



— 17-19 N SANDUSKY ST, DELAWARE, OH 43015

MIXED-USE BUILDING FOR SALE OR LEASE

\$2,300,000 | 18,229 SqFt | \$18.00 Sf/Yr (NNN)

The Offering

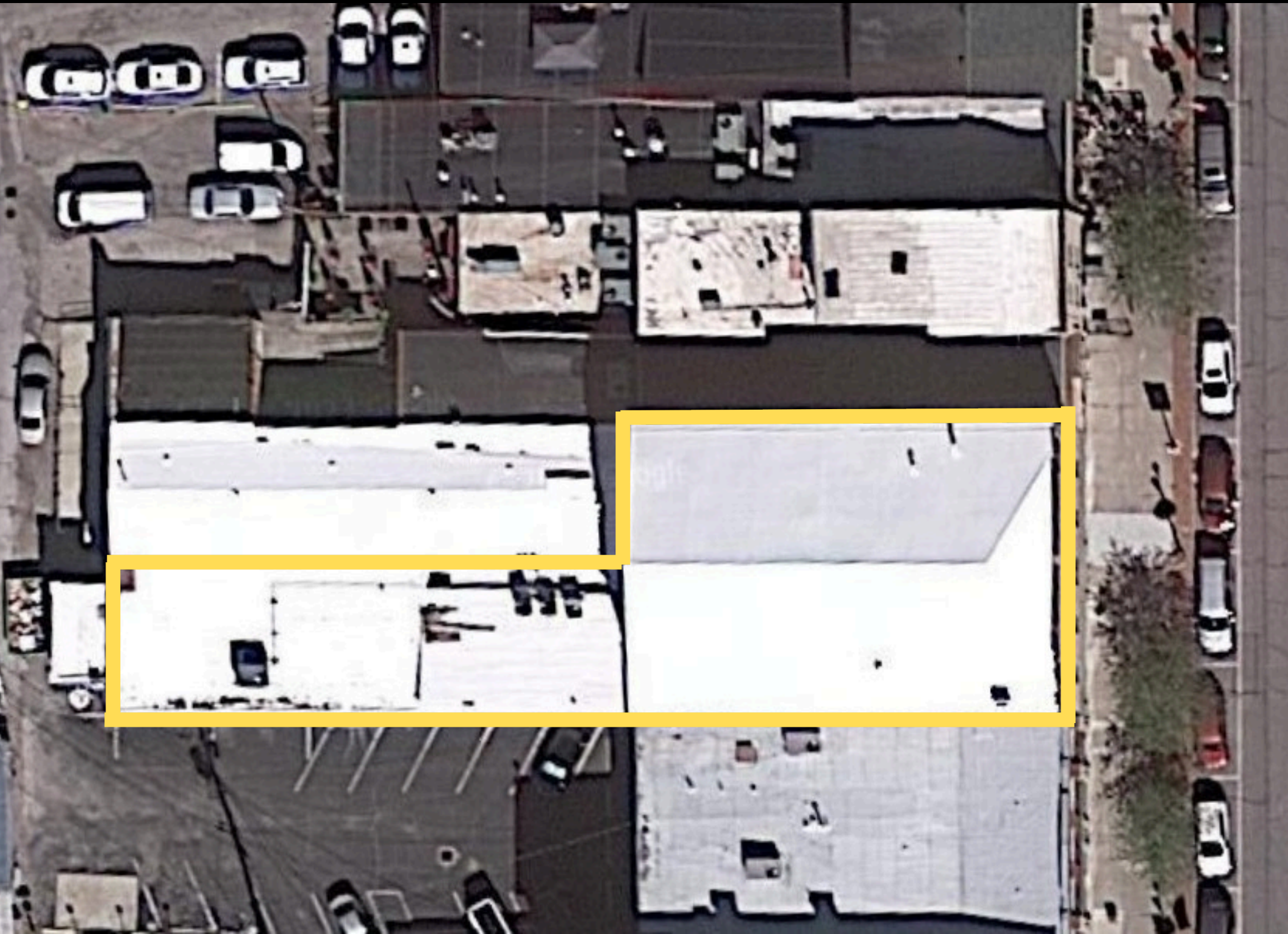
Spacious retail and office area situated on a key block in downtown Delaware, Ohio. This property features recent renovations including metal ceilings, accents, and trims, along with hardwood floors throughout. Ideal first floor retail space for a restaurant, retail shop, or event space. Large public parking lot located behind building and plentiful street parking in the front. The second floor features a large room with high ceilings, hard wood floors, ideal for event or office space. In addition there are four large offices that can be rented separately or all together. New windows, floors, refinished bathrooms, all new heating and cooling throughout the building. Third floor has six additional offices for lease.

Unique Multi-Level Commercial Building in Downtown Delaware. Located on the main block of Sandusky Street, this distinctive property offers a rare opportunity in the heart of the city. Currently, the building stands vacant, presenting a chance for either an owner-operator to utilize the entire building for their business, or for an investor to lease out the spaces to chosen tenants. The current owner, who has held the property for more than 50 years, is now seeking to sell it to a suitable buyer.

