



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997



RETAIL/OFFICE FOR SALE

DELAWARE, OHIO

611 S SANDUSKY ST, DELAWARE, OH 43015

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PROPERTY INFORMATION

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Property Summary



Property Highlights

- Stand-alone retail/office building available to purchase for an owner-user, or for an investor looking to enter the booming Delaware city community
- Attractive layout, fully renovated in 2010, with extra-high exposed ceilings, open central core, with several private offices and reception area
- Property has been excellently maintained
- Site includes 22 on-site parking spaces, plus large monument sign over Sandusky Street
- Located on the prime retail corridor, Sandusky Street, within walking distance of the Ohio Wesleyan University in a densely populated community
- Zoned B-3 (Community Business District) the property accommodates a wide range of commercial uses, to maximize your success
- Easy access to main thoroughfares including Routes 23, 42, and 315, connecting the site to all points of the quickest growing county in the state of Ohio

Property Description

Built in 1957 and fully renovated in 2010, this 3,722 SF, stand-alone retail or office building offers a modern and versatile space tailored for your business success. With a strategic position in the thriving Delaware area, this property presents an invaluable opportunity to capitalize on the area's economic vibrancy and growth. Take advantage of this impressive property to elevate your retail presence in a sought-after location.

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Purchase Price | \$699,000 |
| Building Size | 3,722 SF |
| Site | 0.52 acres |
| Parcel ID | 419-122-08-008-000 |
| Zoned B-3 | Community Business District |

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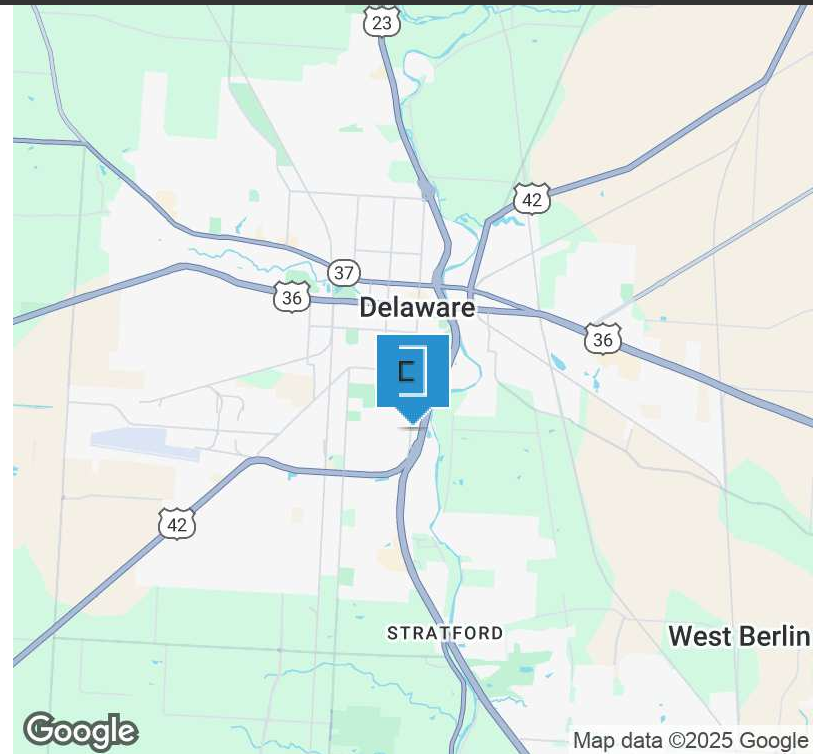
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The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.

Executive Summary



OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$699,000 |
| Building Size: | 3,722 SF |
| Available SF: | 3,722 SF |
| Lot Size: | 0.52 Acres |
| Number of Units: | 1 |
| Price / SF: | \$187.80 |
| Year Built: | 1957 |
| Renovated: | 2010 |
| Zoning: | B-3 |
| Submarket: | Delaware |

Property Overview

Built in 1957 and fully renovated in 2010, this 3,722 SF, stand-alone retail or office building offers a modern and versatile space tailored for your business success. With a strategic position in the thriving Delaware area, this property presents an invaluable opportunity to capitalize on the area's economic vibrancy and growth. Take advantage of this impressive property to elevate your retail presence in a sought-after location.

