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FOR SALE

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## 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 signage overlooking 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

### J.R. KERN

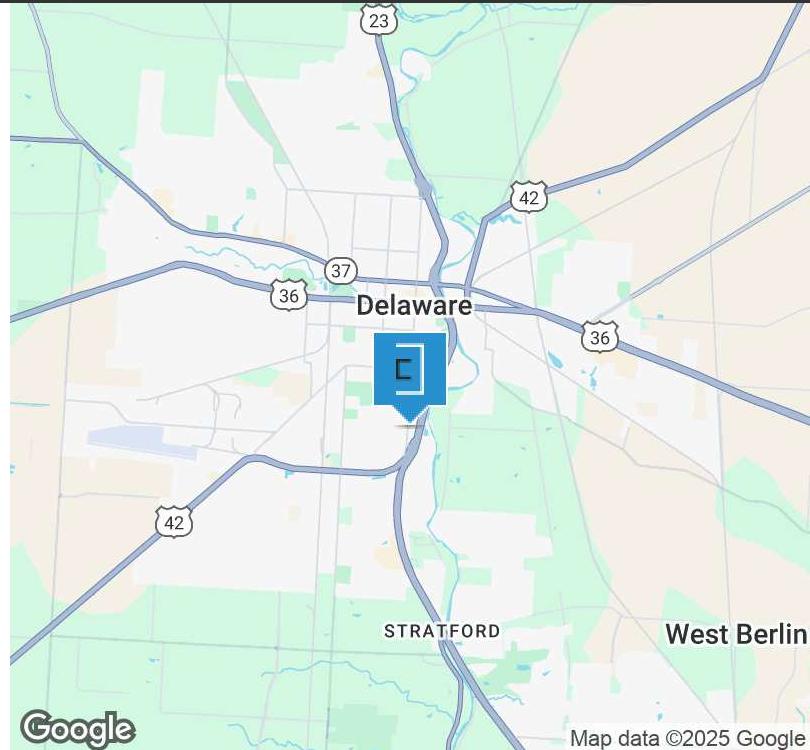
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# Executive Summary



## 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.

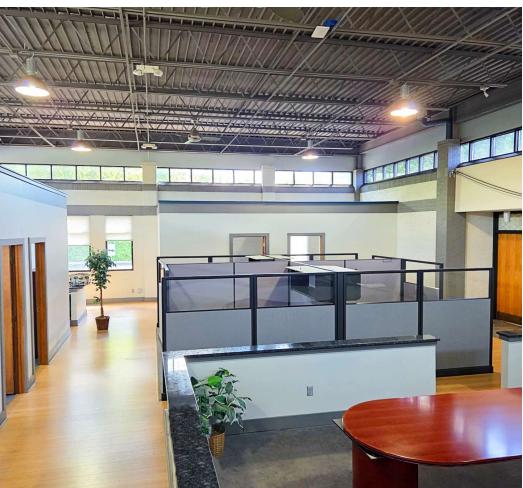
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# Additional Photos

