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// OFFICE BUILDING FOR LEASE

SON OF THURMANS

5 N SANDUSKY ST, DELAWARE, OH 43015





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 3CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

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// SECTION 1

PROPERTY INFORMATION

SON OF THURMANS - 5 N SANDUSKY ST, DELAWARE, OH 43015



OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	100 - 1,025 SF
Year Built:	1920
Renovated:	2019
Zoning:	Commercial
Market:	City of Delaware
Submarket:	Downtown Delaware

PROPERTY OVERVIEW

Multiple units on Second and Third floor above Son of Thurman's operation in downtown Delaware. Spaces can be rented separately or be joined to create larger office spaces. Currently in build out and targeted to be available for April 1st, 2020.

PROPERTY HIGHLIGHTS

// COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Son of Thurmans
Street Address	5 N Sandusky St
City, State, Zip	Delaware, OH 43015
County	Delaware
Market	City of Delaware
Sub-market	Downtown Delaware
Cross-Streets	Williams St
Signal Intersection	No

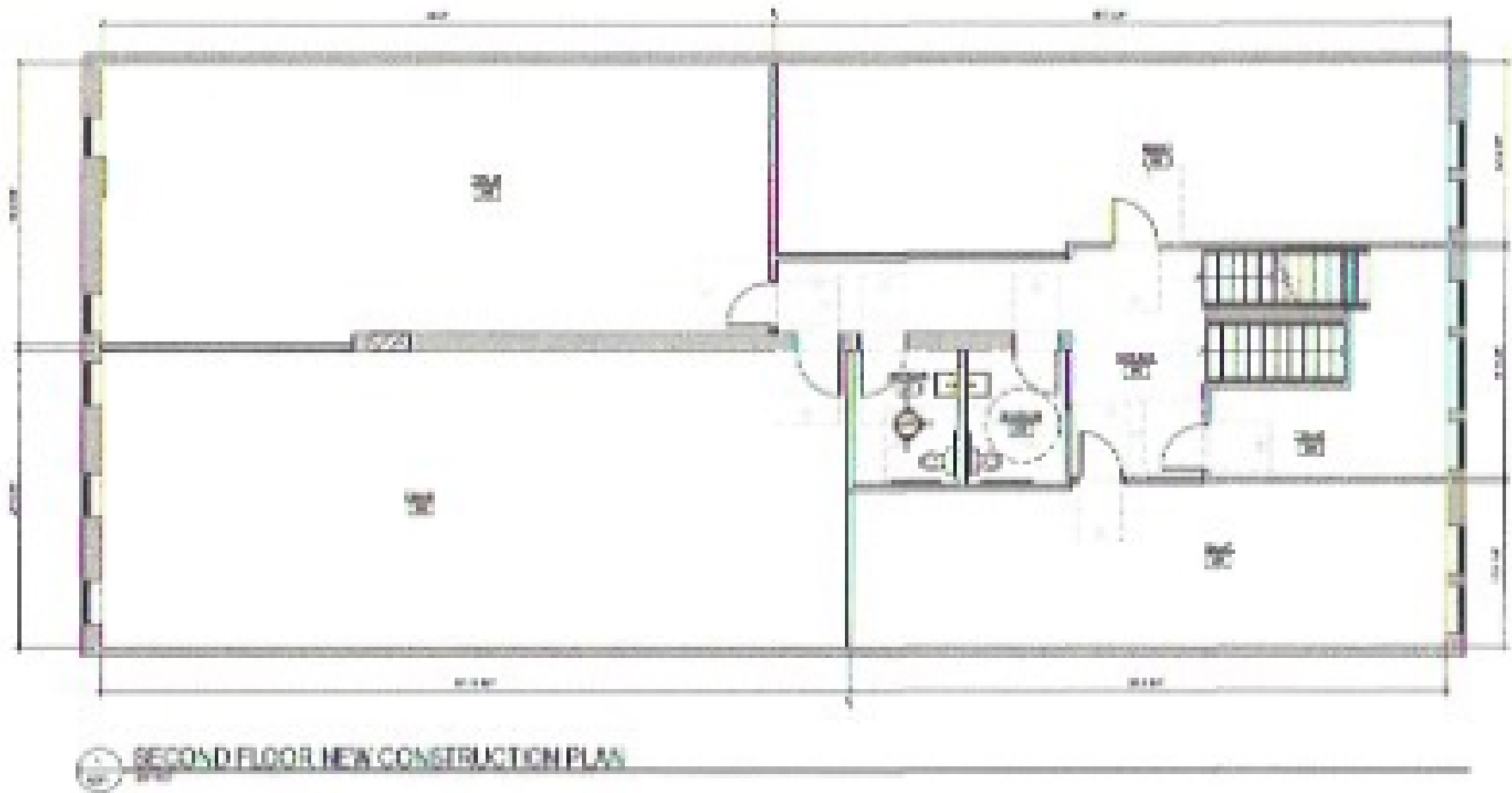
BUILDING INFORMATION

Building Class	C
Occupancy %	40.0%
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	3
Average Floor Size	4,000 SF
Year Built	1920
Year Last Renovated	2019
Free Standing	No