Location Overview

Discover the vibrant city of Delaware, Ohio community surrounding 611 S Sandusky Street. Nestled within this charming city, investors and owner-users will find a dynamic blend of historical landmarks, contemporary amenities, and picturesque outdoor spaces. Stroll through the vibrant downtown Delaware, home to a variety of restaurants, shops, and local businesses. Nearby, the Ohio Wesleyan University adds a youthful vibrance and dense population to the area.

Located on the main commercial corridor, with convenient access to main roadways including routes 23, 42 and 315; and a strong local economy, the location presents an enticing opportunity for both office and retail users, or investors, looking to enter this thriving community.

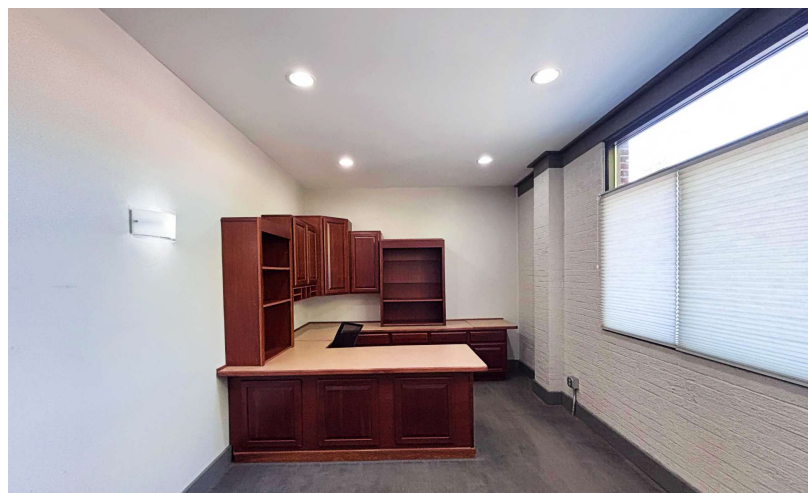
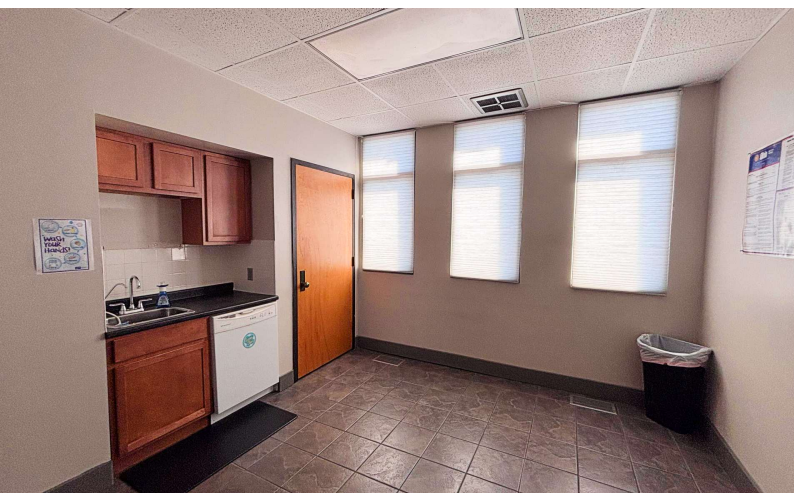
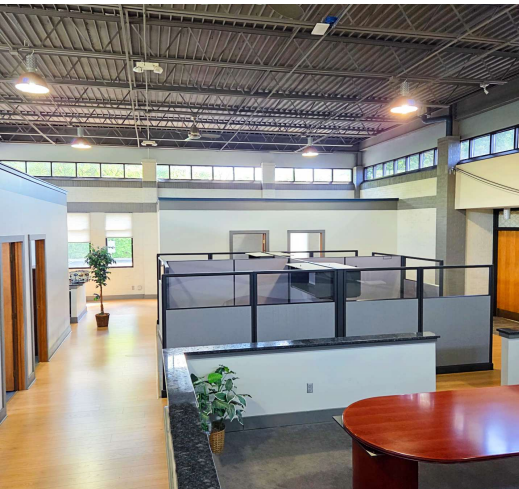
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Additional Photos

