

FOR LEASE

SECOND-FLOOR SUITE | 918 SqFt | \$1,325.00

25 1/2 W WINTER STREET, DELAWARE, OH 43015

BRETT POST
DIRECTOR OF COLUMBUS
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The Offering:

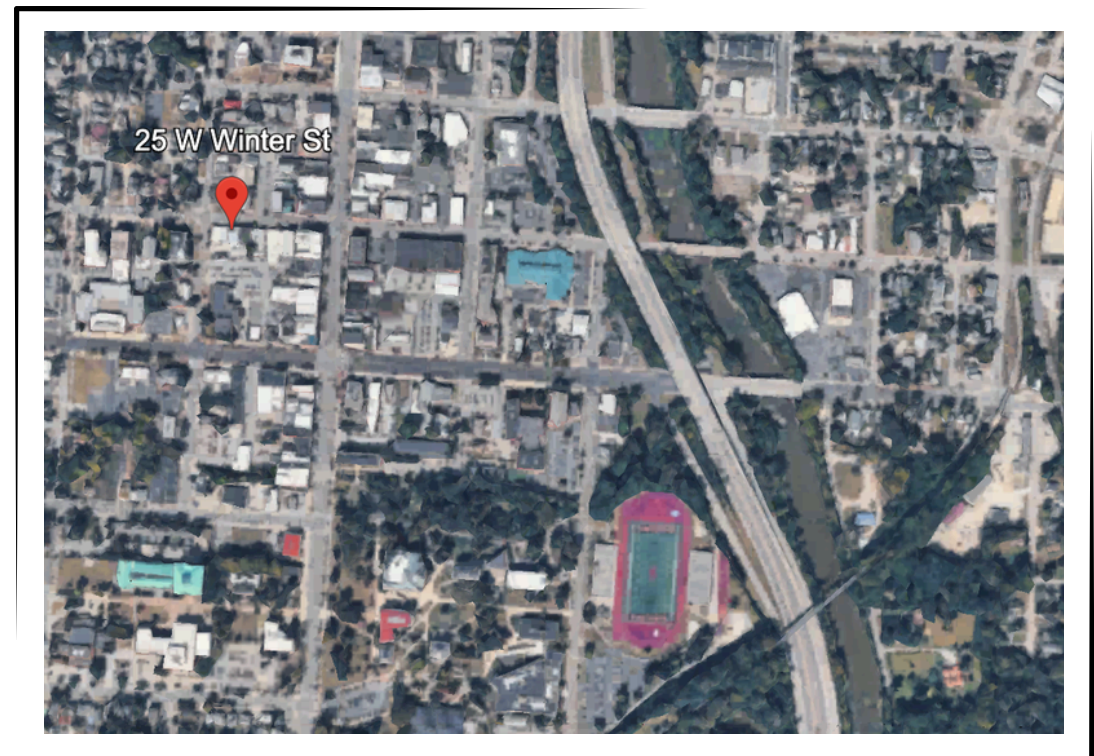
3CRE is proud to present a prime leasing opportunity at 25 ½ W Winter Street, Unit A, perfectly located in the vibrant heart of Downtown Delaware, OH. Available at a gross monthly rate of \$1,325.00, this fully built-out, 918-square-foot office suite offers a turnkey solution ideal for a variety of professional uses.

Strategically located within walking distance of Ohio Wesleyan University, the property benefits from strong walkability and steady foot traffic from both students and the surrounding community. Zoned for commercial use, it provides a rare chance to secure a well-located asset in one of Central Ohio's most dynamic and economically diverse downtown districts.

Property Highlights:

Unit A – 918 SF | \$1,325/Month

- Fully Built-Out Office Space
- Second Floor Space
- Recently Renovated Interior
- Private Outdoor Patio Area
- First-Floor Retail Leased (Bookstore)
- Commercial Zoning
- Prime Downtown Delaware Location
- Walking Distance to Ohio Wesleyan University
- Excellent Walkability and Convenient Access







WEST WINTER STREET

NORTH FRANKLIN STREET

NORTH SANDUSKY STREET

PRIVATE PARKING



DENSE RESIDENTIAL AREA



DENSE RESIDENTIAL AREA



JIMMY JOHNS



1808 AMERICAN BISTRO



CHASE BANK



MI CERRITO
MEXICAN RESTAURANT



SUBJECT SITE



WHIT'S
FROZEN CUSTARD



THE OAK BRAZEN
WINE COMPANY



DOMINO'S
PIZZA



SON OF THURMANS
BAR AND GRILL



J-GUMBOS
RESTAURANT



TIM HORTONS
COFFEE



HAMBURGER INN
DINER



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



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