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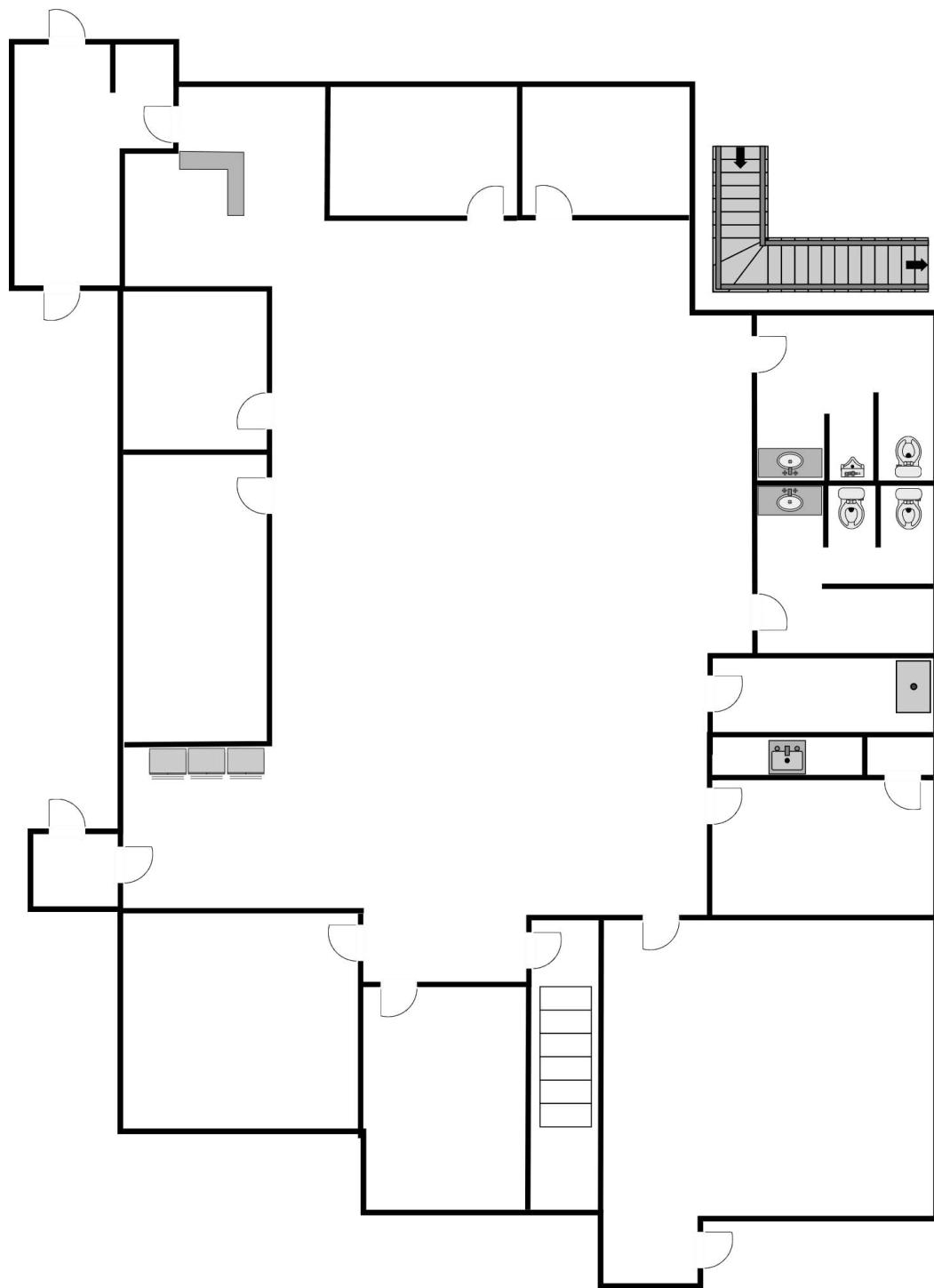
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# Floor Plan

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# LOCATION INFORMATION

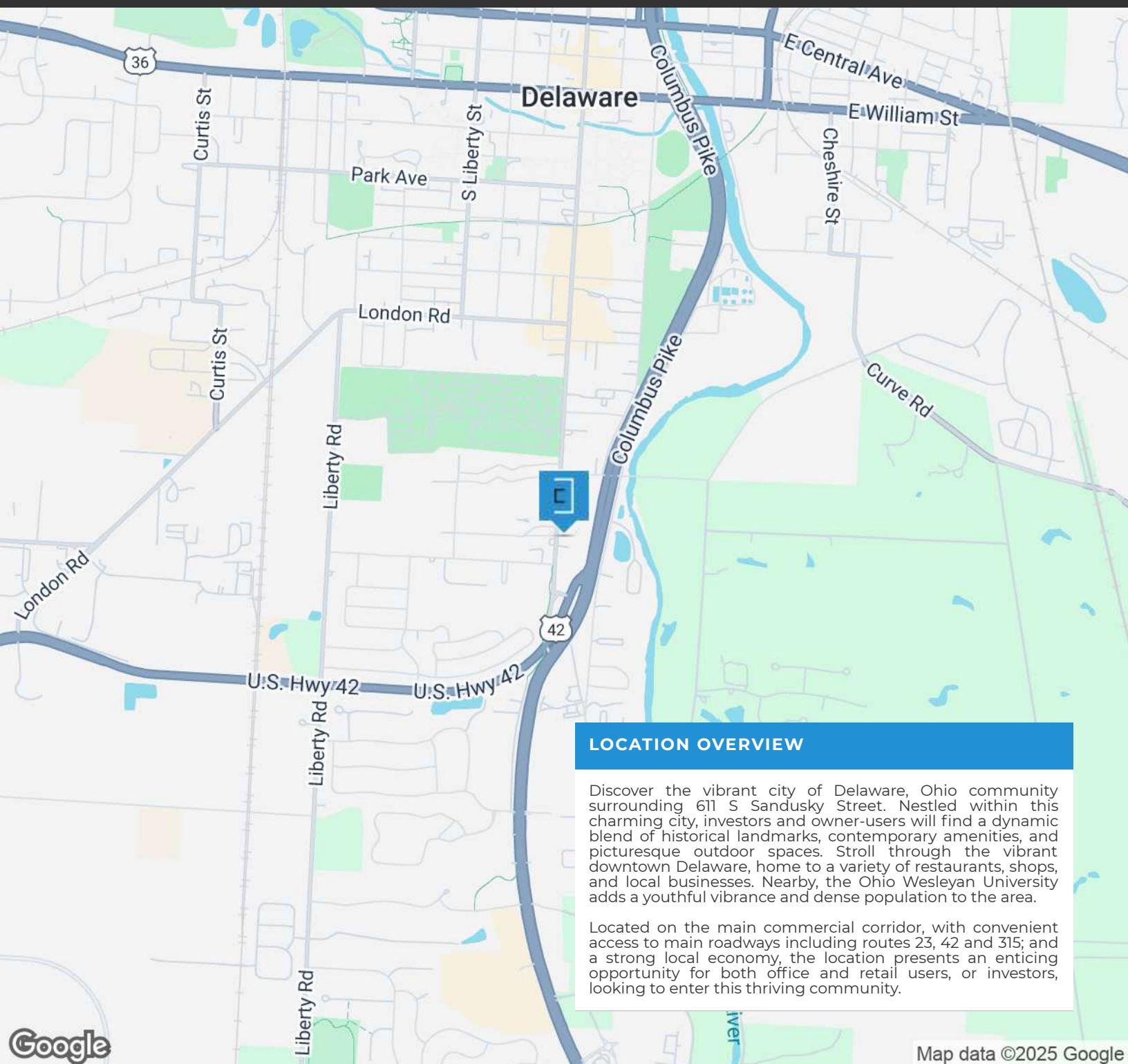
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# Regional Map