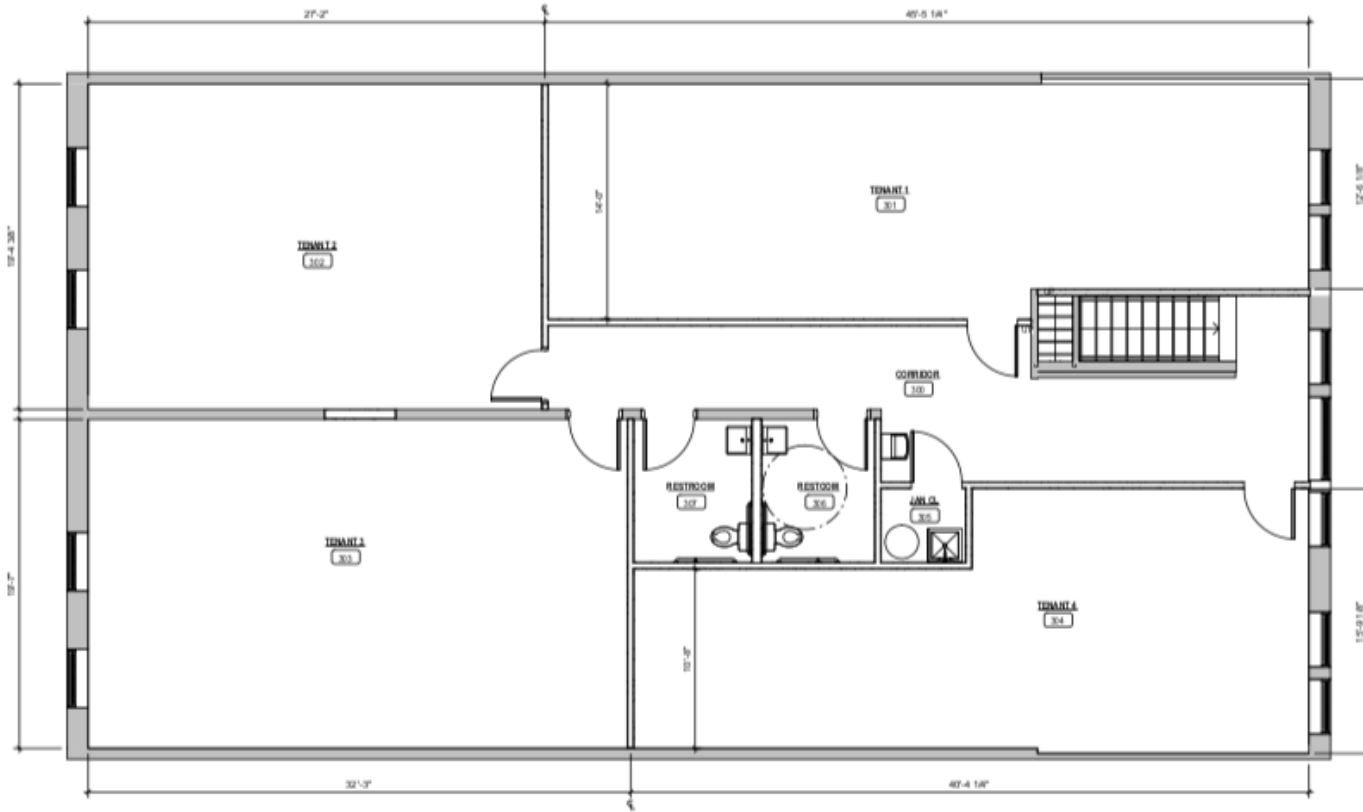
// ADDITIONAL PHOTOS



// FLOOR PLANS



// FLOOR PLANS



2 THIRD FLOOR NEW CONSTRUCTION PLAN
A201 316" = 1'-0"



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// SECTION 2

LOCATION INFORMATION

SON OF THURMANS - 5 N SANDUSKY ST, DELAWARE, OH 43015



LOCATION DESCRIPTION

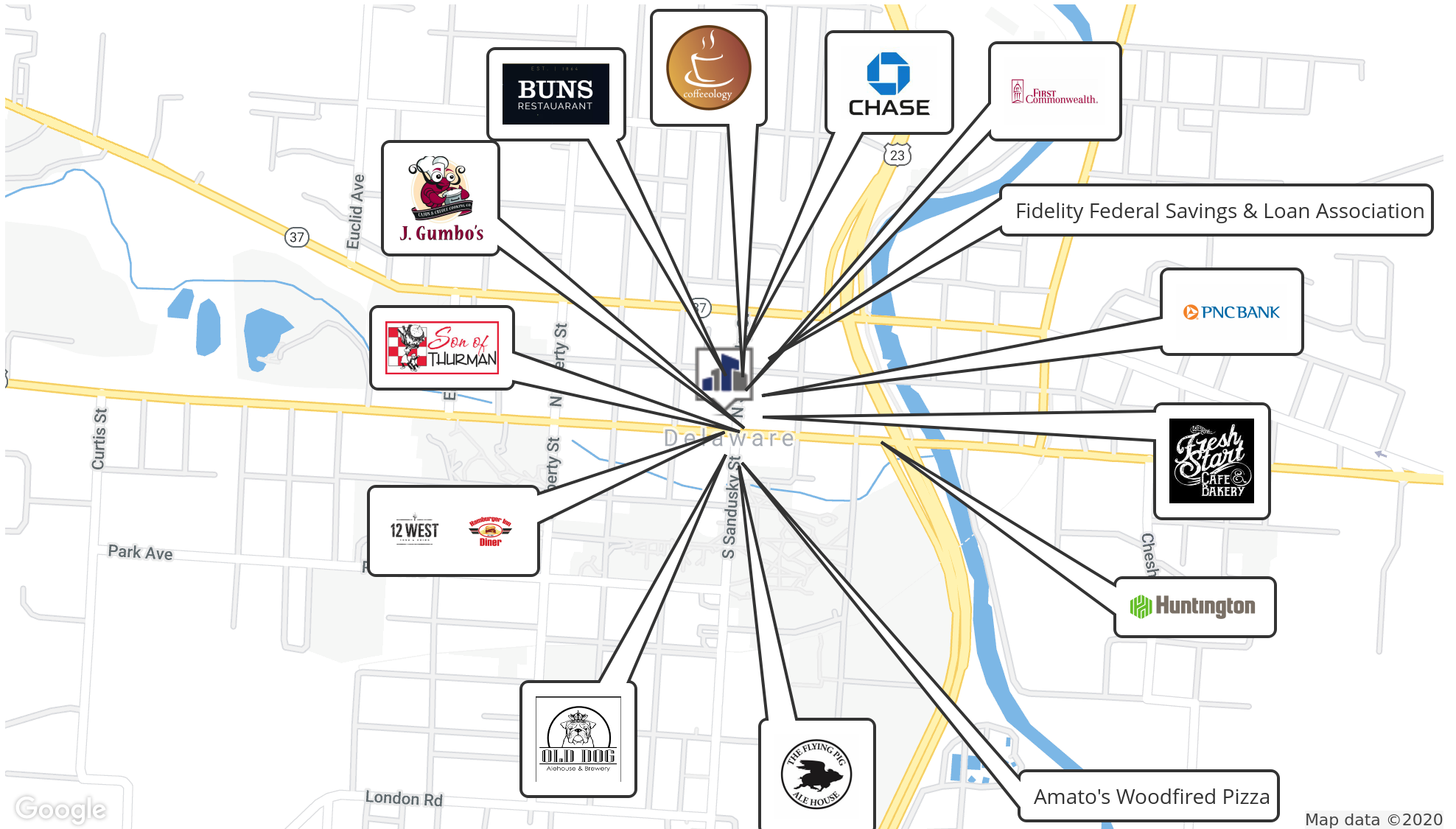
Located in the heart of downtown Delaware, this new development space will be located above the very popular Son of Thurmans restaurant. The Top two floors of the building are being renovated and will be one of the most sought after locations in the downtown market. The offices overlook the North Sandusky road and William Street where all of the action is at. The office spaces will feature high ceilings