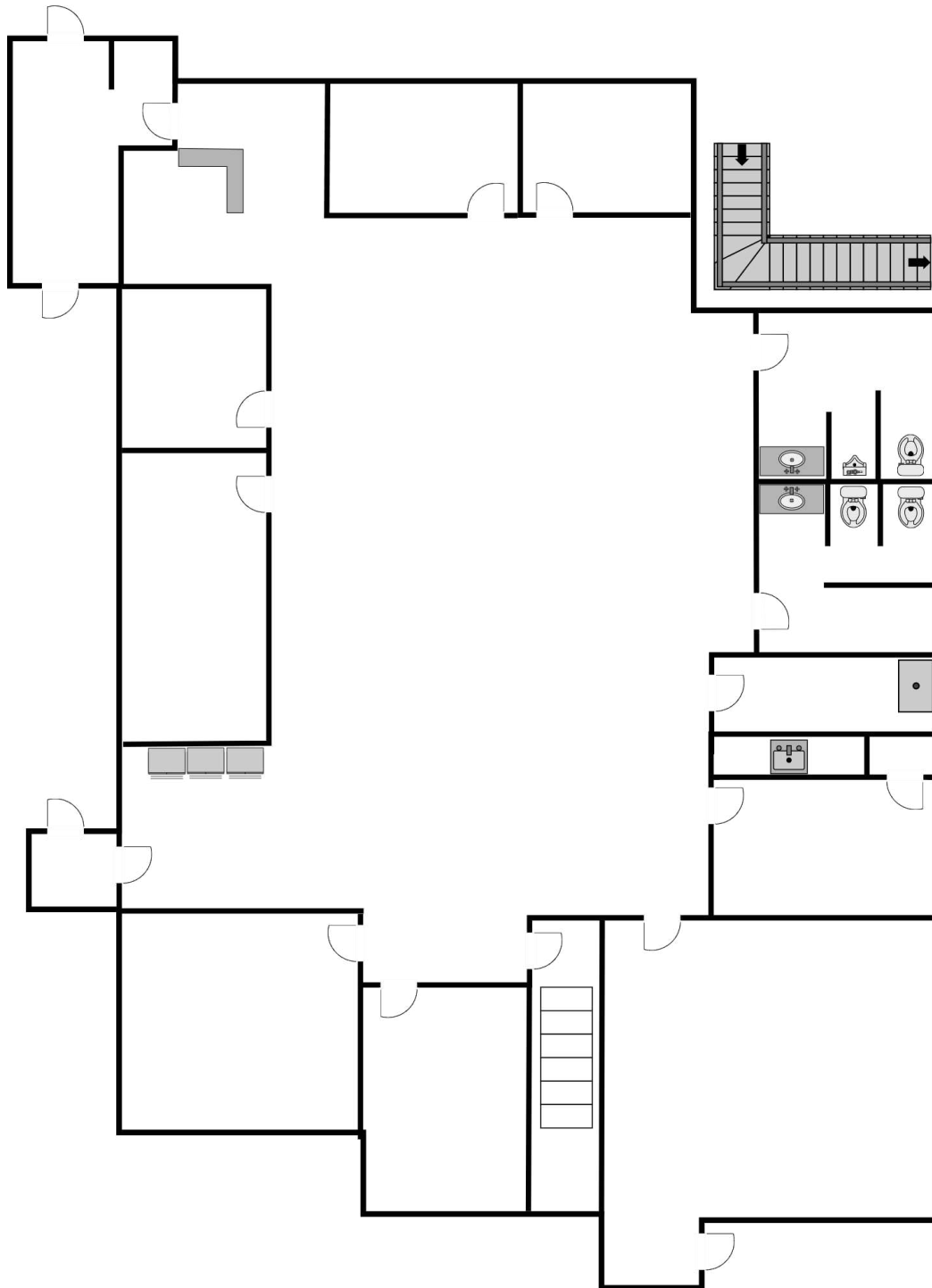
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Floor Plan