Highlights

- Asking Price- \$2,300,000
- 18,229 SF Building
- 12,820 SF Available of Retail/Office Space Available
- Walking distance to Ohio Wesleyan College
- Mixed-use potential or Redevelopment Options
- Great Walkability
- Public parking Lot Located Behind Building







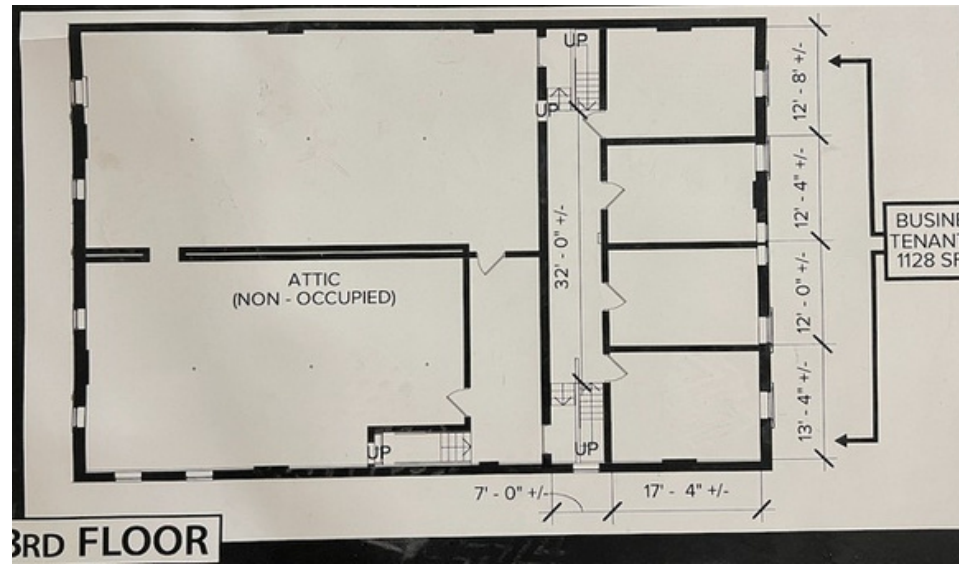
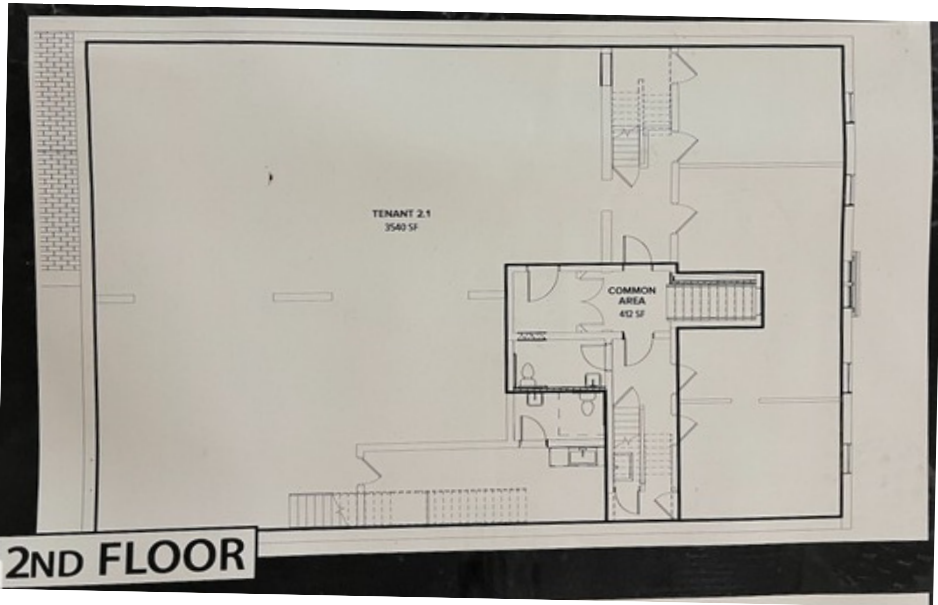
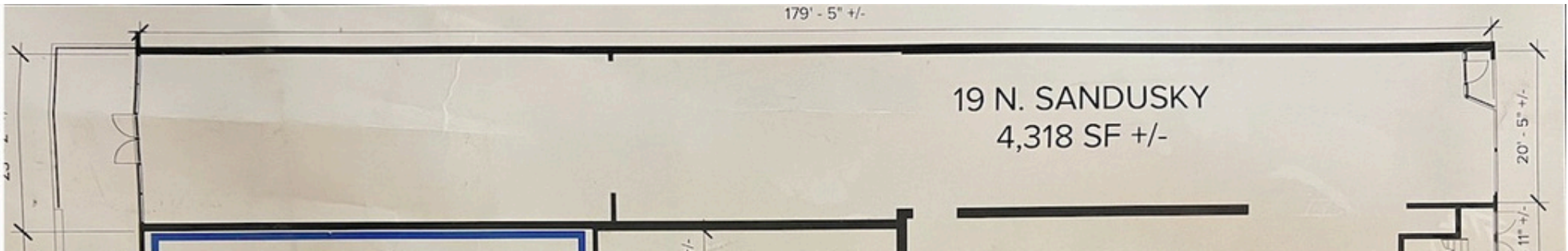
SUBJECT PROPERTY



N Liberty St

S Sandusky St





	3 MILE	5 MILE	10 MILE
POPULATION	10,200	41,133	51,494
TOTAL BUSINESSES	553	1,269	1,460
TOTAL EMPLOYEES	5,891	15,318	16,994
TOTAL RETAIL EXPENDITURE	\$119.95 M	\$531.47 M	\$696.98 M
MEDIAN AGE	38.8	38.9	40.7
MEDIAN HOUSEHOLD INCOME	\$88,741	\$100,693	\$141,827



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RETAIL LEASING

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