

FOR SALE



\$1,100,000

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



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BEST CORPORATE REAL ESTATE
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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:** \$1,100,000**Listing Service:****List Price Sqft:** \$217.95**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****Total SqFt Available:** 5,047**Bldg Sq Ft:** 5,047**# Floors Above Ground:** 1**# of Docks:** 0**Year Built:** 1967**Traffic Count Per Day:****Unit/Suite #:****City:** Delaware**County:** Delaware**Mult Parcels/Sch Dis:****Zip Code:** 43015**Corp Limit:** Delaware**Township:** None**Near Interchange:****Tax District:** 14**Minimum Sqft Avail:** 5,047**Acreage:** 0.45**# Units:****# Drive-In Doors:** 1**Year Remodeled:** 1968**Ceiling Height Ft:****Max Cont Sqft Avail:** 2,562**Lot Size:****Parking Ratio/1000:****Total Parking:****Bay Size:**

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

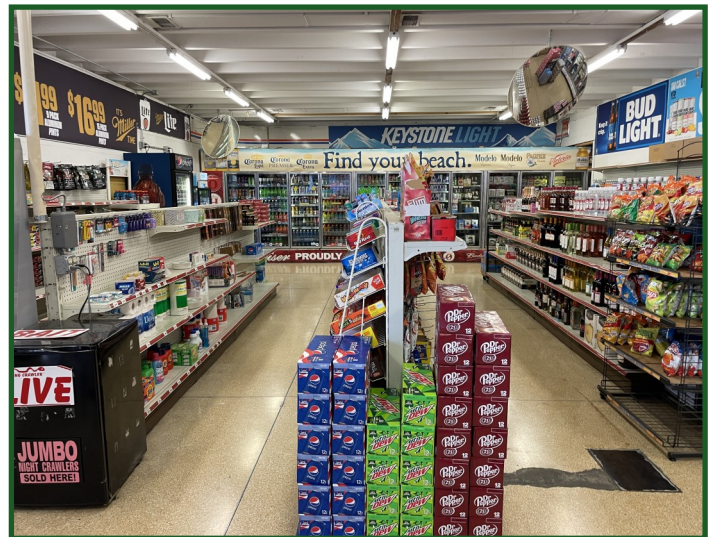
Financials**Lease Rate \$/Sq Ft:** 0**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**Curr Yr Est \$/SF LL:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Sewer:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****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:** 6**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**August 09, 2021****Prepared by:** Randy J Best

