



— 57 N SANDUSKY STREET, DELAWARE OH, 43015

6,301 SF RETAIL/MIXED USE

For Sale

The Offering

This 6,301 SF retail property, located in downtown Delaware, OH, within walking distance of Ohio Wesleyan College. The building features long-term leases in place, ensuring stable income, while the second floor presents a redevelopment opportunity, perfect for residential or office conversion. The property is zoned for commercial use and offers parking both in the front and back. Positioned in a bustling retail corridor, it is surrounded by local shops, restaurants, breweries, and other popular venues, boasting great walkability and ease of access.

Property Features

- 6,301 SF
- Long Term Leases in Place
- 2nd Floor Redevelopment Opportunity
- Zoning- Commercial
- Parking in Front and Back
- Positioned in downtown Delaware, OH
- Walking distance to Ohio Wesleyan College
- Great Walk-ability and ease of access

Key Statistics

3 Mile Avg 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



GOAT LOCAL

Goat Local is a retail shop and micro-event space located in downtown Delaware, Ohio. It offers a wide range of nature-inspired, locally sourced products, including home decor, apparel, plants, pet accessories, and more. The store focuses on supporting local artisans and creating a community-centric shopping experience. Additionally, Goat Local serves as a venue for small community events, further integrating itself into the fabric of Delaware's local economy and creative culture.

