50 Coughlin Ln., Suite D
Delaware, OH 43015

RETAIL PROPERTY FOR LEASE

ALTERRA

MATT NORBUTA
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AlterraRE.com

Property Highlights

- Retail Space for Sublease – Prime US-23 Location
- Join nationally recognized credit retailers in a newly developed retail center with excellent visibility and high traffic counts along US-23.
- This 1,742 SF retail space is available for sublease at below-market rental rates, offering an outstanding opportunity for businesses seeking a cost-effective entry into the thriving Delaware County retail market.
- The space is currently built out for a retail user, and the sublandlord welcomes discussions with qualified, creditworthy tenants looking to establish or expand their presence in this dynamic trade area.
- Contact Matt today to schedule a tour and learn more about this exceptional opportunity.

Offering Summary

Lease Rate	Negotiable
Available SF	1,742 SF
Building Size	17,108 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	74	249	1,130
Total Population	185	593	2,756
Average HH Income	$132,901	$124,646	$112,317

Matt Norbuta | 614.545.2165 | mnorbuta@AlterraRE.com

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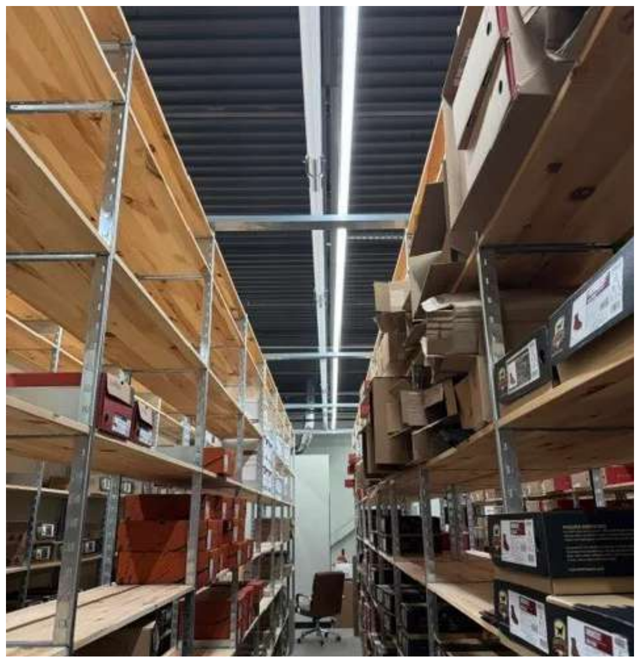

