

# DELAWARE COMMUNITY PLAZA

AVAILABLE FOR LEASE (1,200 SF - 5,527 SF)

1710-1840 COLUMBUS PIKE, DELAWARE, OH 43015



**AUSTIN LOCONTI**  
MANAGING PARTNER  
216.970.5122  
aloconti@passovgroup.com

**DJ HOBSON**  
VICE PRESIDENT  
913.231.9833  
djhobson@passovgroup.com

 **PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE OPPORTUNITY

DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015

1710-1840 COLUMBUS PIKE, DELAWARE, OH 43015

## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 1,200 - 5,527 SF of prime retail space available
- Strong anchor lineup including Walmart, Kroger, Harbor Freight and additional daily needs drivers
- Excellent accessibility with three points of ingress/egress and two signalized intersections
- Over \$979M in consumer spending within a 5-mile radius, supporting strong retail demand
- Delaware Community Plaza generates over 3.4M annual visits, ranking in the top 30% of community shopping centers in Ohio
- High visibility along Columbus Pike with 34,638 VPD, providing strong exposure and consistent traffic flow



## PROPERTY INFORMATION

Address	1710-1840 Columbus Pike, Delaware, OH 43015
GLA	148,872 SF
Parking Spaces	727
Ingress/Egress	2 Signalized Intersection (Columbus Pike)   Full Access (West Hull Drive)
Primary Traffic	34,638 VPD - Columbus Pike (RT 23)
Secondary Traffic	2,006 VPD - West Hull Dr.
Year Built	1993

## AVAILABILITY

## SIZE

## PRICING

<b>Suite 1814</b>	1,200 SF	Upon Request
<b>Suite 1796</b>	5,527 SF	Upon Request
<b>Suite 1778</b>	1,332 SF	Upon Request
<b>Suite 1772</b>	5,036 SF	Upon Request

# SITE PLAN

DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015



TENANT INDEX		
1840	Kroger	58,552 SF
1832	Romeo's Pizza	1,440 SF
1828	Jeni's Nail Spa	2,800 SF
1816	Family Allergy	2,800 SF
1814	Available	1,200 SF
1812	Feeders Supply	5,800 SF
1808	Mancan	1,200 SF
1804	Dragon House	2,000 SF
1800	Hotworx	2,000 SF
1796	Available	5,527 SF
1792	Delaware Tobacco	1,500 SF
1790	H&R Block	2,000 SF
1788	U.S. Renal Care	6,035 SF
1780	Rent-A-Center	4,200 SF
1778	Available	1,332 SF
1776	U.S. Army Recruiting	3,200 SF
1772	Available	5,036 SF
1770	Harbor Freight	16,080 SF
1710-214	Ohio Health	4,630 SF
1710-216	Hummus Republic	3,210 SF
1710-218	Anytime Fitness	9,541 SF
1710-220	Chipotle	2,721 SF
1740-100	Starbucks	1,750 SF
1740-101C	Great Clips	1,300 SF
1740-101B	Jersey Mike's	1,308 SF
1740-101A	AT&T	1,701 SF
	<b>Total</b>	<b>148,872 SF</b>

