



23 N UNION STREET, DELAWARE OH, 43015

3,405 Sq/Ft Retail Building

For Sale | \$625,000

The Offering

This 3,405 SF retail property, priced at \$625,000, is located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. The building entails a retail operation with a long-term tenant and lease in place. The occupancy of *Go Yoga*, a well-known and respected tenant, brings stability and a steady stream of rental income, creating a reliable investment opportunity with minimal vacancy risk. The property is zoned for commercial uses and is positioned on a busy retail corridor, surrounded by local shops, restaurants, breweries, and other popular venues, boasting excellent walkability and ease of access.

Property Features

- 3,405 Sq/Ft
- \$625,000 Sales Price
- Long Term Lease in Place with *Go Yoga*
- Zoning- Commercial
- Parking in Front and Back
- Positioned in downtown Delaware, OH
- Walking distance to Ohio Wesleyan College
- Great Foot Traffic and Ease of Access

Key Statistics

- 3 Mile Average 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



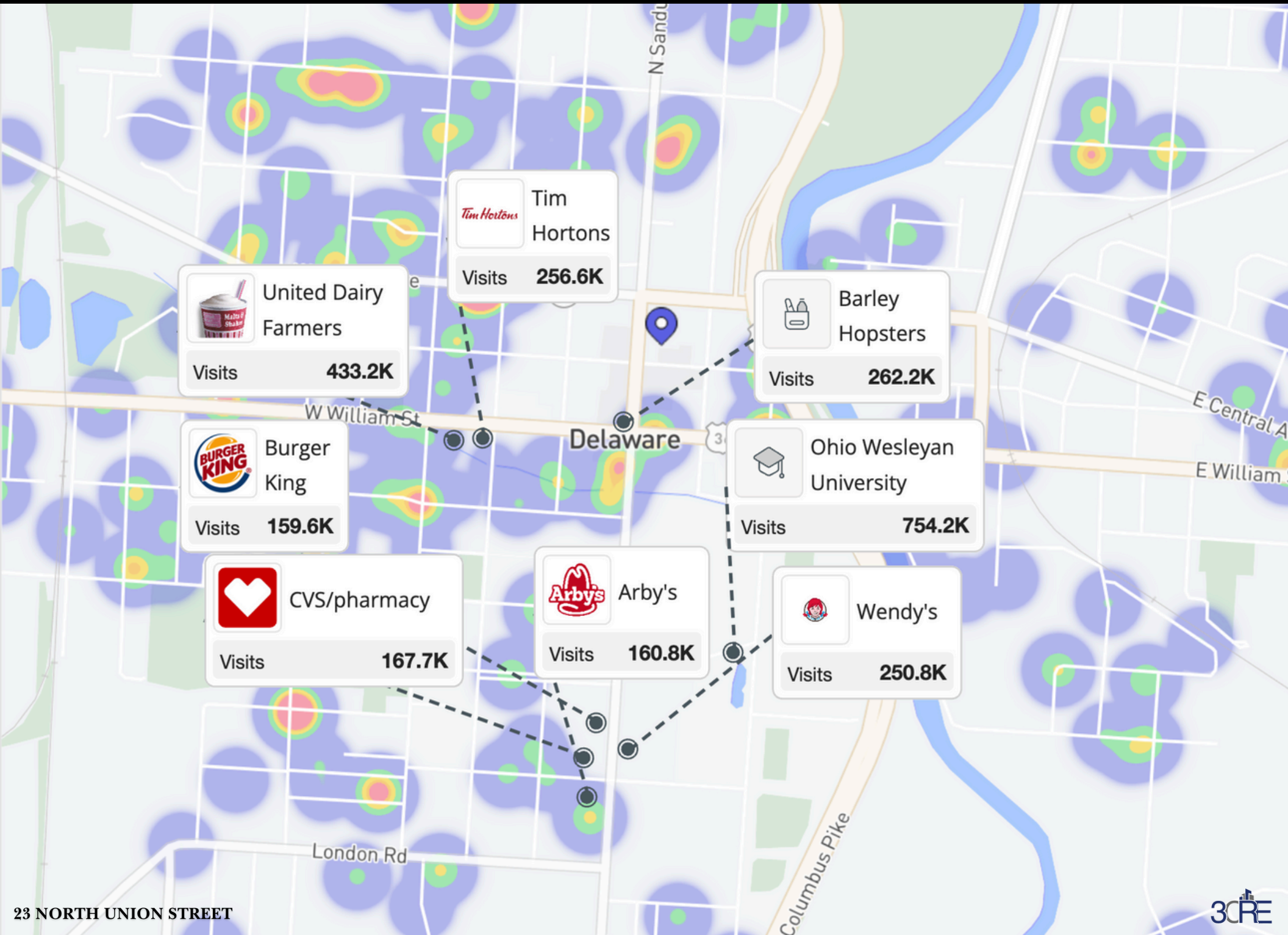
Go Yoga is a popular yoga studio chain that emphasizes a welcoming, community-focused environment for practitioners of all levels. Go Yoga has over 20 locations regionally. Known for its diverse class offerings, including various styles of yoga, meditation, and wellness workshops, Go Yoga aims to support both physical and mental well-being. The chain has expanded significantly, boasting numerous locations across several states, each designed to provide a consistent, high-quality experience.