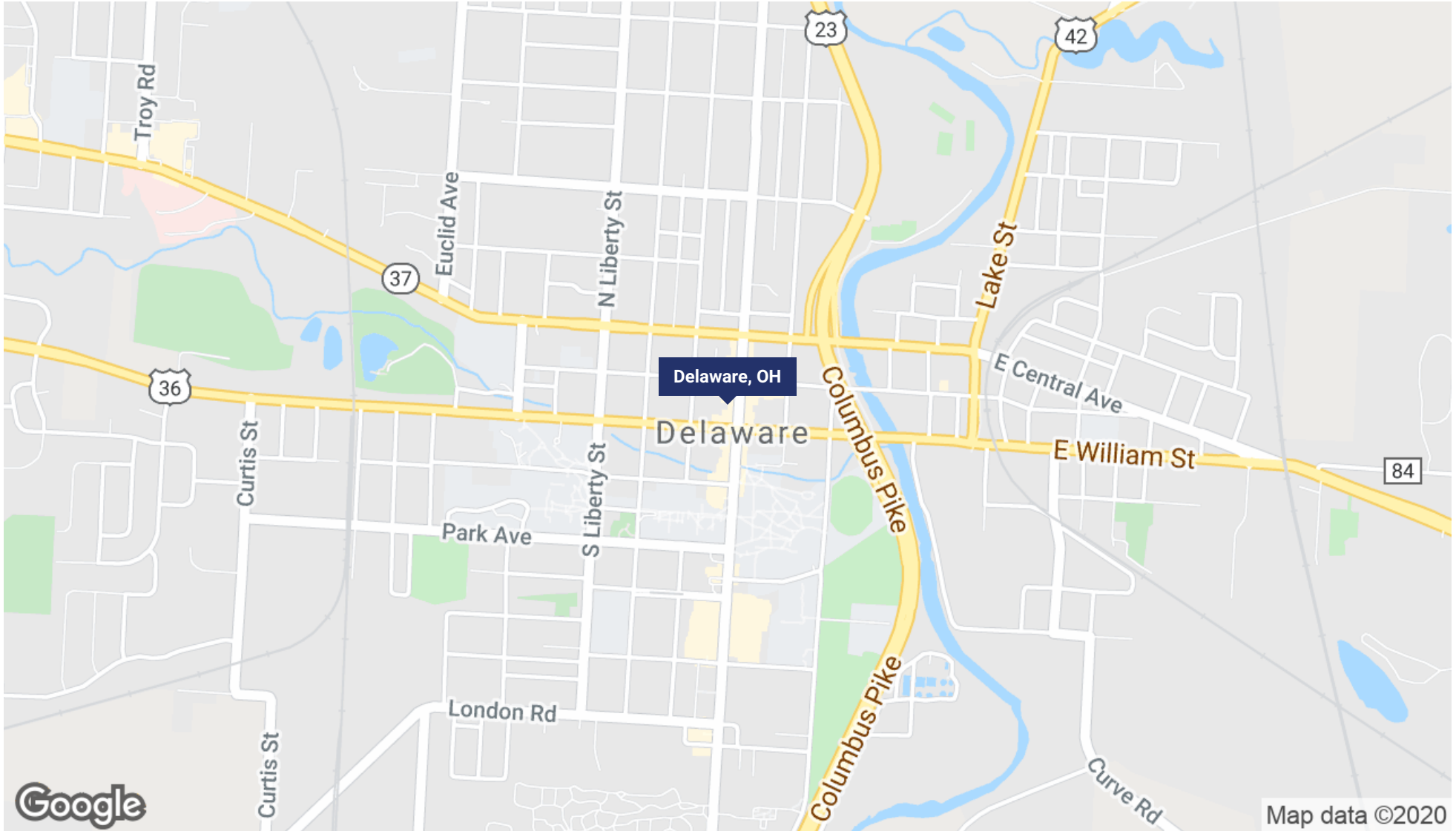
LOCATION DETAILS

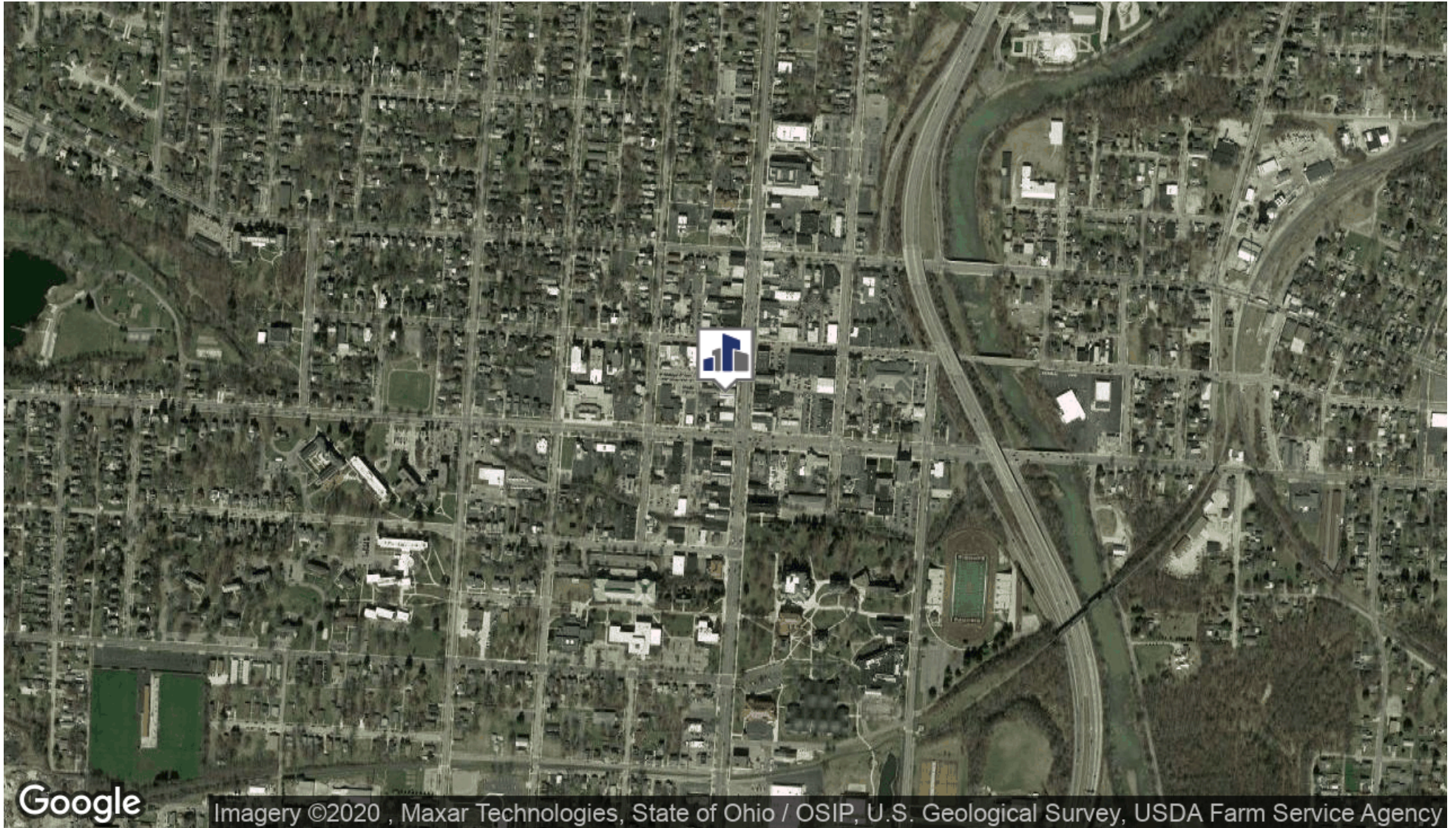
Market	City of Delaware
Sub Market	Downtown Delaware
County	Delaware
Cross Streets	Wiliams St