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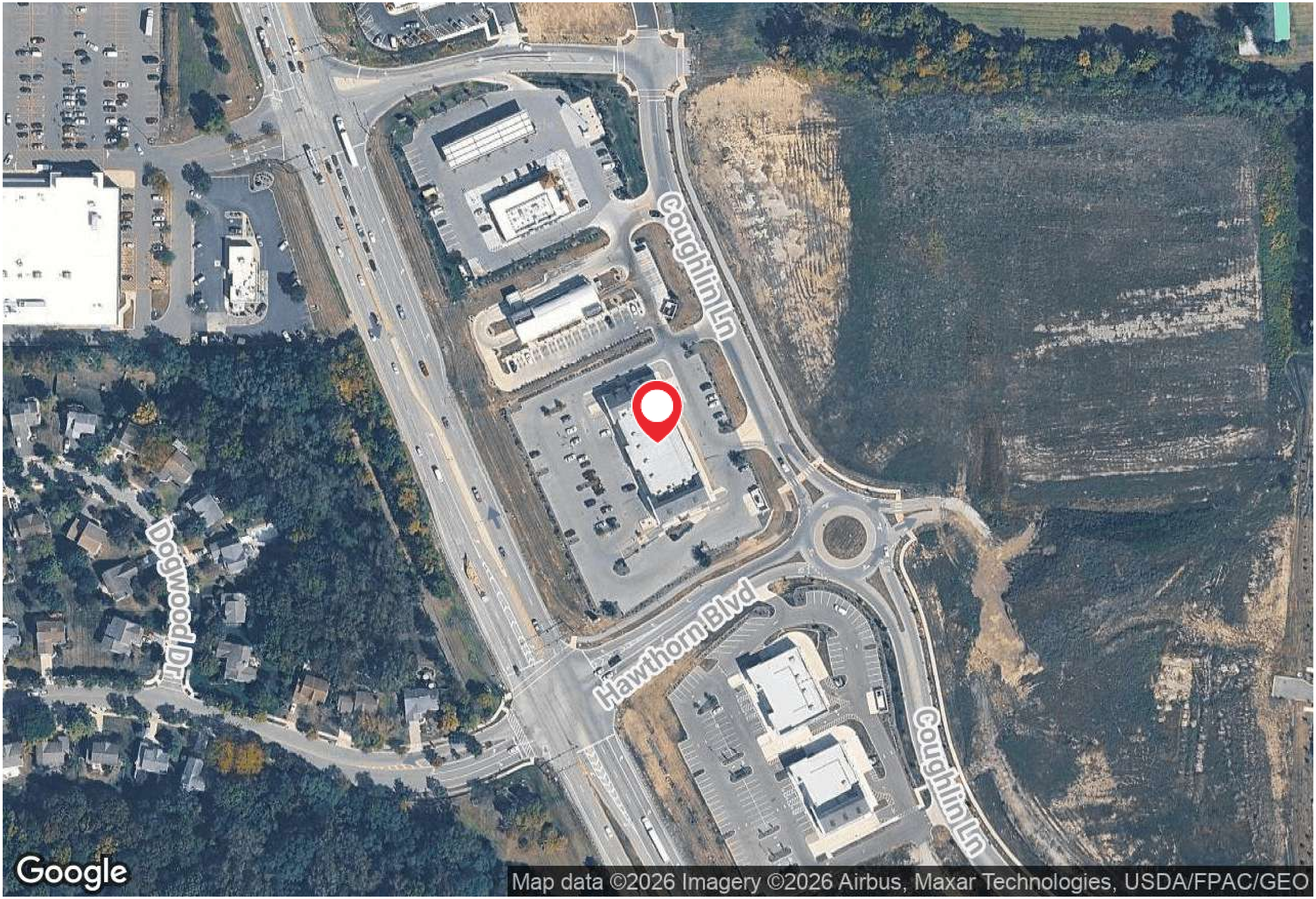
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Dogwood Dr
Coughlin Ln
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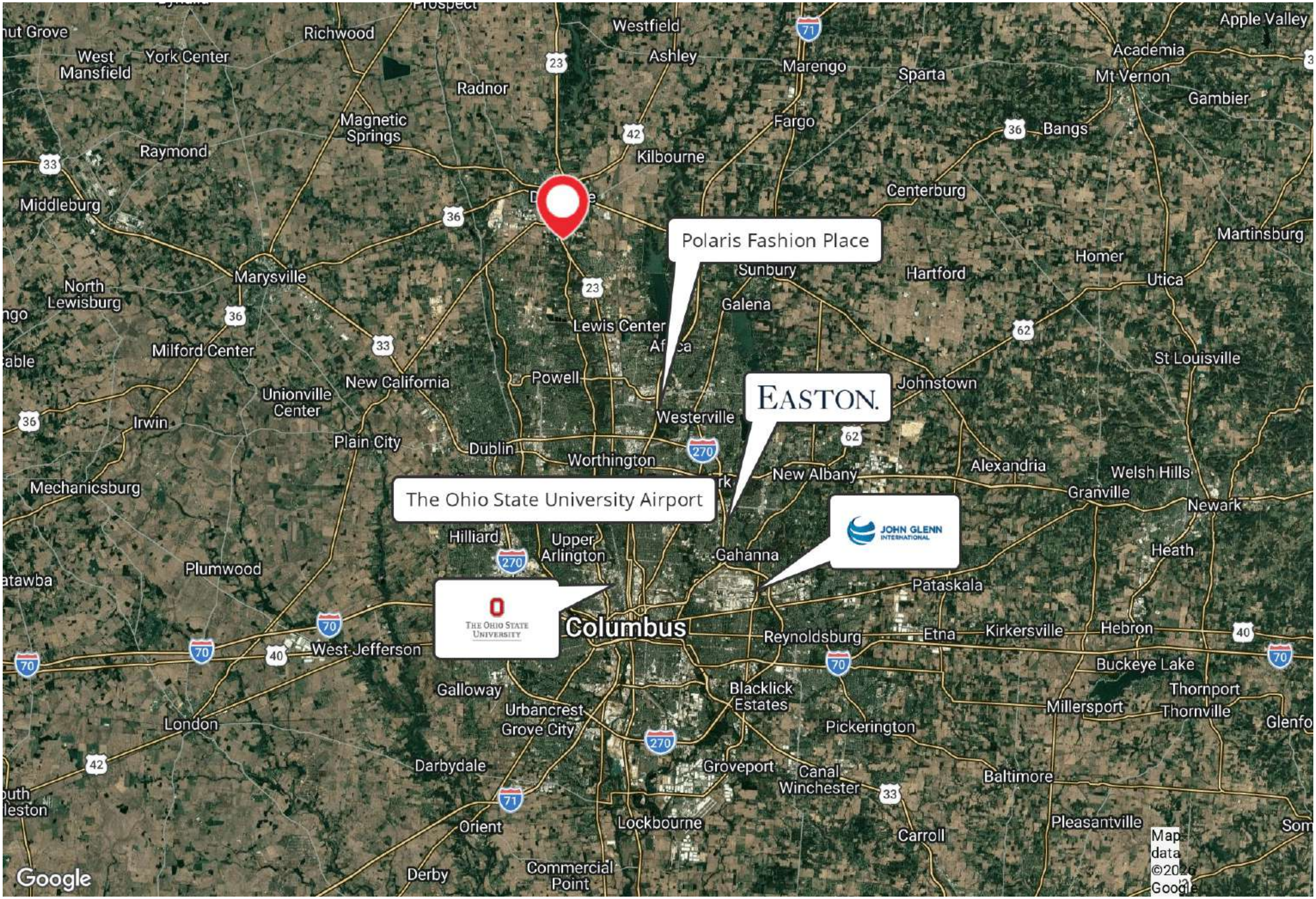