LEASE TERMS

11/1/22 - 10/31/25

3 Year Renewal Option







JIMMY JOHNS



1808 AMERICAN BISTRO



CHASE BANK



MI CERRITO MEXICAN RESTAURANT



WHIT'S FROZEN CUSTARD



THE OAK BRAZEN WINE COMPANY



SON OF THURMANS BAR AND GRILL



23 N UNION STREET SUBJECT RETAIL PROPERTY



DOMINO'S PIZZA



HAMBURGER INN DINER



J-GUMBOS RESTAURANT



TIM HORTONS COFFEE



AMATOS PIZZA RESTAURANT



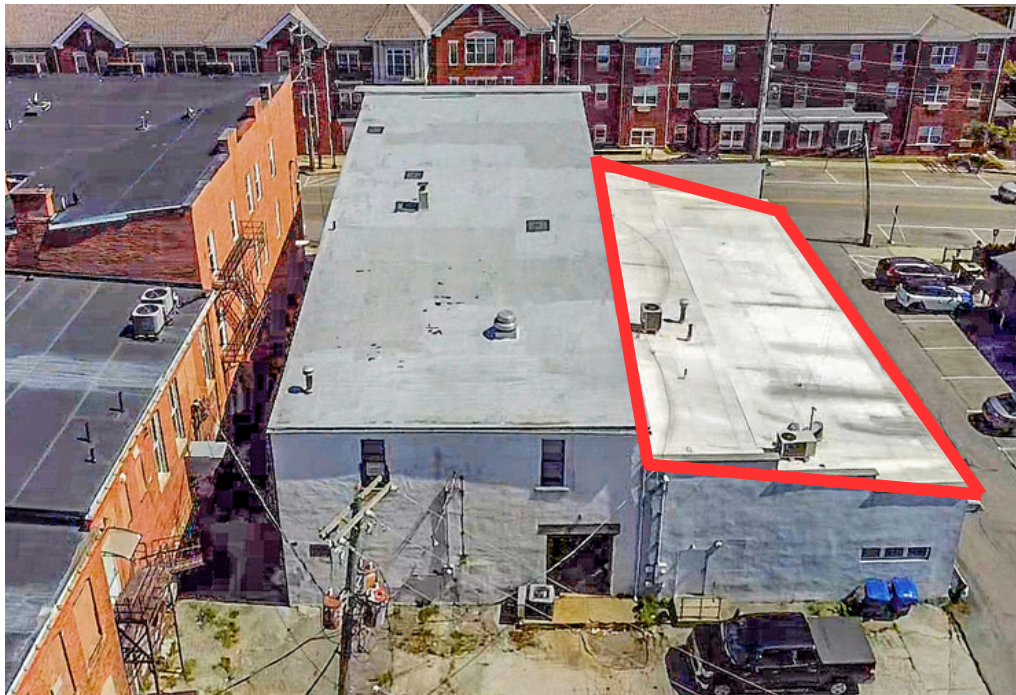
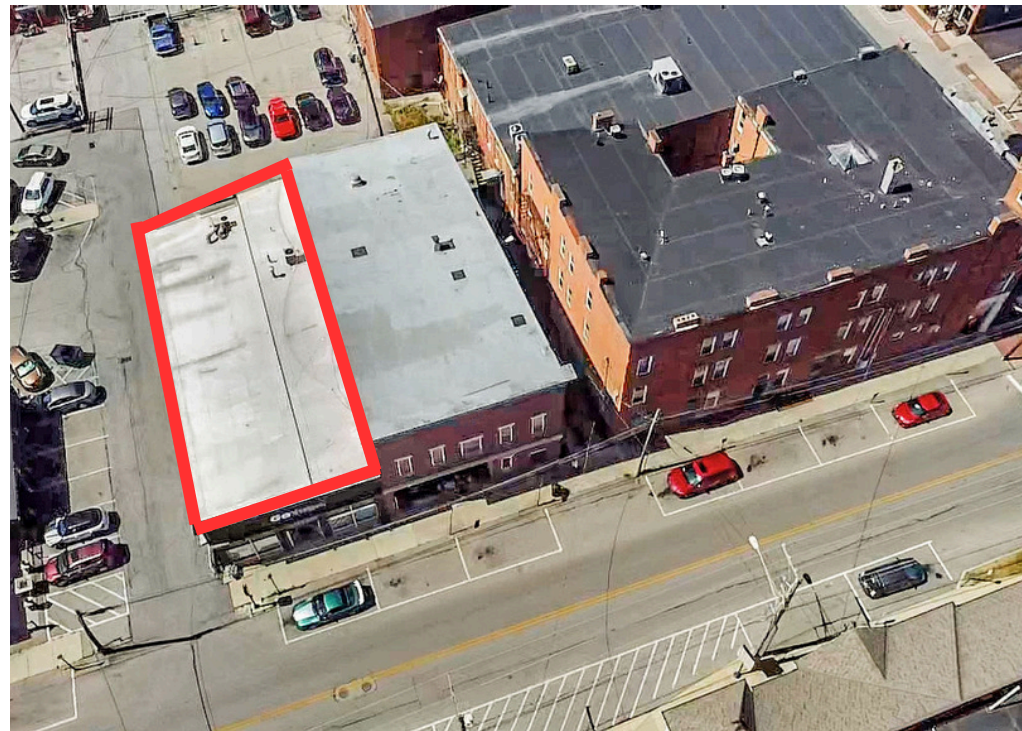
UNITED DAIRY FARMERS GAS/CONVENIENCE



OPA GRILL AND TAVERN



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





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