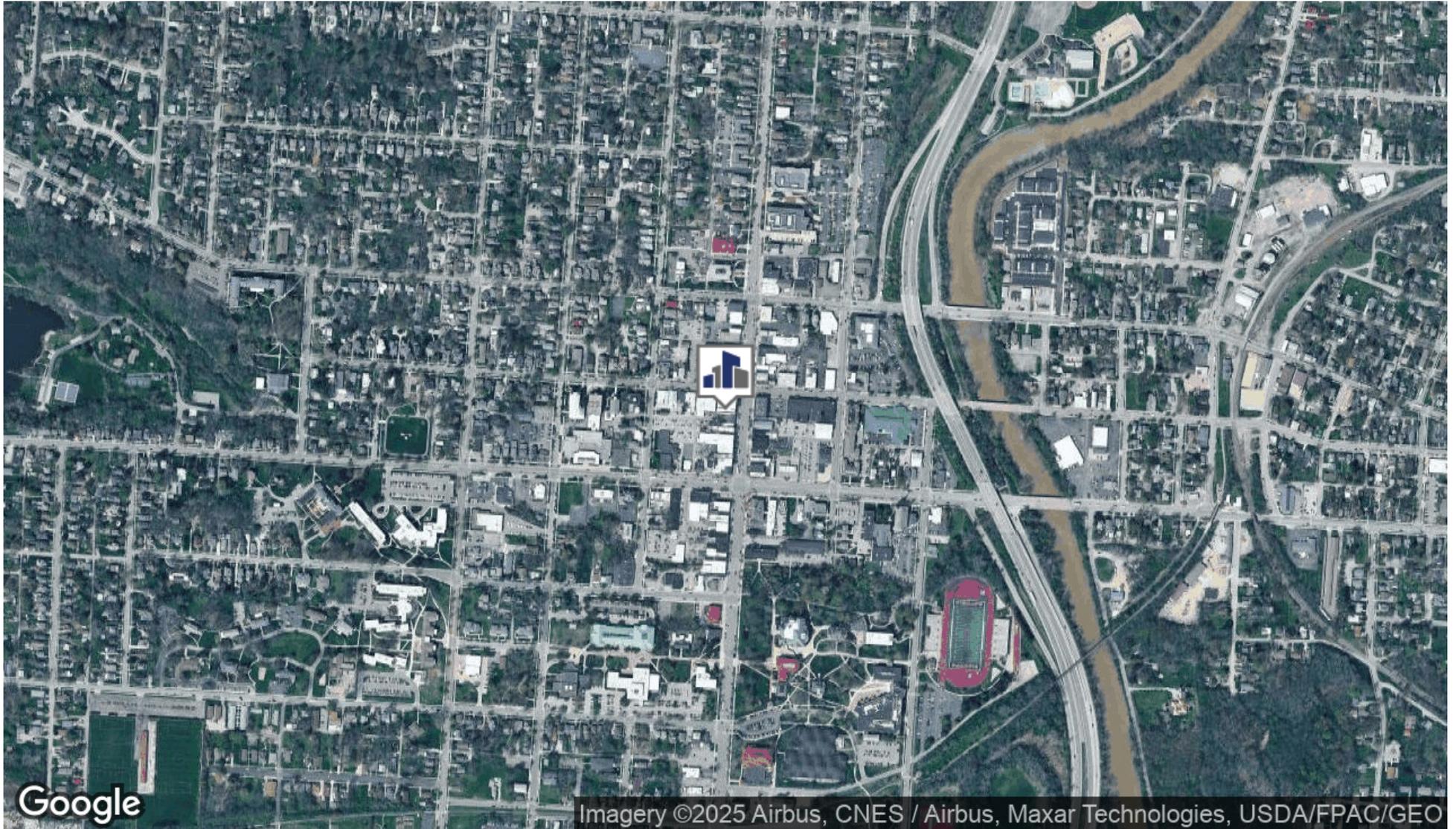
513.745.9333
brett@3cre.com

RETAIL INVESTMENT | FOR SALE | DELAWARE, OH - 27 -31 N SANDUSKY ST, DELAWARE, OH 43015



// LOCATION MAP







3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
513.745.9333 | 3cre.com

// SECTION 3

FINANCIAL ANALYSIS

Presented By:

BRETT POST
513.745.9333
brett@3cre.com

RETAIL INVESTMENT | FOR SALE | DELAWARE, OH - 27 -31 N SANDUSKY ST, DELAWARE, OH 43015



// RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|---------------------|-----------------|---------------|-------------------|-------------|------------------|-----------------|-------------|-----------|
| - | Clo Wine | 2,650 SF | 50.58% | \$14.42 | - | - | \$38,213 | 4/1/22 | 5/1/27 |
| - | Homestretch Apparel | 1,364 SF | 26.04% | \$17.87 | - | - | \$24,375 | 1/31/26 | 2/1/31 |
| - | Whitt's Custard | 1,225 SF | 23.38% | \$14.40 | - | - | \$17,640 | 7/1/23 | 6/30/28 |
| - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - |
| TOTALS | | 5,239 SF | 100% | \$46.69 | \$0 | \$0.00 | \$80,228 | | |
| AVERAGES | | 1,746 SF | 33.33% | \$15.56 | | | \$26,743 | | |



3CRE Advisors
7815 Cooper Rd #C, Cincinnati, OH 45242
513.745.9333 | 3cre.com



// SECTION 4

DEMOGRAPHICS

Presented By:

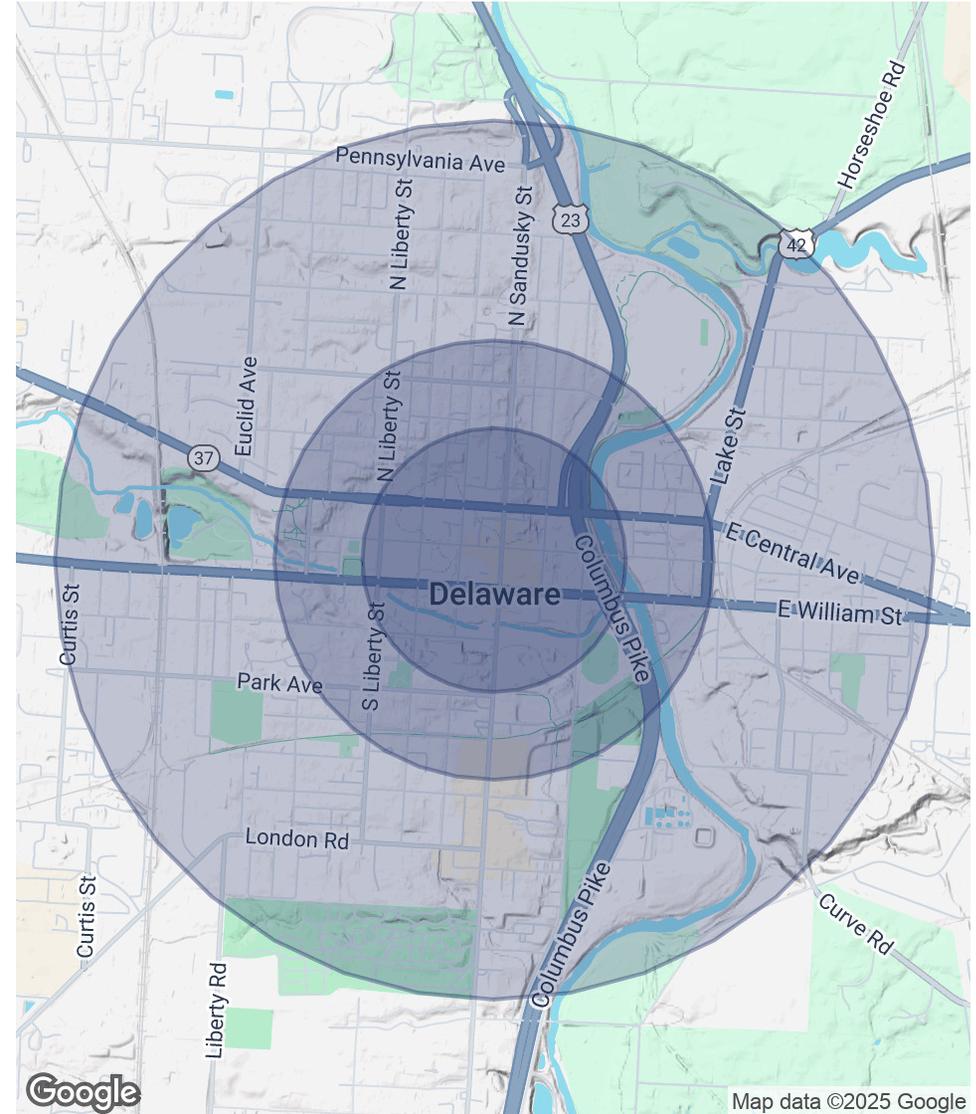
BRETT POST
513.745.9333
brett@3cre.com

RETAIL INVESTMENT | FOR SALE | DELAWARE, OH - 27 -31 N SANDUSKY ST, DELAWARE, OH 43015

// DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 872 | 3,362 | 9,847 |
| Average Age | 40 | 37 | 38 |
| Average Age (Male) | 39 | 37 | 38 |
| Average Age (Female) | 41 | 38 | 39 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 369 | 1,264 | 3,830 |
| # of Persons per HH | 2.4 | 2.7 | 2.6 |
| Average HH Income | \$93,216 | \$88,583 | \$87,006 |
| Average House Value | \$306,933 | \$268,117 | \$253,425 |

Demographics data derived from AlphaMap





BRETT POST

Senior Advisor

brett@3cre.com

Direct: 513.745.9333 | Cell: 740.972.8499

OH #2014000355

PROFESSIONAL BACKGROUND

As a Commercial Real Estate agent and Business Broker with 10 years of experience, it is my focus to help clients in whatever scope they have retained us to assist them with. Whether it is to buy or sell a business, source a location, sell a commercial property, or help them to develop their company, we use our extensive background to assist our clients in achieving their goals.

Before working in the Commercial Real Estate business, I pursued interests in Restaurant Management, B2B Sales, the CBOT Stock Exchange, and service-related consulting groups. The companies I worked for not only were extremely profitable under my direction, but they also increased in size, and produced the managers, trainers, and staff for the future of the companies as a whole.

I received my Bachelor's of Arts in Economics from the University of Minnesota. While studying there, I also received a minor in Psychology. I have completed extensive courses in Commercial real estate investing and similar business interests to continue to improve the results for our clients.

With my widespread and comprehensive background in service-related businesses, I work hard to help my clients enter or exit the interests that they have. Nobody will outwork our group to buy or sell a business or Commercial Property for you!

Purchase and Sell Commercial Buildings and Land, Restaurants, Pizza shops, Bars & other related businesses. Locating and/or selling Liquor Permits. Service-related business consulting for financial and business plan development. Implementation of service and sales strategies for service-related sales teams.

3CRE Advisors
7815 Cooper Rd #C
Cincinnati, OH 45242
513.745.9333