



## PACER INN & SUITES MOTEL 259 SANDUSKY STREET, DELAWARE OH 43015

FOR SALE: \$800,000

### Property Features:

- 34 Luxury suites with many amenities
- Beautiful English cherry furniture
- Flat Screen TV's and Wi-Fi for guests
- Separate Banquet/Conference Building
- Downtown Delaware
- Recently Updated



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We have no reason to doubt its accuracy, but we do not guarantee it.



1

**259 S Sandusky St**



Pacer Inn and Suites Motel – Located at 259 S. Sandusky St in Delaware, Ohio has 34 luxury suites with many amenities. Also on site is a separate banquet conference building that holds up to 130 people. The property is located in downtown Delaware, Ohio, which is the home of Ohio Wesleyan University and the host of the internationally famous horse race known as the Brown Jug.

Address: **259 S Sandusky St**  
 City/State/Zip: **Delaware, OH 43015**  
 Market: **North Delaware County**  
 Submarket: --

Year Built:  
 Core Factor:  
 Sublease: **No**  
 % Occupied: **0%**

Bldg Size: **22,863 SF**  
 Stories: **1**  
 Status: **Existing**  
 Class:  
 Parking Ratio: --

Available SF: **22,863 SF**  
 Max Contig: --  
 Rental Rate: ----  
 Sale Price: **\$800,000**  
 Price/SF: **\$34.99 /SF**

Property Type: **Hotel/Motel**  
 Zoning:  
 Parcel #: **51943411008000**

Operating Exp/SF: --  
 Taxes/SF --

**Best Corporate Real Estate**  
 Randy Best, CCIM (614) 559-3350x 12



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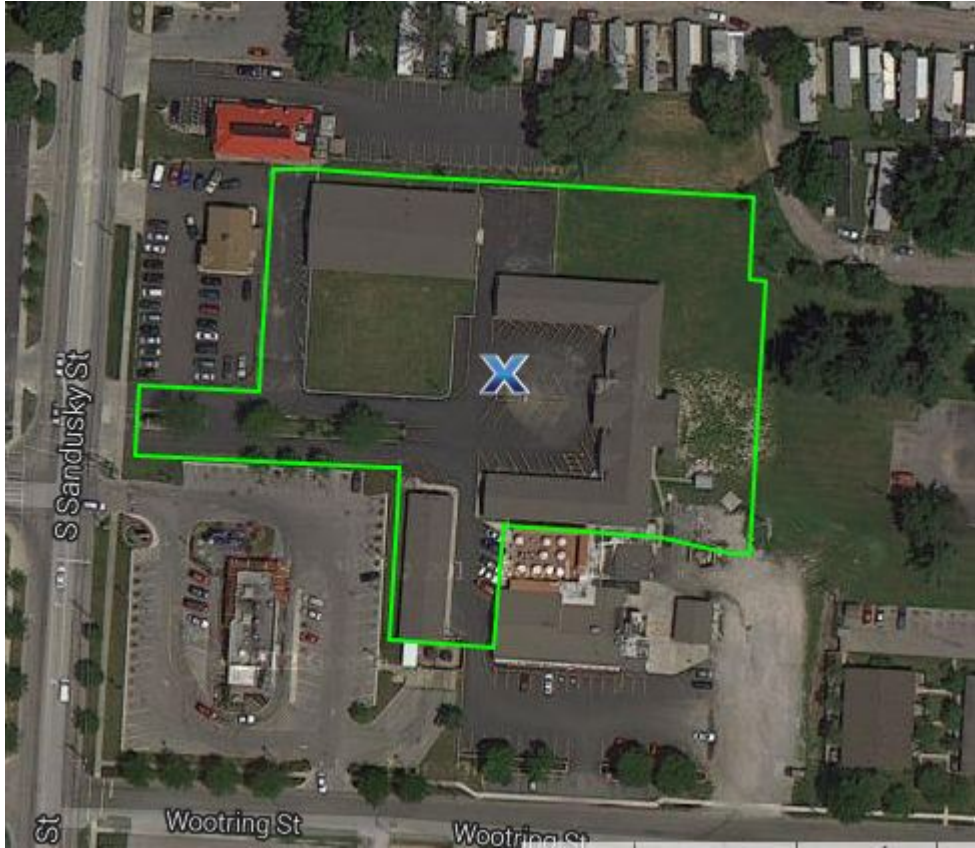
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Sandusky St

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259 Sandusky, Delaware, OH



**259 S Sandusky St****Demographics**

**259 S Sandusky St**  
**Delaware, OH 43015**  
**Property Type:** Special Use  
**Specific Use:** HOTELMOTEL  
**Building Size:** 22,863 SF  
**Year Built:**

