

FOR SALE



268 S Sandusky St, Delaware, OH 43015

- Commercial Redevelopment Opportunity
- High Traffic corner of Sandusky St and London Rd
- Growing Downtown of Delaware, Ohio
- Across the street from multiple national users like Walgreens, McDonald's, Pizza Hut & more
- Traffic Count: 10,448 vehicles/day on S Sandusky St, 9,933 vehicles/day on London Rd
- Price includes: Business, Liquor License, excluding inventory



 [Click Here for Video](#)

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Commercial-Retail



List Number: 221030777

Status: Active

List Price: \$895,000

Listing Service:

List Price Sqft: \$177.33

Original List Price: \$1,100,000

VT:

Parcel #: 519-433-19-017-000

Previous Use: Convenience Store

Use Code: 420 - SMALL DET
RETAIL<10000SF

Tax District: 14

Zoning: Commercial

For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive:

Taxes (Yrly): 8,141

Tax Year: 2020

Possession: 60 days

Assessment:

General Information

Address: 268 S Sandusky Street
 Between Street: London Rd & W Harrison St
 Complex:
 Dist To Interchange:
 Building Information

Unit/Suite #:
 City: Delaware
 County: Delaware
 Mult Parcels/Sch Dis:

Zip Code: 43015
 Corp Limit: Delaware
 Township: None
 Near Interchange:

Tax District: 14

Total SqFt Available: 5,047

Minimum Sqft Avail: 5,047

Max Cont Sqft Avail: 2,562

Bldg Sq Ft: 5,047

Acreage: 0.45

Lot Size:

Floors AboveGround: 1

Units:

Parking Ratio/1000:

of Docks: 0

Drive-In Doors: 1

Total Parking:

Year Built: 1967

Year Remodeled: 1968

Bay Size:

Traffic CountPerDay:

Ceiling Height Ft:

| Suite Number | SqFt | Date Avail | Suite # | Sqft | Date Avail |
|--------------|------|------------|---------|------|------------|
| 1: | | | 3: | | |
| 2: | | | 4: | | |

Financials

Lease Rate \$/Sq Ft: 0
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 0
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 0
 Curr Yr Est \$/SF LL:

Term Desired:
 Will LL Remodel:
 Finish Allow/SQFT \$:
 Pass Exp Over BaseYr:
 Exp Stop \$:

Features

Heat Fuel:
 Heat Type:
 Electric:
 Services Available:
 Construction:
 Sprinkler:
 Mult Use:

Sewer:
 Electric:
 Misc Int & Ext Info:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Commercial Redevelopment Opportunity on a High traffic corner of Sandusky St and London Rd. Downtown growing Delaware, OH with national chains like Walgreens and McDonalds across the street. Traffic count is 10,448 vehicles per day on S Sandusky St and 9,933 vehicles per day on London Rd.

Sold Info

Sold Date: DOM: 359

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

July 28, 2022

Prepared by: Randy J Best

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Aerial View



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Parcel



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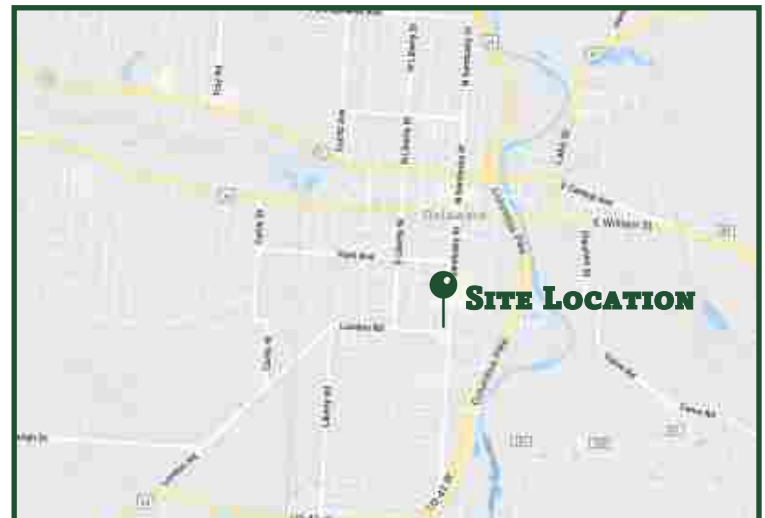


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TRAFFIC COUNT

| Street | Avg Daily Volume |
|---------------|------------------|
| S SANDUSKY ST | 10,448 |
| LONDON ROAD | 9,933 |
| E WILLIAM ST | 17,826 |



DEMOGRAPHICS

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|---|---------------|----------------|----------------|
| Population (2021) |  | 8,665 | 39,498 | 51,410 |
| Households (2021) |  | 3,120 | 15,177 | 19,406 |
| Avg Household Income (2021) |  | \$63,133 | \$84,544 | \$96,235 |

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Delaware County

Located 20 miles north of Columbus, Delaware County is comprised of the cities of Delaware, Sunbury, Galena, and Powell. These communities make up one of the fastest growing suburban counties in Ohio and the 21st fastest growing counties in the US. The fast-growing nature of the county has brought major employers to the area including JPMorgan Chase & Co, Kroger, Anthem, and McGraw Hill.



209,177
People



68,649
Households



\$104,322
Median Household
Income

Local Attractions



**Ohio Wesleyan
University**



**Alum Creek
State Park**



**Columbus Zoo
and Aquarium**



**Olentangy
Caverns**

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