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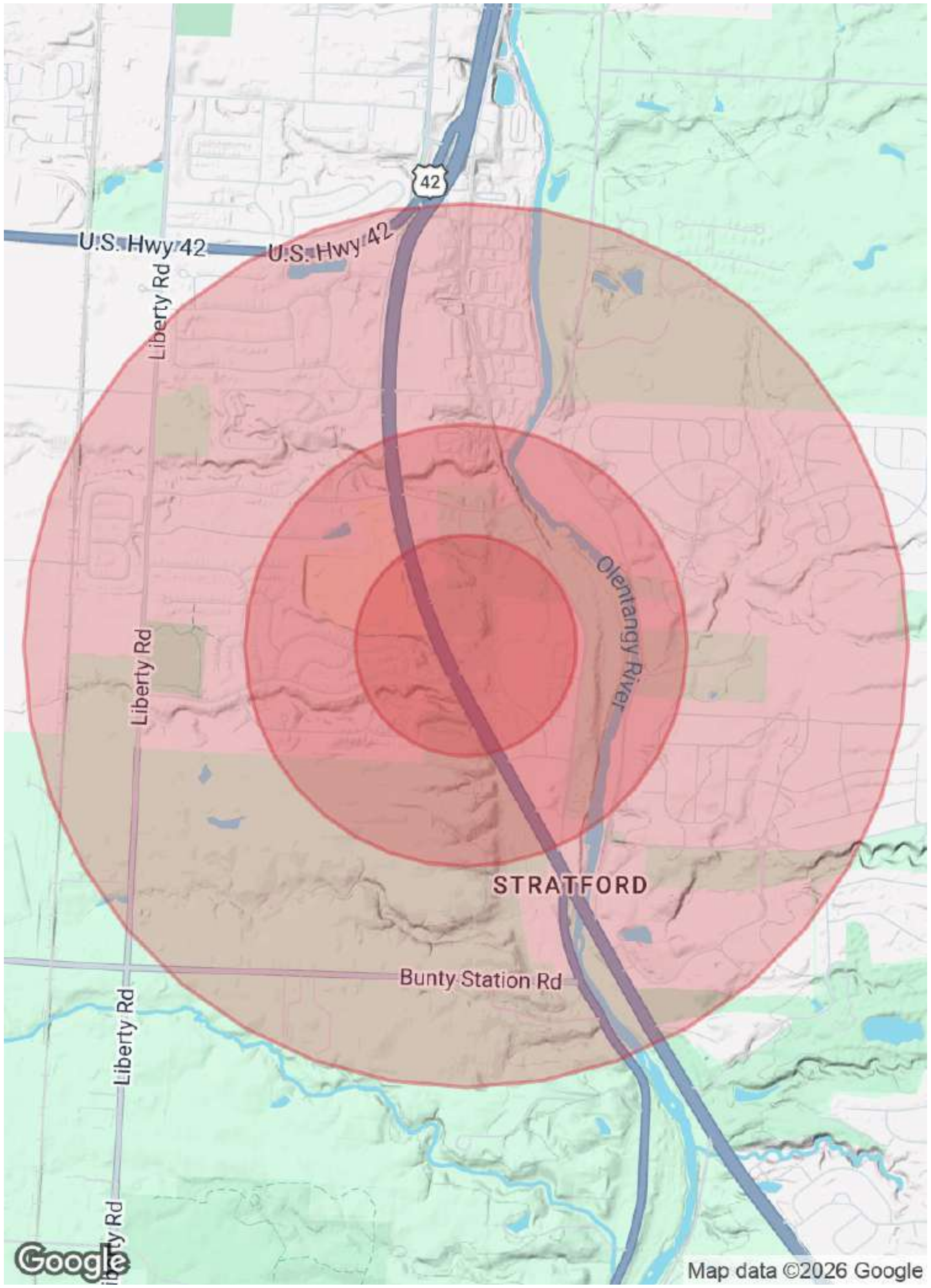
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	185	593	2,756
Average Age	56.0	51.7	42.3
Average Age (Male)	45.5	45.2	38.4
Average Age (Female)	61.0	54.9	44.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	74	249	1,130
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$132,901	$124,646	$112,317
Average House Value	$348,333	$338,567	$248,196



Matt Norbuta

Commercial Sales & Leasing

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Direct: **614.545.2165** | Cell: **614.598.3342**

Professional Background

Matt has held his real estate license since 2017 and is focused on all areas of commercial real estate with a passion for negotiation.

Prior to real estate, Matt spent 14 years in the golf business selling operational software to golf courses and resorts in more than 20 states. During that time he was recognized as Salesperson of the Year and was a mentor to his team members. After he left his position as the National Sales Director, the impact he had on the company's growth helped lead the company to an acquisition by Comcast/Universal under their Golfnow brand.

After leaving the golf industry, Matt sold security technology for an Ohio-based firm in another National Accounts role. Transportation and healthcare verticals were the main focus of his position, as well as driving new business. It was during this time that he negotiated the largest single sale in company history.

In his spare time, Matt enjoys travel, live music and as much golf as three children will allow.

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