

PRIME RETAIL | FOR LEASE

3 W WINTER STREET | DELAWARE, OH 43015



THE OFFERING

Introducing an exceptional opportunity to lease prime commercial space in the bustling heart of Downtown Delaware! We proudly present 3 West Winter Street

Nestled in a charming hub of shops, eateries, and entertainment venues, our buildings boast high visibility and foot traffic, providing businesses with the perfect opportunity to grow their brand and customer base. Our buildings combine contemporary amenities with classic charm, creating a welcoming and distinctive environment for all businesses.

Don't miss out on the chance to join us in the heart of Delaware's downtown scene! With 3,420 square feet of open and adaptable space, your dream space is only a call away.

\$18 SF/YR

Lease Rates Negotiable

3,420

Available SF

17,945 SF

Building Size



3,420 SF of Office Available

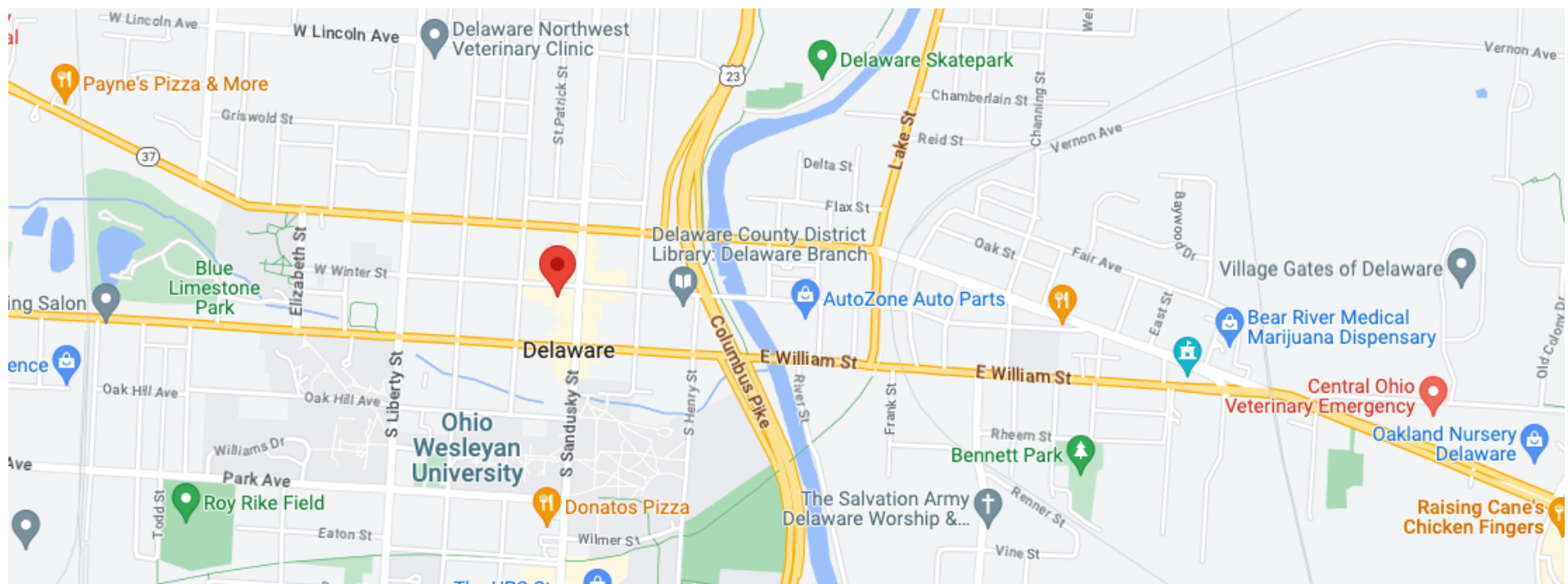


LOCATION DESCRIPTION

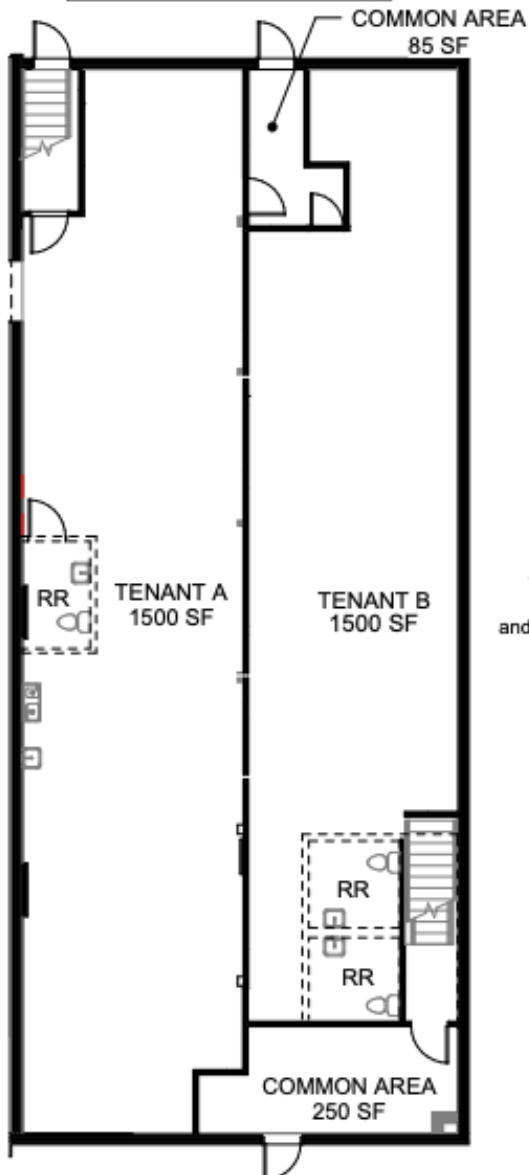
Introducing a prime roffice property located in the heart of downtown Delaware. This location is highly sought after, being in close proximity to popular shopping destinations, restaurants, and Ohio Wesleyan University. Customers will enjoy the convenience of abundant street parking and multiple public parking lots in the immediate vicinity. This highly visible and easily accessible location is perfect for businesses seeking a thriving and bustling area with a high foot traffic count. Don't miss out on this rare opportunity to secure a prime retail space in one of Delaware's most desirable locations.