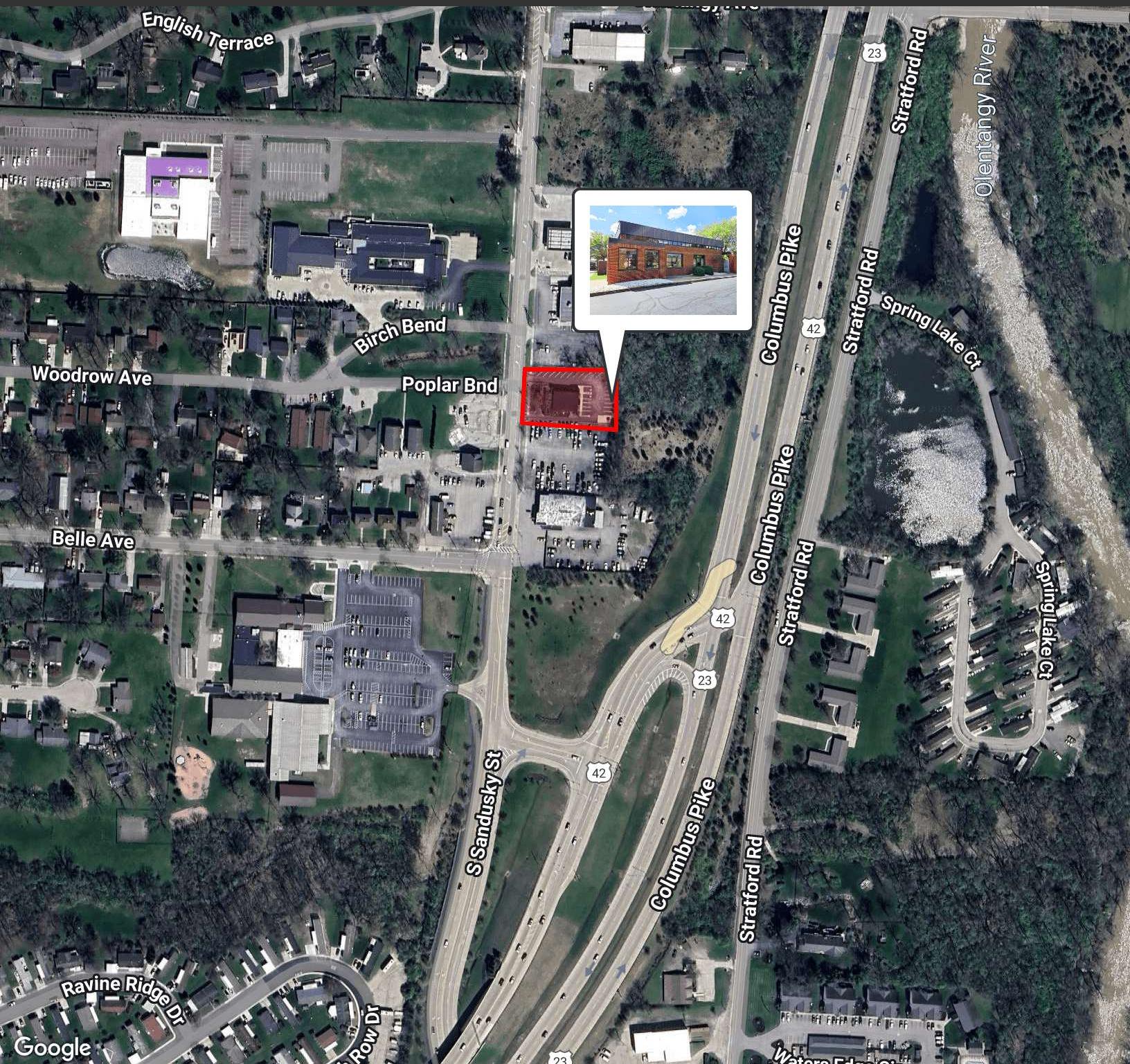
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# Aerial Map