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LOCATION INFORMATION

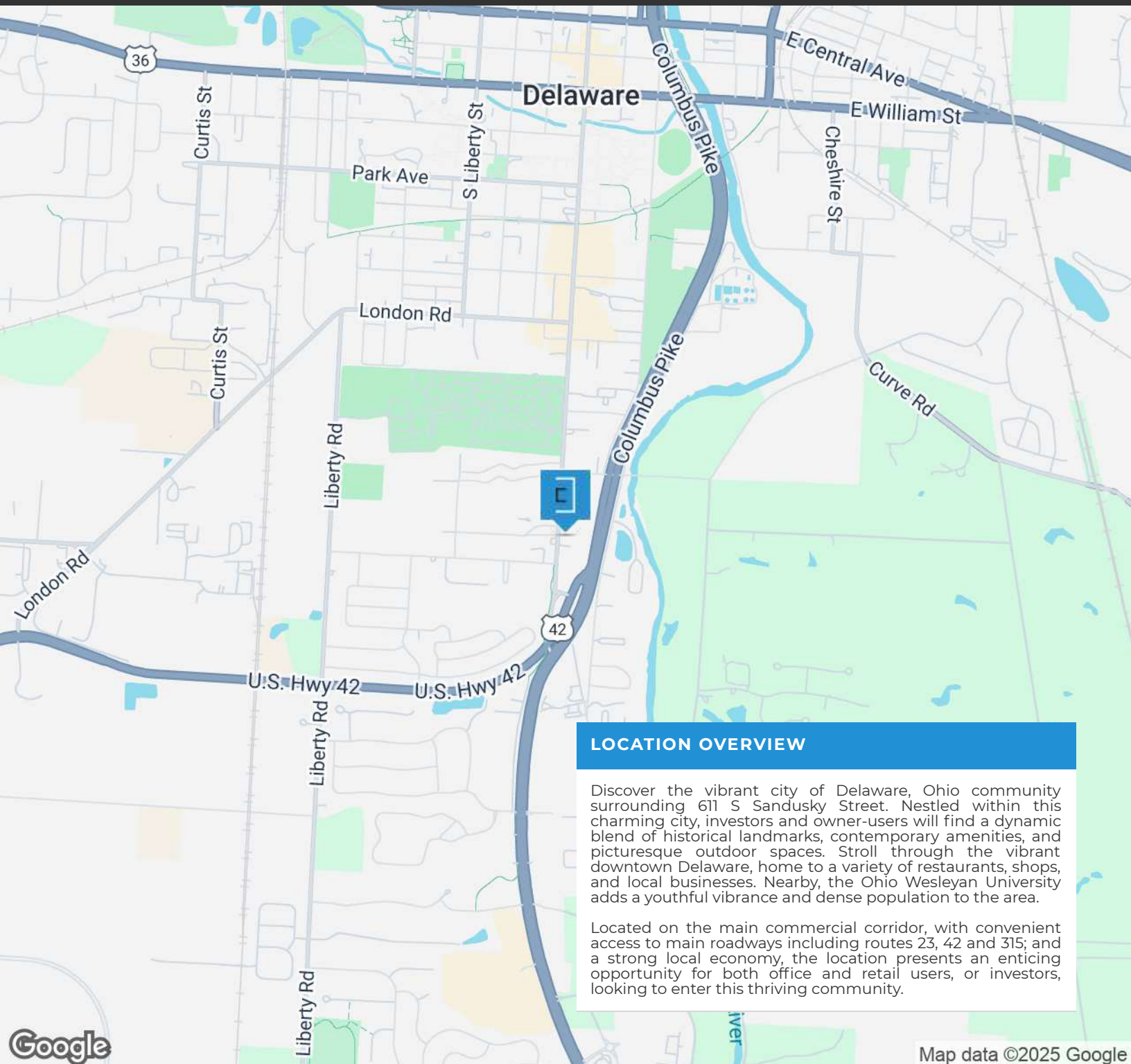
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Regional Map

