



**1 W WINTER STREET, DELAWARE, OH 43015**

**2,200 Sq/Ft Turn-Key Bar Space**

***For Lease | Delaware, Ohio***

## The Offering

3CRE Commercial Real Estate is thrilled to present an exceptional opportunity to lease a 2,200 square foot space at 1 West Winter Street. This turn-key bar establishment comes complete with an existing D5/D6 liquor license, streamlining your entry into the vibrant nightlife scene. The unique location offers an inviting ambiance that sets the stage for an unforgettable customer experience, making it ideal for creating a popular destination for both locals and visitors. With its well-designed layout and modern amenities, this space is ready for immediate operation, allowing you to focus on building your brand.

## Property Features

- 2,200 Sq/Ft
- \$3,500 Monthly
- Built-Out as a Bar Establishment
- D5/D6 (Purchased Separately)
- Co-Tenants Include First Commonwealth Bank, Regus Co-working Space, Cocinamos Bakery, Bare Bowl Pottery
- Positioned in downtown Delaware, OH
- Walking distance to Ohio Wesleyan College
- Great Foot Traffic and Ease of Access





JIMMY JOHNS



1808 AMERICAN BISTRO



CHASE BANK



MI CERRITO MEXICAN RESTAURANT



WHIT'S FROZEN CUSTARD



THE OAK BRAZEN WINE COMPANY



1 W WINTER STREET SUBJECT RETAIL PROPERTY



DOMINO'S PIZZA



SON OF THURMANS BAR AND GRILL



HAMBURGER INN DINER



J-GUMBOS RESTAURANT



TIM HORTONS COFFEE



AMATOS PIZZA RESTAURANT



UNITED DAIRY FARMERS GAS/CONVENIENCE



OPA GRILL AND TAVERN

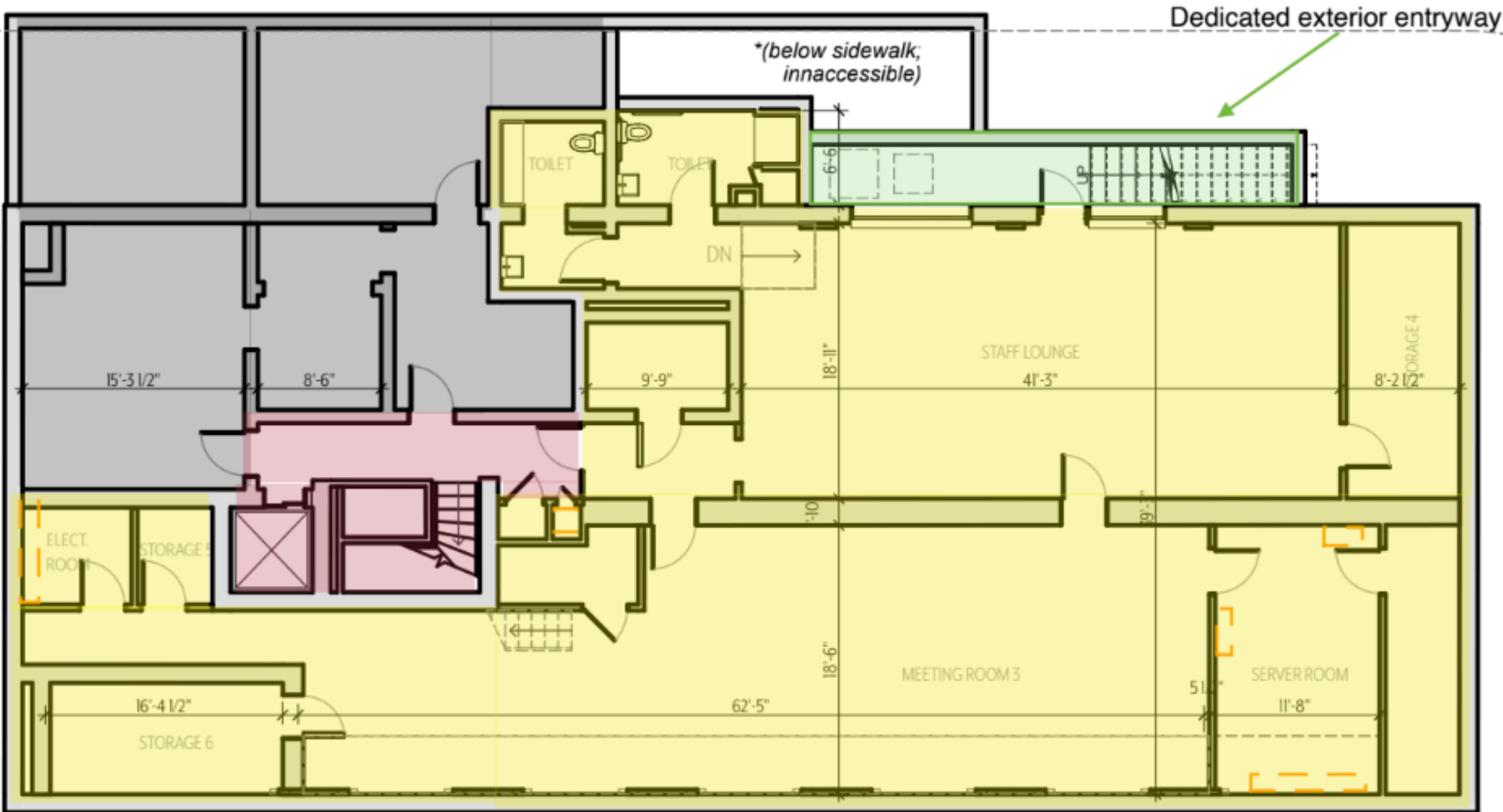


OHIO WESLEYAN UNIVERSITY



1 W. Winter Street  
Delaware, OH 43015

## Basement Level - Floor Plan



- = Tenant's Premises. Tenant shall have exclusive right to use & occupy this space.
- = Building common areas / shared vertical access.
- = Building shared mechanical & utility areas.



**HOUSEHOLD INCOME**



<b>1- Mile</b>	<b>\$81,339</b> (Household Avg. Income)
<b>3- Mile</b>	<b>\$99,598</b> (Household Avg. Income)
<b>5-Mile</b>	<b>\$117,828</b> (Household Avg. Income)

**POPULATION**



<b>1- Mile</b>	<b>10,464</b>
<b>3- Mile</b>	<b>47,970</b>
<b>5-Mile</b>	<b>70,616</b>

**TRAFFIC**



<b>North Sandusky Street</b>	<b>11,943</b> (Cars/Day)
<b>East Central Avenue</b>	<b>13,433</b> (Cars/Day)
<b>West Central Avenue</b>	<b>14,656</b> (Cars/Day)

**AVERAGE AGE**



<b>1- Mile</b>	<b>34.1</b>
<b>3- Mile</b>	<b>38.3</b>
<b>5-Mile</b>	<b>38.5</b>

**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





## Brett Post

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3CRE.com

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