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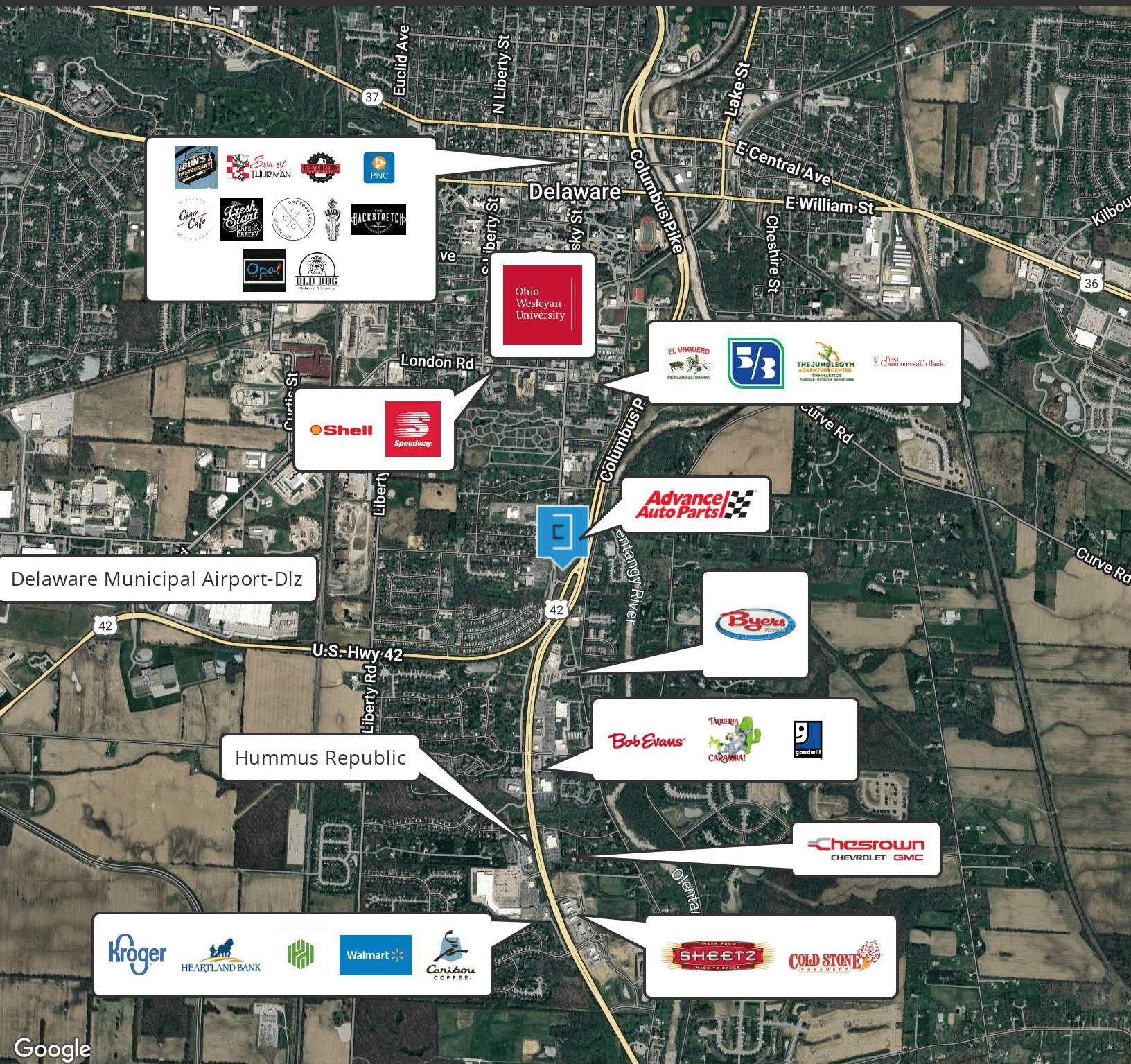
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# Retailer Map