SPACE DETAILS

- BUILDING SIZE: 3,420 SF
- MARKET: COLUMBUS
- SUBMARKET: DELAWARE

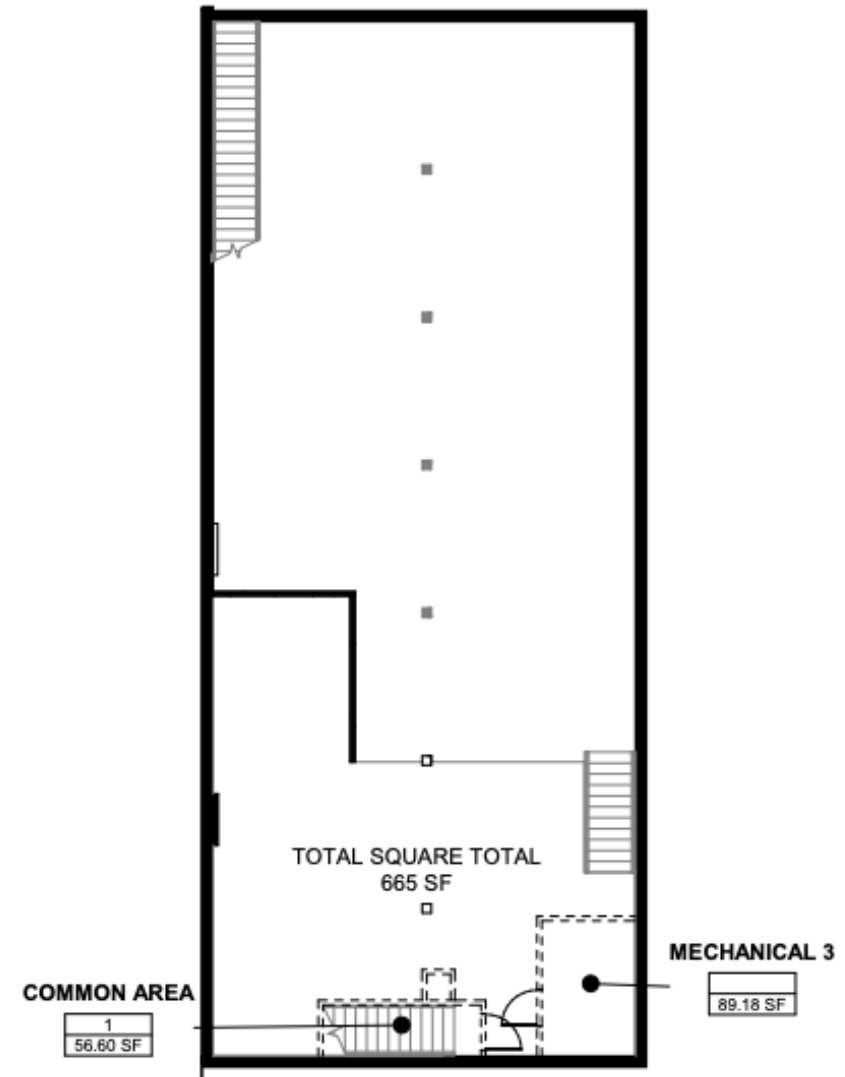


3 WEST WINTER



FIRST FLOOR PLAN -
3 WEST WINTER STREET

3 WEST WINTER



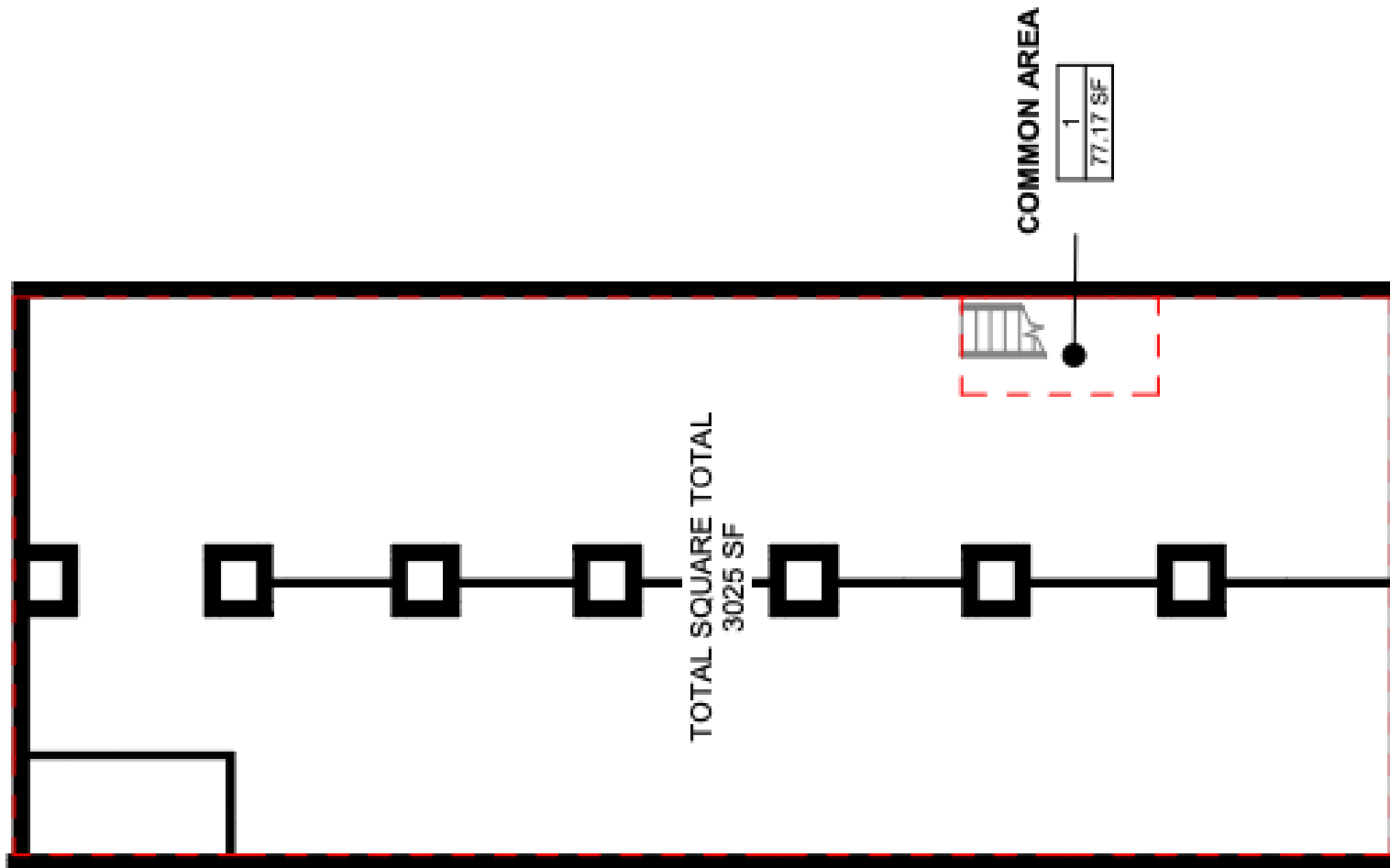
MEZZANINE FLOOR PLAN -
3 WEST WINTER STREET
DELAWARE, OH 43015

172 E. STATE STREET
COLUMBUS, OH 43215
PHONE: (614) 942-1050

JREP
-oh.com-
631 S. THIRD STREET
COLUMBUS, OH 43206
PHONE: (202) 805-3364

triad
172 E. STATE STREET
COLUMBUS, OH 43215
PHONE: (614) 942-1050
MAIN@TRIADARCHITECTS.COM

JREP
-oh.com-
631 S. THIRD STREET
COLUMBUS, OH 43206
PHONE: (202) 805-3364
JARED@JREP-OH.COM





3 W Winter St Delaware, OH 43015	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2022)	10,401		40,855		51,164		126,397	
Projected Population (2027)	10,998		43,830		56,210		140,324	
Census Population (2020)	10,102		39,125		49,130		119,384	
Census Population (2010)	10,065		35,217		42,647		97,893	
Projected Annual Growth (2022-2027)	596	1.1%	2,975	1.5%	5,046	2.0%	13,927	2.2%
Historical Annual Growth (2020-2022)	299	1.5%	1,731	2.2%	2,034	2.1%	7,013	2.9%