LEASE YEARS

6/1/20 - 9/30/25

10/1/25 - 9/30/30



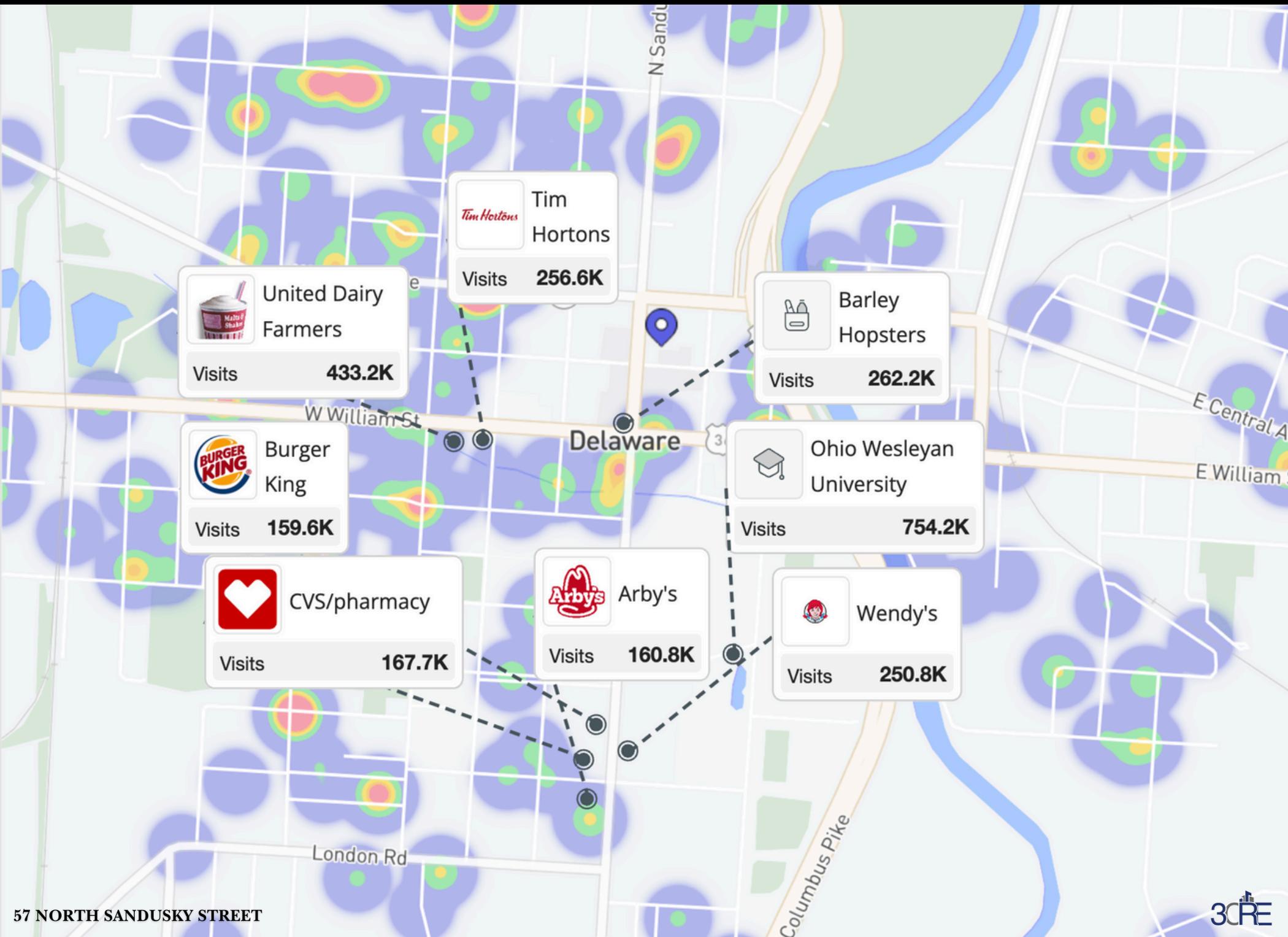
SEASONS HOME GOODS

Seasons Home + Kids, located in downtown Delaware, Ohio, is a specialty store that offers a curated selection of home décor, candles, kitchenware, and boutique children's items. The store focuses on providing unique and elevated products to enhance both home environments and children's spaces. With an emphasis on stylish and functional items, Seasons Home + Kids has become a popular destination for families looking for high-quality home accessories and gifts.

LEASE YEARS

5/8/23 - 8/7/26

8/8/26 - 8/8/29





DENSE RESIDENTIAL AREA



JIMMY JOHNS



1808 AMERICAN BISTRO



57 N SANDUSKY
SUBJECT RETAIL PROPERTY



CHASE BANK



MI CERRITO
MEXICAN RESTAURANT



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



DENSE RESIDENTIAL AREA



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](#)**

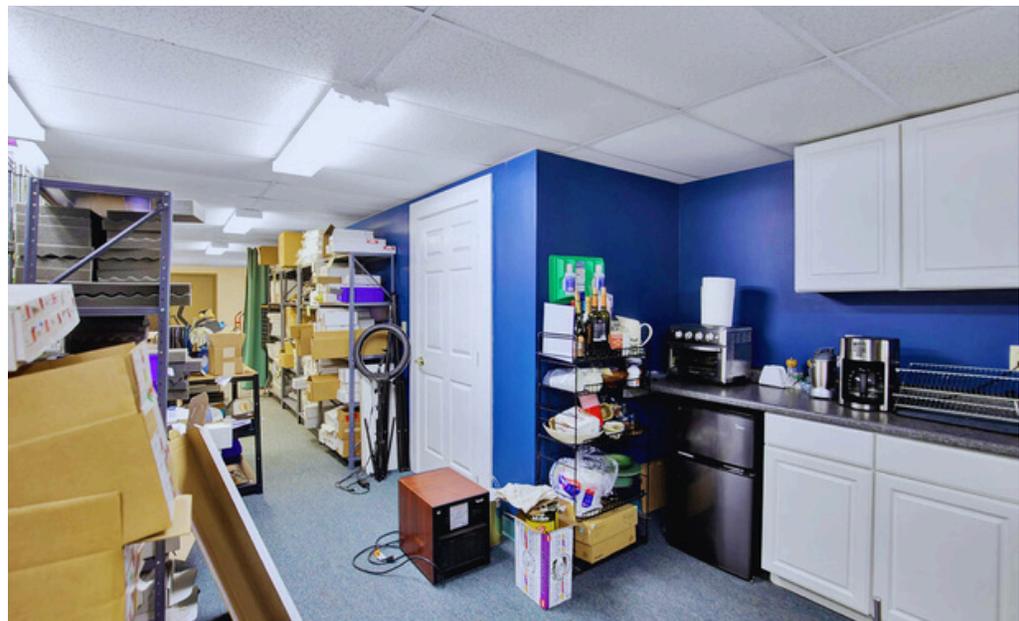
***NEW DEVELOPMENTS* | DELAWARE, OHIO**

- **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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3CRE.com

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