



// RETAIL / OFFICE PROPERTY FOR LEASE

# 55 N SANDUSKY ST

55 N SANDUSKY ST, DELAWARE, OH 43015



## OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (MG)
Building Size:	2,200 SF
Available SF:	1,300 SF
Lot Size:	0.092 Acres
Number of Units:	1
Year Built:	1890
Renovated:	2000
Zoning:	Commercial
Market:	City of Delaware
Submarket:	Downtown Delaware

## PROPERTY OVERVIEW

Minimum three year to five year term Modified Gross lease. Tenant is responsible for their utility costs and any in space cleaning. Co-use space for primary front and rear access to the building. Common use restrooms. Tenant will be required to submit a PFS with the lease request. There are 3 percent annual increases in lease rate.

## PROPERTY HIGHLIGHTS

- \* DOWNTOWN DELAWARE SITE WITH PARKING
- \* RETAIL / OFFICE SPACE LOCATED ON SANDUSKY ST
- \* COMMON USE ENTRANCE
- \* HIGH WALKING TRAFFIC
- \* CLOSE TO OHIO WESLEYAN UNIVERSITY
- \* CLOSE TO DELAWARE COUNTY COURTHOUSE

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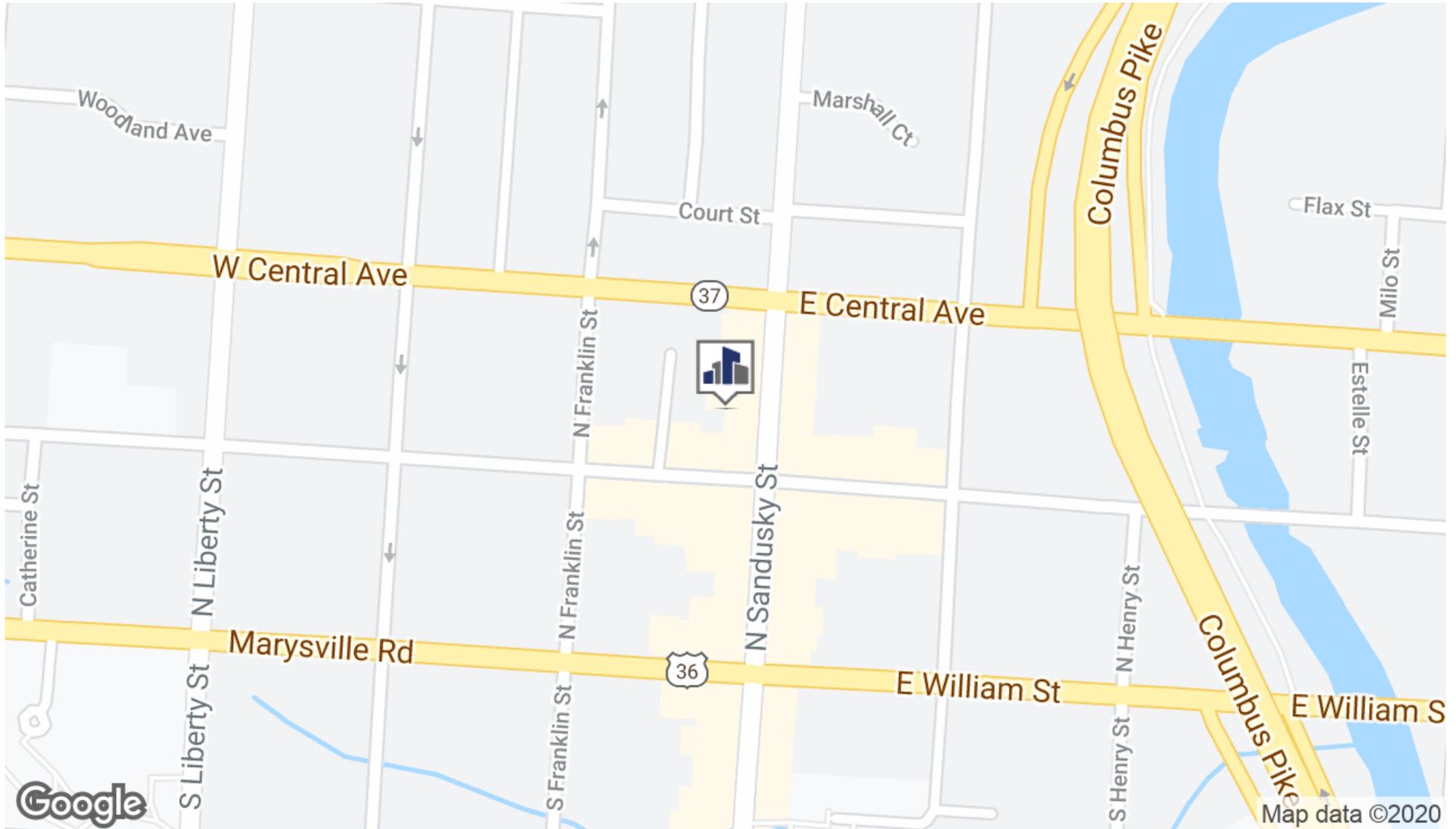