Historical Annual Growth (2010-2020)	37	-	3,907	1.1%	6,483	1.5%	21,492	2.2%
Estimated Population Density (2022)	3,312	psm	1,445	psm	652	psm	402	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2022)	3,955		16,028		19,628		45,327	
Projected Households (2027)	4,389		17,994		22,487		52,386	
Census Households (2020)	3,801		15,222		18,687		42,600	
Census Households (2010)	3,653		13,564		16,201		35,039	
Projected Annual Growth (2022-2027)	434	2.2%	1,966	2.5%	2,859	2.9%	7,059	3.1%
Historical Annual Change (2010-2022)	302	0.7%	2,465	1.5%	3,427	1.8%	10,288	2.4%
Average Household Income								
Estimated Average Household Income (2022)	\$87,233		\$88,492		\$93,780		\$127,139	
Projected Average Household Income (2027)	\$93,223		\$94,036		\$97,631		\$130,898	
Census Average Household Income (2010)	\$47,815		\$59,649		\$64,570		\$93,850	
Census Average Household Income (2000)	\$49,905		\$53,927		\$57,709		\$72,543	
Projected Annual Change (2022-2027)	\$5,990	1.4%	\$5,544	1.3%	\$3,851	0.8%	\$3,759	0.6%
Historical Annual Change (2000-2022)	\$37,328	3.4%	\$34,565	2.9%	\$36,071	2.8%	\$54,596	3.4%