# AVAILABILITIES

## SUITES 1772 & 1778

DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015

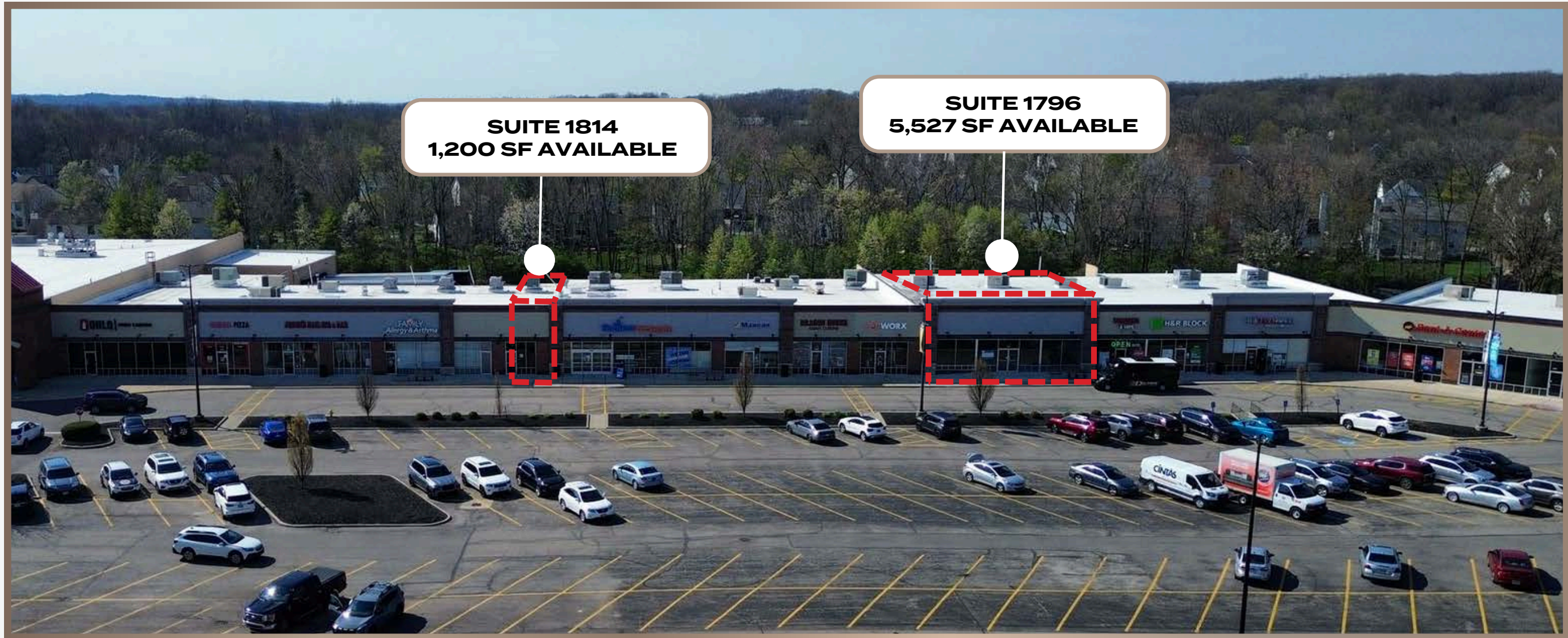


AVAILABILITY	SIZE	PRICING
Suite 1778	1,332 SF	Upon Request
Suite 1772	5,036 SF	Upon Request

# AVAILABILITIES

## SUITES 1796 & 1814

DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015



AVAILABILITY	SIZE	PRICING
Suite 1814	1,200 SF	Upon Request
Suite 1796	5,527 SF	Upon Request

# CLOSE AERIAL

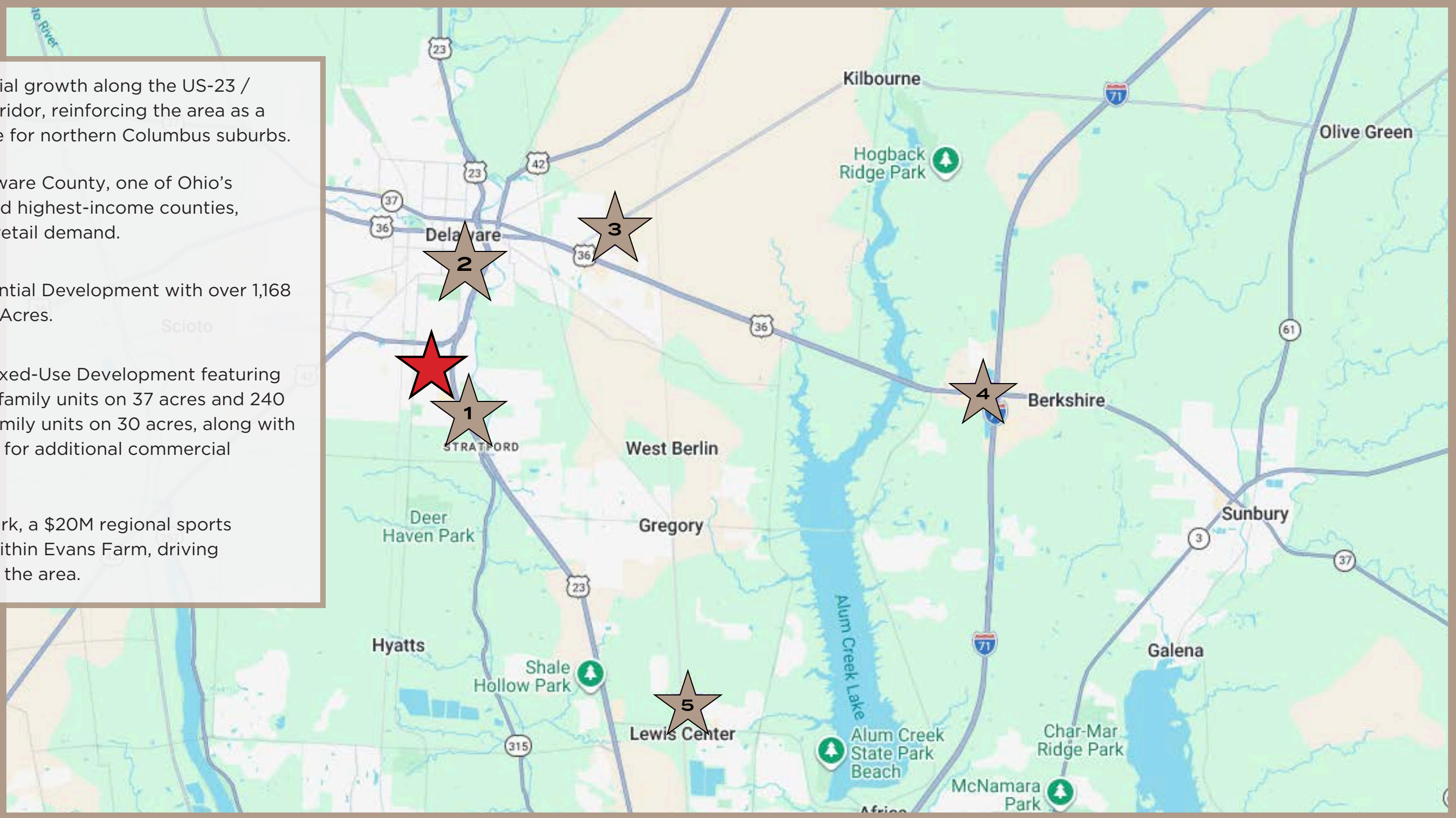
DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015