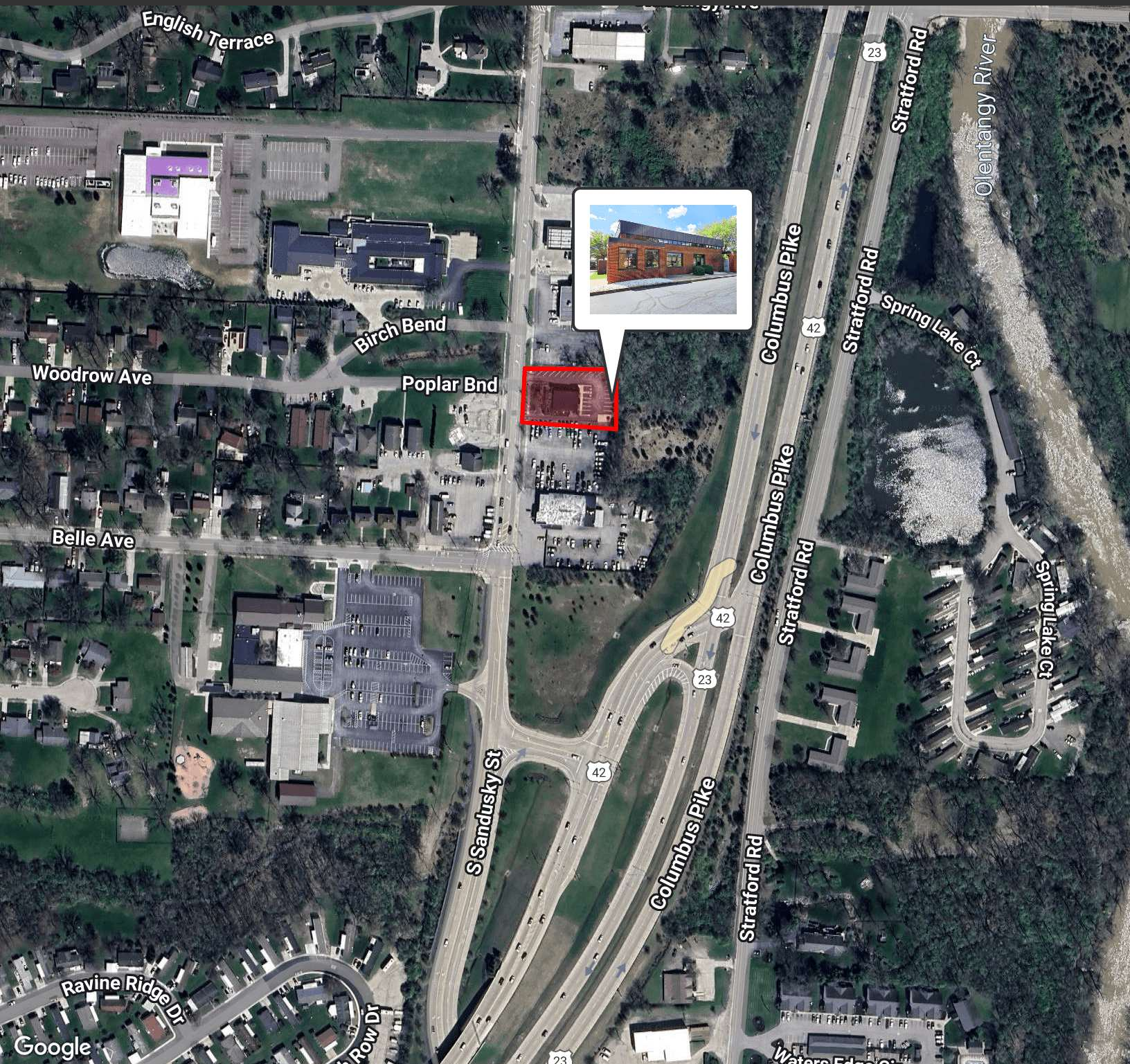
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Aerial Map