**Population**

	2015 Projection			2016 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Estimated Population	14,469	42,019	49,569	16,965	48,359	56,872
Total Census 2010 Population	9,474	26,149	30,974	9,474	26,149	30,974
Population Change %	49%	52%	53%	73%	74%	75%
Population Density (People/SQ Mile)	5,834	3,394	2,914	6,834	3,919	3,364
Median Age	39	41	42	40	43	44
Total Males	7,043	20,532	24,298	8,313	23,773	28,017
Total Females	7,426	21,487	25,271	8,652	24,586	28,855

**Population By Age Group**

	2015 Projection			2016 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
4 Years Old and Younger	1,246	3,238	3,677	1,399	3,456	3,941
5 - 9 Years Old	1,263	3,474	3,973	1,501	3,881	4,427
10 - 14 Years Old	1,046	3,052	3,552	1,341	3,661	4,206
15 - 19 Years Old	1,022	2,833	3,332	1,244	3,489	4,052
20 - 24 Years Old	1,303	3,000	3,479	1,286	3,375	3,934
25 - 29 Years Old	1,378	2,989	3,381	1,351	3,197	3,689
30 - 34 Years Old	1,178	2,960	3,325	1,328	3,117	3,548
35 - 39 Years Old	925	2,918	3,345	1,204	3,149	3,578
40 - 44 Years Old	844	3,034	3,573	1,086	3,318	3,827
45 - 49 Years Old	810	2,924	3,540	960	3,264	3,851
50 - 54 Years Old	777	2,672	3,310	879	3,091	3,731
55 - 59 Years Old	689	2,315	2,906	805	2,786	3,441
60 - 64 Years Old	526	1,723	2,174	647	2,193	2,737
65 - 69 Years Old	414	1,343	1,696	543	1,790	2,254
70 - 74 Years Old	332	1,048	1,312	433	1,396	1,751
75 - 79 Years Old	283	913	1,124	334	1,064	1,330
80 - 84 Years Old	204	692	840	266	860	1,062
85 Years Old and Older	229	891	1,030	358	1,272	1,513

**Population By Ethnicity**

	2015 Projection			2016 Projection		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
White	12,355	37,802	45,024	14,426	43,364	51,512
Black	1,364	2,311	2,448	1,556	2,605	2,756
Native American	7	47	49	12	77	81
Asian	290	933	1,053	306	951	1,082
Pacific Islander	21	31	31	24	34	34
2 or More Races	432	895	964	641	1,328	1,407
Hispanic	383	869	921	380	875	925
White Non-Hispanic	11,974	36,891	44,031	13,995	42,284	50,298

**Housing****2015 Projection****2016 Projection**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Estimated Households	4,805	15,727	18,699	5,528	17,913	21,256
Total Census 2010 Households	3,288	9,865	11,736	3,288	9,865	11,736
Average Household Size	2	2	2	1	n/a	n/a
Total Housing Units	3,744	12,655	15,179	3,744	12,655	15,179
Owner	1,938	7,511	9,538	1,938	7,511	9,538
Renter	1,579	4,218	4,514	1,579	4,218	4,514
Vacant Housing Units	226	929	1,130	226	929	1,130

## Income

	<b>2015 Projection</b>			<b>2016 Projection</b>		
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Under \$10,000	483	956	1,059	555	1,092	1,208
\$10,000 - \$14,999	329	679	796	380	775	905
\$15,000 - \$19,999	435	859	1,032	500	980	1,175
\$20,000 - \$24,999	304	913	1,119	348	1,037	1,270
\$25,000 - \$29,999	377	824	985	434	941	1,122
\$30,000 - \$34,999	299	898	1,070	344	1,029	1,222
\$35,000 - \$39,999	379	1,017	1,167	437	1,163	1,330
\$40,000 - \$44,999	274	927	1,094	319	1,063	1,252
\$45,000 - \$49,999	306	958	1,072	351	1,095	1,223
\$50,000 - \$59,999	508	1,737	1,871	584	1,984	2,134
\$60,000 - \$74,999	409	2,040	2,531	471	2,321	2,872
\$75,000 - \$99,999	291	2,282	2,781	336	2,591	3,154
\$100,000 - \$124,999	191	853	1,137	223	967	1,288
\$125,000 - \$149,999	94	318	352	107	358	396
\$150,000 - \$199,999	40	256	336	45	288	378
Over \$200,000	44	99	167	52	113	189
Median Household Income	\$37,332.00	\$47,885.35	\$50,645.35	\$37,368.00	\$47,886.06	\$50,634.95
Aggregate Household Income	\$219,225,218.00	\$883,263,321.00	\$1,070,181,885.00	\$252,767,252.00	\$1,002,404,905.00	\$1,212,350,145.00
Average Household Income	\$45,475.17	\$55,116.65	\$57,967.05	\$45,522.67	\$55,084.82	\$57,909.90
Per Capita Household Income	\$16,405.17	\$22,009.29	\$22,991.15	\$16,278.17	\$21,884.06	\$22,860.10