// RETAILER MAP









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// SECTION 3

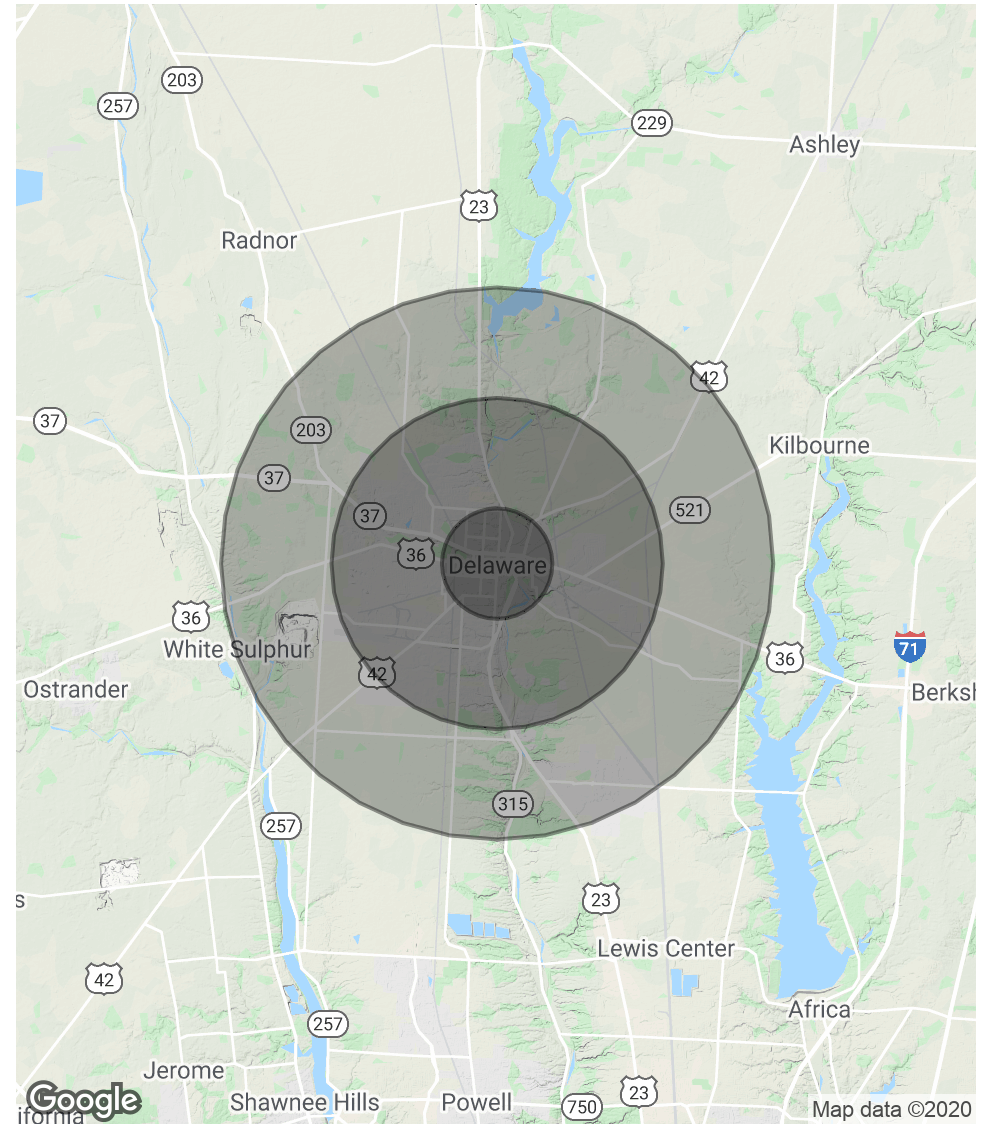
DEMOGRAPHICS

SON OF THURMANS - 5 N SANDUSKY ST, DELAWARE, OH 43015

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,292	34,650	52,364
Median age	25.6	32.0	33.3
Median age (Male)	25.3	31.5	32.5
Median age (Female)	25.8	32.5	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,352	13,171	20,010
# of persons per HH	3.1	2.6	2.6
Average HH income	\$55,017	\$62,767	\$69,420
Average house value	\$131,097	\$167,936	\$190,422