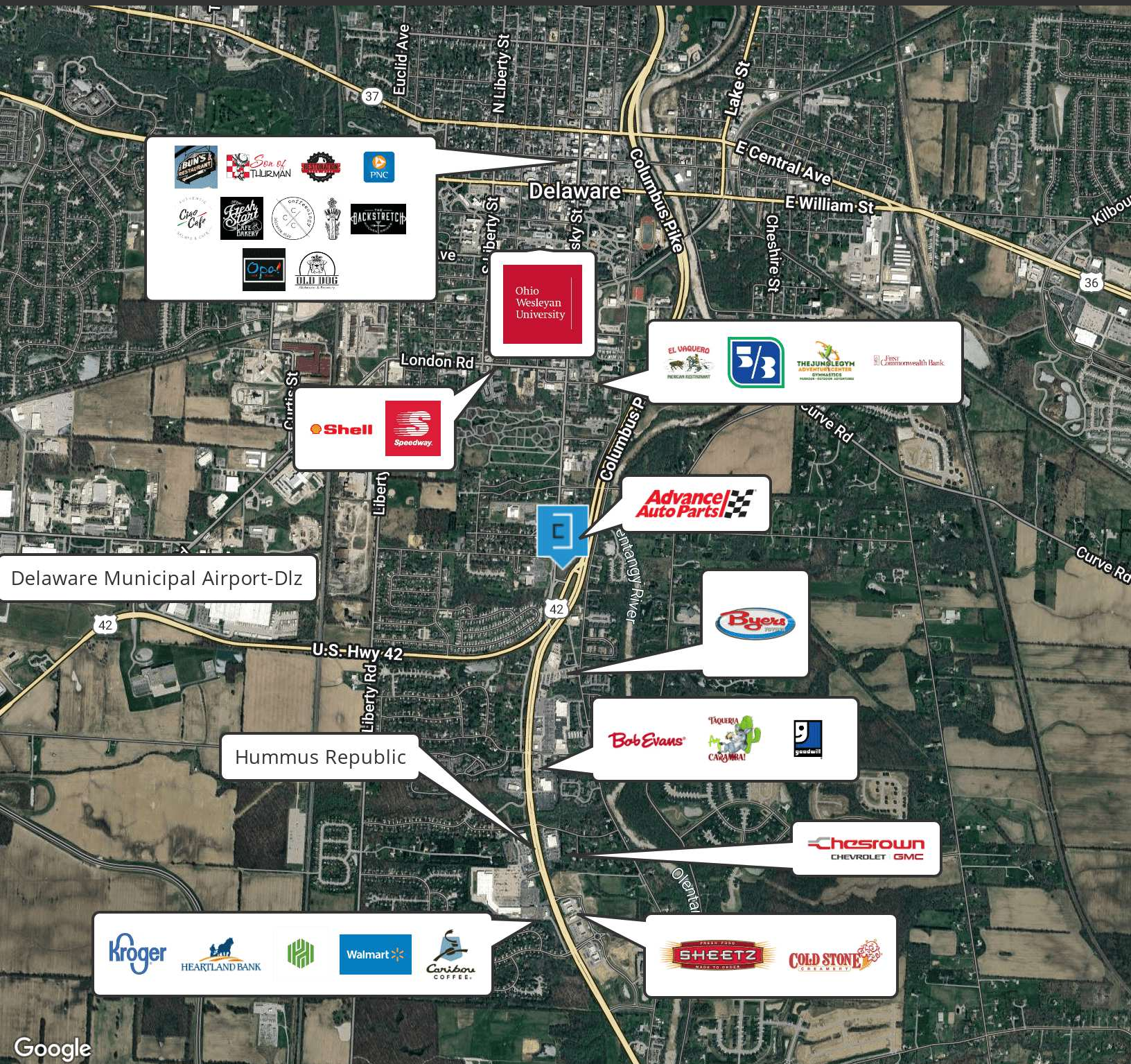
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Retailer Map



