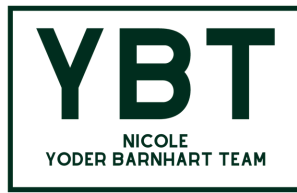




**HOWARD HANNA**  
REAL ESTATE SERVICES



**FOR  
SALE!**

**Retail/Office Real Estate with  
Optional Spa Business Opportunity**



**56 N Franklin St.**  
Delaware, OH 43015

**PROPERTY FEATURES:**

- **2,773 SF Office/Retail Building**
- **Located in Historic Downtown Delaware**
- **Utilized as a Spa (Business also For Sale)**
- **Full Kitchen, Laundry Room, and Staff Retreat**
- **Reported Gross Revenue Range: \$450k+**
- **Business Available Separately**



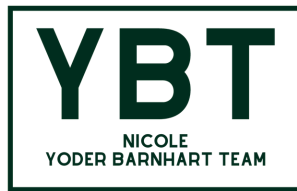
Nanea Llacuna  
Howard Hanna Real Estate Services  
Yoder-Barnhart Team  
937-409-3214 | 614-350-2656  
NaneaLlacuna@HowardHanna.com



Ron Barnhart  
Howard Hanna Real Estate Services  
Yoder-Barnhart Team  
614-332-5989  
RonBarnhart@HowardHanna.com



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**56 N Franklin St.**  
Delaware, OH 43015

## FACT SHEET

<b>Address:</b>	<b>56 N Franklin St. Delaware, OH 43015</b>
<b>Real Estate Only Price:</b>	\$379,900.00
<b>Business and Real Estate:</b>	\$519,000.00
<b>Municipality:</b>	Delaware, OH
<b>County:</b>	Delaware County, OH
<b>Building Size:</b>	2,773 Square Feet
<b>Lot Size:</b>	0.08 Acre Lot
<b>Year Built:</b>	1920
<b>Renovated:</b>	2022
<b>Zoning:</b>	C-DC, Downtown Commercial District ****Please confirm zoning and your specific use with the city of Delaware
<b>Restrooms:</b>	3
<b>Annual Taxes:</b>	\$5,714.79 Please confirm with Delaware County



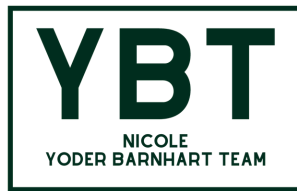
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Delaware, OH 43015

## PROPERTY DESCRIPTION

56 N Franklin St. is a 2,773 SF office and retail building located in the heart of historic Delaware, offering a beautifully updated turnkey opportunity for a variety of users. Currently operating as a day spa, the property was fully renovated in 2022 with new flooring, fresh paint, and updated doors, creating a modern and inviting atmosphere. Along with aesthetic improvements, both HVAC units are newer, and all required updates have been completed in coordination with the City of Delaware Fire Marshal, business insurance, and the Board of Cosmetology.

The building offers designated staff parking along with convenient street parking for clients. The main level features a spacious reception area with built in shelving for product display, a comfortable client seating area with a coffee bar, and multiple treatment or office rooms, making it ideal for continued spa use, medical office, professional office, or boutique retail. For your convenience, there is a laundry room on-site. The second floor includes a private kitchen and staff retreat, a restroom, and additional client rooms, and its proximity to the rear entrance creates potential for multi tenant use.

Zoned within the Downtown Commercial District, the property allows for a wide range of uses and is positioned in a strong and growing market, with the City of Delaware reporting a median income of \$99,786 and Delaware County at \$133,540. This area has seen significant population growth and has nearly doubled since 2000 and continues to grow at approximately 3 percent annually. Located in a historic downtown community, the area offers a vibrant mix of national franchises and locally owned businesses, including breweries, coffee shops, boutiques, and salons that drive consistent business to one another. The property is just steps from Ohio Wesleyan University, home to approximately 1,600 students.

An NDA is required to access business financials and other confidential information.



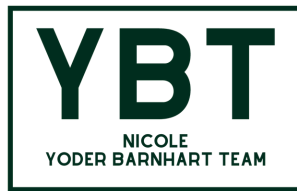
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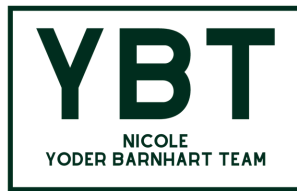
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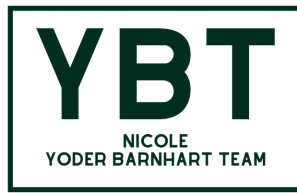
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**56 N Franklin St.**  
Delaware, OH 43015

Delaware City Population 


**44,589**

Source: Niche

Delaware County Population 

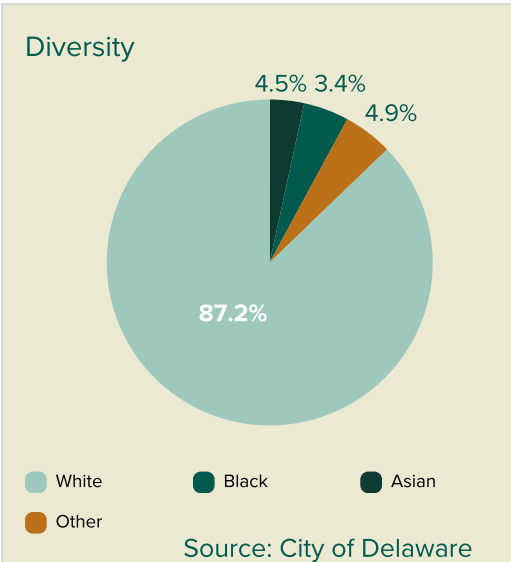
**126,000**

Source: Data USA

Delaware City Median Age 

**34.5**


Source: City of Delaware




**\$99,786** Source: Census.gov  
City of Delaware  
Median Household Income

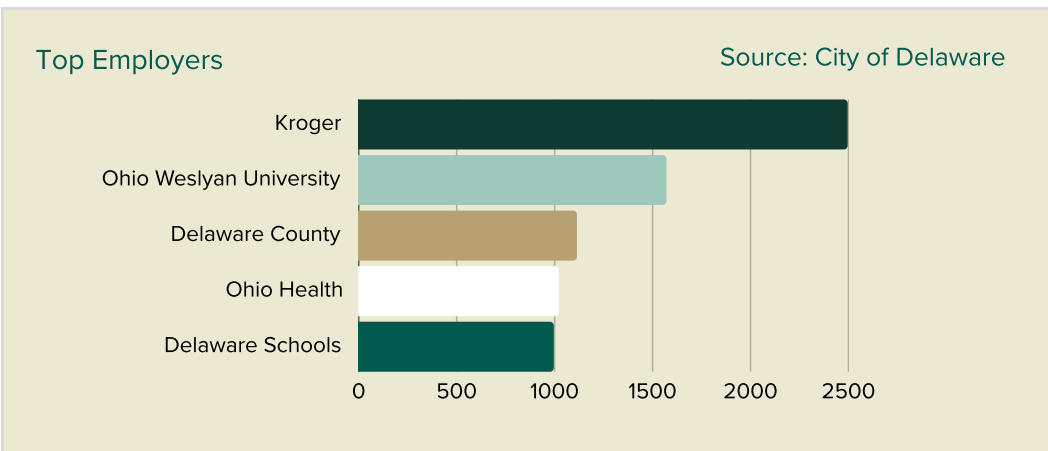
**\$133,540**  
Delaware County  
Median Household Income

Gender Distribution

 **49%** Male

 **51%** Female

Source: Data USA



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