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## DEMOGRAPHICS

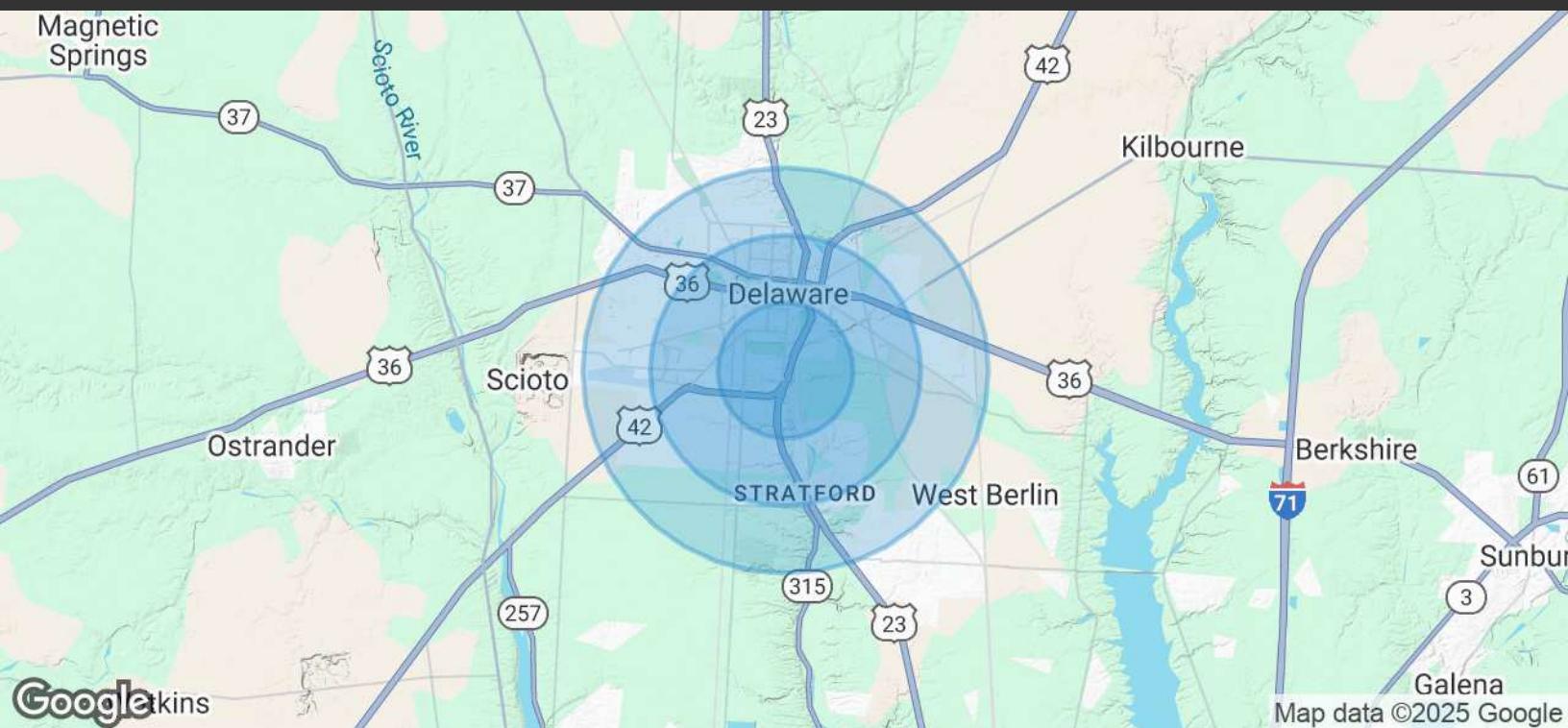
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# Demographics Map & Report



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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