* Demographic data derived from 2010 US Census





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// SECTION 4

ADVISOR BIOS

SON OF THURMANS - 5 N SANDUSKY ST, DELAWARE, OH 43015



BRETT POST

Senior Advisor

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OH #2014000355

PROFESSIONAL BACKGROUND

As a Commercial Real Estate agent and Business Broker with 10 years of experience, it is my focus to help clients in whatever scope they have retained us to assist them with. Whether it is to buy or sell a business, source a location, sell a commercial property, or help them to develop their company, we use our extensive background to assist our clients to achieve their goals.

Prior to working in the Commercial Real Estate business, I pursued interests in Restaurant Management, B2B Sales, the CBOT Stock Exchange, and service related consulting groups. The companies I worked for not only were extremely profitable under my direction, they also increased in size, and produced the managers, trainers, and staff for the future of the companies as a whole.

I received my Bachelor's of Art in Economics from the University of Minnesota. While studying there, I also received a minor in Psychology. I have completed extensive courses in Commercial real estate investing and similar business interest to continue to improve the results for our clients.

With my widespread and comprehensive background in Service related businesses, I work hard to help my clients enter or exit the interests that they have. Nobody will out work our group to Buy or Sell a business or Commercial Property for you!

Purchase and Sell Commercial Buildings and Land, Restaurants, Pizza shops, Bars & other related businesses. Locating and/or selling Liquor Permits. Service related business consulting for financial and business plan development. Implementation of service and sales strategies for service related sales teams.

3CRE ADVISORS

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ERIC ROSS

Advisor

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PROFESSIONAL BACKGROUND

Eric Ross is an advisor with 3CRE and is a licensed sales agent in the state of Ohio. Having 15 years of both national corporate chain and entrepreneurial experience in the bar and restaurant business led Eric to start a consulting business to help other entrepreneurs unwind the intricacies of the industry. As an owner/operator in both start-up and national franchise operations in several areas of business, Eric brings over 20 years of business experience to our Business Brokering and Commercial Sales categories. This experience in business valuation, operations management, local and regional sales analysis, P&L management, and cost analysis allow Eric to bring a value add that meets the needs of all of his clients.

A graduate of Ohio University in Athens Ohio, with a Bachelors of Business Administration, Eric is a Central Ohio native with a lifelong knowledge of the area. He currently lives in Pickerington, Ohio, and is part of the company's expansion into the Columbus market. He works with a determination and dedication to help his team and his clients achieve top levels of success.

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// ADVISOR BIO 3



MICHAEL COSTANTINI

Broker

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OH #BKRP 2018001126

PROFESSIONAL BACKGROUND

Michael Costantini is an experienced commercial broker specializing in commercial real estate and is a partner in 3CRE Advisors. With over 20 years experience and a track record of producing optimal results, Michael has the knowledge, expertise and negotiating skills to get the results his clients desire.

A thorough and results-driven broker, Michael is always attuned to the pulse of the market, using his experience to help clients navigate current market conditions and anticipate future ones. When working with Michael, clients have a proven professional that can deliver results and optimize their commercial real estate investments.

Michael founded 3CRE Advisors with partner Tryfon Christoforou to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy. The 3CRE team has completed over a billion dollars of real estate transactions, and their list of retail clients include Scene 75 Entertainment, Walgreens, CVS, Dollar and to name a few. 3CRE also has in-depth expertise in disposition and acquisition of retail assets ranging from 10,000 SF to 384,000 SF.

3CRE has extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing websites, social media platforms, and email campaigns.

Michael holds a bachelor's degree and a master's degree in business administration from Xavier University. His industry affiliations include the International Council of Shopping Centers (ICSC); the National Association of Realtors (NAR); the Ohio Association of Realtors (OAR); and the Cincinnati and Dayton Board of Realtors.

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