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Total Age Distribution (2022)									
Total Population		10,401		40,855		51,164		126,397	
Age Under 5 Years	497	4.8%	2,415	5.9%	3,060	6.0%	7,391	5.8%	
Age 5 to 9 Years	471	4.5%	2,365	5.8%	3,216	6.3%	9,161	7.2%	
Age 10 to 14 Years	535	5.1%	2,612	6.4%	3,412	6.7%	9,643	7.6%	
Age 15 to 19 Years	1,057	10.2%	3,199	7.8%	3,879	7.6%	9,522	7.5%	
Age 20 to 24 Years	1,689	16.2%	3,921	9.6%	4,335	8.5%	7,230	5.7%	
Age 25 to 29 Years	592	5.7%	2,531	6.2%	2,923	5.7%	5,241	4.1%	
Age 30 to 34 Years	519	5.0%	2,556	6.3%	3,222	6.3%	6,961	5.5%	
Age 35 to 39 Years	502	4.8%	2,600	6.4%	3,462	6.8%	9,548	7.6%	
Age 40 to 44 Years	505	4.9%	2,449	6.0%	3,345	6.5%	10,127	8.0%	
Age 45 to 49 Years	482	4.6%	2,200	5.4%	2,984	5.8%	9,298	7.4%	
Age 50 to 54 Years	659	6.3%	2,498	6.1%	3,273	6.4%	9,104	7.2%	
Age 55 to 59 Years	579	5.6%	2,227	5.5%	2,896	5.7%	7,802	6.2%	
Age 60 to 64 Years	500	4.8%	2,081	5.1%	2,654	5.2%	6,865	5.4%	
Age 65 to 69 Years	494	4.7%	2,071	5.1%	2,554	5.0%	6,078	4.8%	
Age 70 to 74 Years	502	4.8%	2,039	5.0%	2,471	4.8%	5,607	4.4%	
Age 75 to 79 Years	319	3.1%	1,314	3.2%	1,517	3.0%	3,183	2.5%	
Age 80 to 84 Years	223	2.1%	886	2.2%	988	1.9%	1,951	1.5%	
Age 85 Years or Over	277	2.7%	889	2.2%	973	1.9%	1,685	1.3%	
Median Age	34.8		36.6		37.1		38.8		
Age 19 Years or Less	2,560	24.6%	10,591	25.9%	13,568	26.5%	35,717	28.3%	
Age 20 to 64 Years	6,026	57.9%	23,064	56.5%	29,094	56.9%	72,176	57.1%	
Age 65 Years or Over	1,816	17.5%	7,200	17.6%	8,503	16.6%	18,504	14.6%	

3 W Winter St Delaware, OH 43015	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2022)				
Total Household Expenditure	\$247.99 M	\$1.03 B	\$1.32 B	\$3.8 B
Total Non-Retail Expenditure	\$131.32 M	\$544.63 M	\$696.42 M	\$2.01 B
Total Retail Expenditure	\$116.68 M	\$488.97 M	\$623.85 M	\$1.78 B
Apparel	\$8.72 M	\$36.33 M	\$46.72 M	\$137.33 M
Contributions	\$8.08 M	\$33.79 M	\$43.94 M	\$135.38 M
Education	\$7.52 M	\$30.64 M	\$40.67 M	\$133.21 M
Entertainment	\$13.96 M	\$58.75 M	\$75.64 M	\$222.64 M
Food and Beverages	\$36.6 M	\$152.28 M	\$193.62 M	\$546.93 M
Furnishings and Equipment	\$8.66 M	\$36.49 M	\$46.93 M	\$137.34 M
Gifts	\$6.06 M	\$25.16 M	\$32.84 M	\$104.01 M
Health Care	\$21.05 M	\$88.04 M	\$111.26 M	\$307.51 M
Household Operations	\$9.74 M	\$40.62 M	\$52.22 M	\$153.67 M
Miscellaneous Expenses	\$4.67 M	\$19.55 M	\$25.02 M	\$72.45 M
Personal Care	\$3.33 M	\$13.9 M	\$17.75 M	\$50.84 M
Personal Insurance	\$1.73 M	\$7.35 M	\$9.58 M	\$29.36 M
Reading	\$542.6 K	\$2.26 M	\$2.89 M	\$8.38 M
Shelter	\$52.61 M	\$216.97 M	\$276.72 M	\$793.2 M
Tobacco	\$1.54 M	\$6.19 M	\$7.59 M	\$18.86 M
Transportation	\$44.76 M	\$189.09 M	\$241.11 M	\$685.28 M
Utilities	\$18.42 M	\$76.21 M	\$95.76 M	\$260.14 M



BRETT POST
 DIRECTOR OF 3CRE COLUMBUS
 (740) 972-8499
 BRETT@3CRE.COM



TRACIE TORMASI
 INVESTMENT ADVISOR
 (740) 417-0946
 TRACIE@3CRE.COM



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