# NOTABLE DEVELOPMENTS

- 1** Ongoing commercial growth along the US-23 / Columbus Pike corridor, reinforcing the area as a primary retail spine for northern Columbus suburbs.
- 2** Positioned in Delaware County, one of Ohio's fastest-growing and highest-income counties, driving long-term retail demand.
- 3** Northwood Residential Development with over 1,168 homes across 230 Acres.
- 4** Woodland Lake Mixed-Use Development featuring 211 one-story multifamily units on 37 acres and 240 three-story multifamily units on 30 acres, along with 7.75 acres planned for additional commercial development.
- 5** Jennings Sports Park, a \$20M regional sports complex located within Evans Farm, driving increased traffic to the area.








# LOCATION OVERVIEW

DELAWARE COMMUNITY PLAZA  
DELAWARE, OH 43015

Delaware Community Plaza is strategically located along Columbus Pike, the primary retail corridor serving Delaware and the rapidly expanding northern Columbus suburbs. With direct access to US-23 and traffic counts exceeding 34,000 vehicles per day, the property benefits from strong visibility, consistent daily traffic, and convenient accessibility via multiple points of ingress and egress at signalized intersections.

The center is anchored by a strong lineup of national retailers including Walmart, Kroger, and Harbor Freight, creating a dominant daily needs destination that drives repeat visitation and cross-shopping. Generating over 3.4 million annual visits and ranking in the top 30% of community shopping centers in Ohio, Delaware Community Plaza offers tenants the ability to plug into an established, high-performing retail environment supported by over \$979 million in consumer spending within a five-mile radius.

Positioned in Delaware County, one of the fastest-growing and most affluent counties in Ohio, the property is surrounded by significant residential and commercial growth. Nearby developments including Northwood Residential with over 1,100 homes, the Woodland Lake mixed-use project delivering over 450 multifamily units and future commercial space, and Jennings Sports Park at Evans Farm are further expanding the customer base and driving additional traffic to the corridor. Continued investment along the US-23 and Columbus Pike corridor reinforces the area as a dominant retail spine for the northern Columbus market.

 <b>5 MILE TOTAL CONSUMER SPENDING</b> <b>\$979,291,559</b>	 <b>2025 ABSORPTION</b> <b>129,171 SF</b>	 <b>2026 Q1 VACANCY RATE DELAWARE COUNTY SUBMARKET</b> <b>2.20%</b>	 <b>2026 Q1 NEW CONSTRUCTION</b> <b>35,941 SF</b>	 <b>DELAWARE COUNTY POPULATION GROWTH (2020-2025)</b> <b>12%</b>
--	---	--	--	---



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,752	31,338	70,720
Daytime Population	2,381	11,736	26,121
Average Household Income	\$112,929	\$116,160	\$131,833
Median Household Income	\$89,960	\$91,225	\$104,313
Consumer Spending	\$79,311,527	\$399,191,550	\$979,291,559