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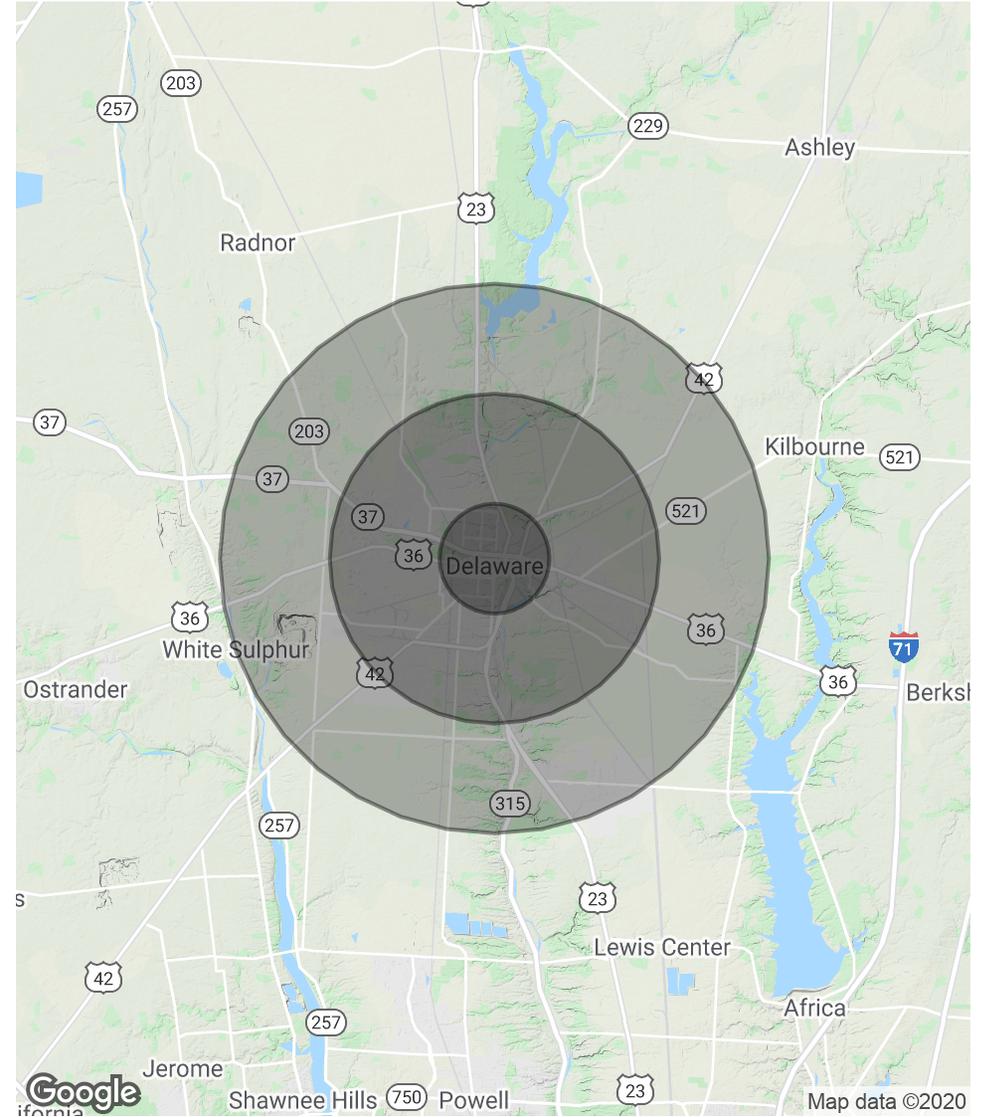
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,283	34,547	52,003
Average age	25.4	32.0	33.3
Average age (Male)	25.1	31.4	32.5
Average age (Female)	25.7	32.5	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,320	13,129	19,896
# of persons per HH	3.1	2.6	2.6
Average HH income	\$55,467	\$62,709	\$69,131
Average house value	\$132,102	\$167,473	\$189,381

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,909	30,554	46,507
% White	86.6%	88.4%	89.4%
Total Population - Black	720	2,102	2,669
% Black	7.0%	6.1%	5.1%
Total Population - Asian	199	433	849
% Asian	1.9%	1.3%	1.6%
Total Population - Hawaiian	0	5	9
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	27	28	28
% American Indian	0.3%	0.1%	0.1%
Total Population - Other	130	521	676
% Other	1.3%	1.5%	1.3%

\* Demographic data derived from 2010 US Census



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