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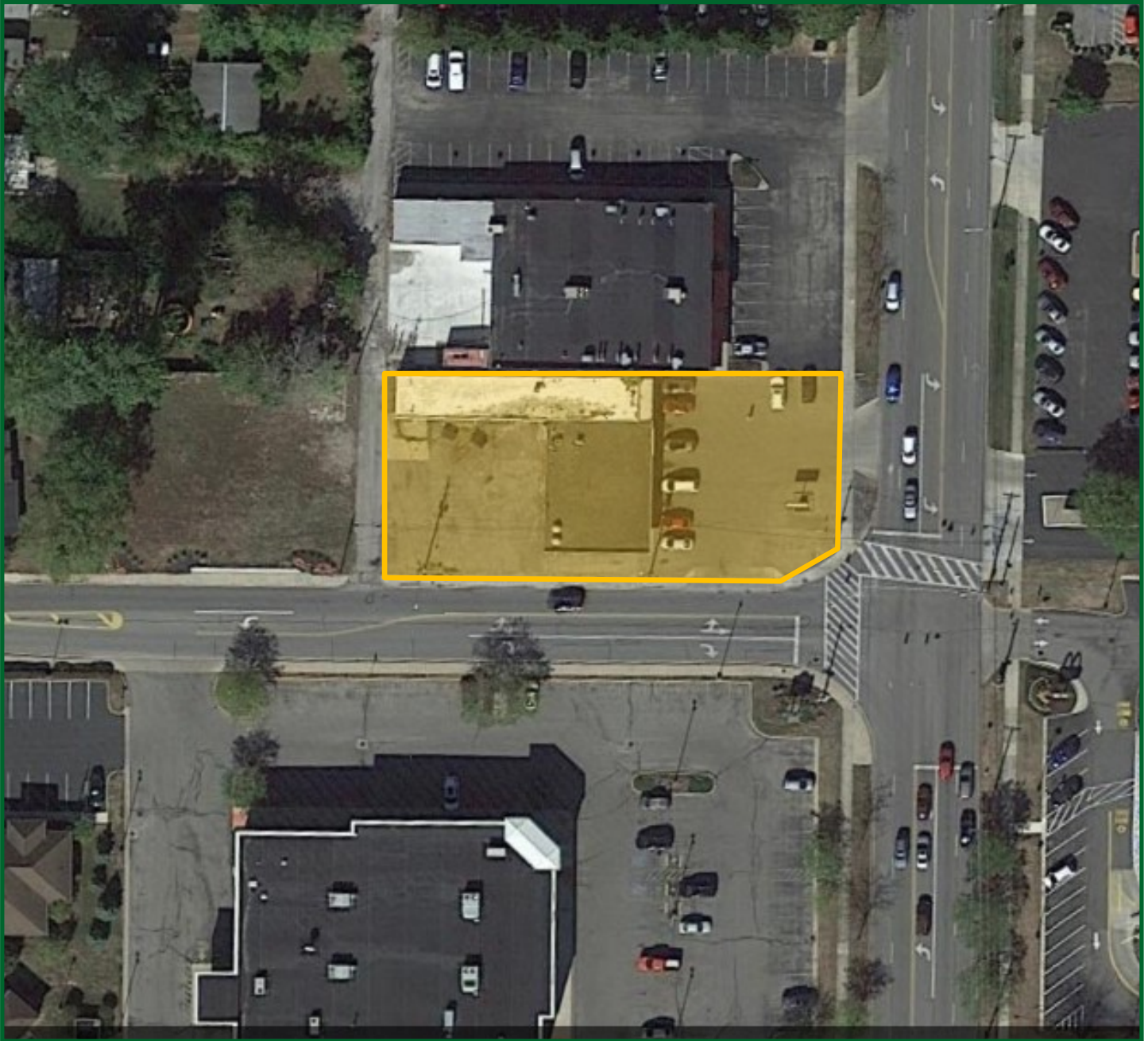
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Aerial View



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Parcel



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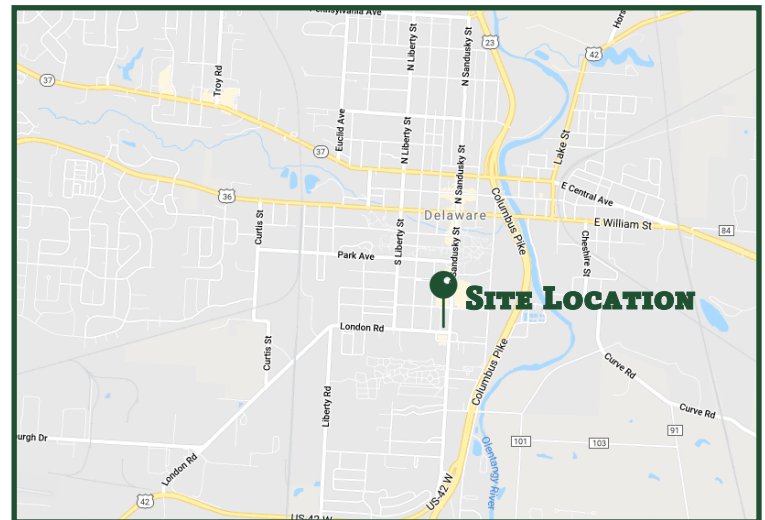


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TRAFFIC COUNT

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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