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DEMOGRAPHICS

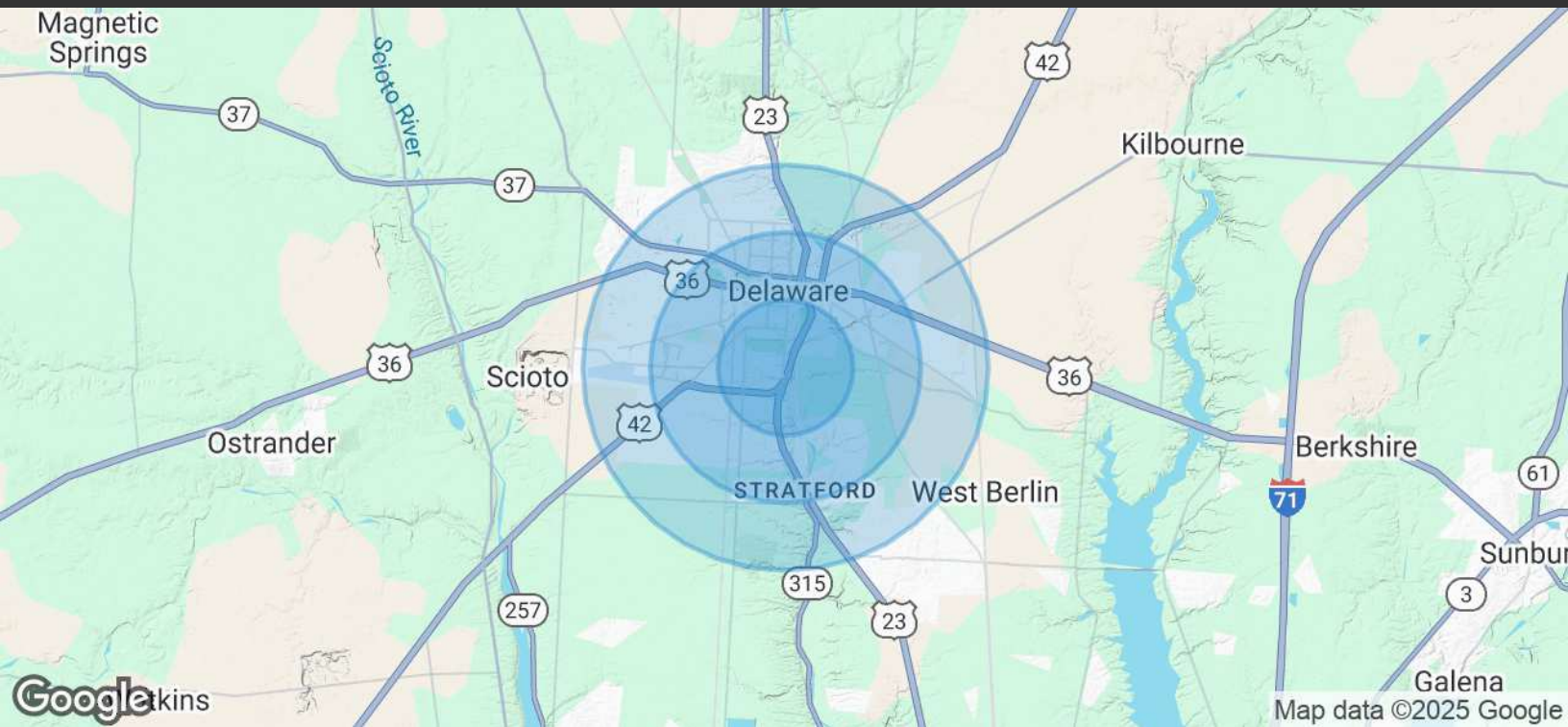
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Demographics Map & Report



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,225 | 21,213 | 40,066 |
| Average Age | 40 | 40 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 42 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,652 | 8,488 | 15,576 |
| # of Persons per HH | 2.3 | 2.5 | 2.6 |
| Average HH Income | \$76,463 | \$93,190 | \$103,868 |
| Average House Value | \$233,564 | \$267,826 | \$298,075 |

Demographics data derived from AlphaMap

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