## Household Expenditures

	<b>2015 Projection</b>			<b>2016 Projection</b>		
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Annual Household	\$184,621,604.90	\$722,149,752.60	\$870,260,870.40	\$213,955,525.90	\$827,082,608.90	\$995,216,969.70
Average Annual Household	\$38,230.67	\$44,498.18	\$45,710.95	\$38,477.83	\$44,858.29	\$46,090.45
Food	\$5,086.53	\$5,713.65	\$5,836.60	\$5,033.05	\$5,693.55	\$5,824.25
Cereals & Bakery Products	\$395.52	\$420.36	\$424.67	\$389.67	\$416.16	\$421.06
Cereals & Cereal Products	\$138.82	\$150.65	\$153.44	\$138.25	\$150.79	\$153.72
Bakery Products	\$280.52	\$302.44	\$306.31	\$273.38	\$293.23	\$296.38
Meats, Poultry, Fish & Eggs	\$824.45	\$902.79	\$916.62	\$836.08	\$918.95	\$933.06
Dairy ProductseFMisc	\$327.83	\$360.49	\$367.17	\$330.85	\$368.27	\$376.22
Housing	\$12,720.02	\$14,468.05	\$14,817.07	\$12,842.32	\$14,644.04	\$15,007.61
Owned Dwellings	\$4,582.28	\$5,666.47	\$5,879.97	\$4,618.65	\$5,756.71	\$5,984.78
Mortgage Interest & Charges	\$2,306.65	\$2,908.81	\$3,024.07	\$2,213.67	\$2,767.94	\$2,870.99
Property Taxes	\$1,327.58	\$1,611.21	\$1,668.33	\$1,309.98	\$1,573.41	\$1,626.22
Rented Dwellings	\$2,547.47	\$2,357.58	\$2,323.48	\$2,478.63	\$2,287.18	\$2,250.52
Utilities, Fuels & Public Services	\$2,972.22	\$3,265.93	\$3,317.46	\$3,018.08	\$3,299.38	\$3,346.81
Natural Gas	\$445.08	\$486.18	\$493.77	\$428.18	\$466.70	\$473.57
Electricity	\$1,092.37	\$1,184.52	\$1,201.05	\$1,111.77	\$1,196.78	\$1,211.04
Fuel Oil or Other Fuels	\$115.98	\$124.56	\$125.85	\$116.70	\$125.48	\$126.82
Telephone Services	\$983.08	\$1,081.32	\$1,098.26	\$1,014.75	\$1,127.37	\$1,147.56
Water & Other Public Services	\$318.73	\$351.82	\$356.49	\$329.10	\$364.01	\$368.53
Household Operations	\$602.93	\$731.06	\$759.21	\$598.07	\$725.04	\$752.06
Personal Services	\$227.95	\$275.26	\$285.66	\$231.73	\$278.82	\$289.06
Other Household Expenses	\$414.03	\$498.63	\$515.59	\$416.15	\$510.79	\$530.41
Housekeeping Supplies	\$546.33	\$606.01	\$617.18	\$530.88	\$587.98	\$598.85
Household Furnishings & Equipment	\$1,276.28	\$1,541.98	\$1,594.84	\$1,241.88	\$1,479.82	\$1,525.66
Furniture	\$328.48	\$410.61	\$426.74	\$323.30	\$399.96	\$414.57
Floor Coverings	\$33.22	\$40.81	\$42.34	\$32.75	\$40.41	\$41.94
Major Appliances	\$191.42	\$223.85	\$229.78	\$189.67	\$223.42	\$229.65
Sm. Appliances & Misc Housewares	\$88.23	\$99.82	\$102.38	\$88.47	\$100.59	\$103.22
Apparel & Services	\$1,389.32	\$1,600.27	\$1,643.20	\$1,412.35	\$1,622.21	\$1,663.97
Transportation	\$6,959.42	\$8,180.06	\$8,393.39	\$7,141.95	\$8,400.64	\$8,614.30



Maintenance & Repairs	\$551.95	\$626.64	\$640.35	\$554.35	\$625.48	\$638.71
Vehicle Insurance	\$1,004.00	\$1,144.39	\$1,169.14	\$1,034.62	\$1,161.99	\$1,182.61
Public Transportation	\$322.62	\$403.27	\$420.38	\$321.85	\$401.19	\$417.78
Health Care	\$2,750.37	\$3,003.15	\$3,042.91	\$2,702.72	\$2,948.18	\$2,988.86
Entertainment	\$1,960.63	\$2,353.67	\$2,432.88	\$1,989.27	\$2,419.25	\$2,507.66
Tobacco & Smoking Related	\$272.75	\$281.33	\$282.84	\$282.58	\$291.74	\$293.06
Cash Contributions	\$1,192.32	\$1,457.74	\$1,510.13	\$1,188.92	\$1,455.55	\$1,508.74
Personal Insurance & Pensions	\$3,604.30	\$4,721.55	\$4,940.88	\$3,578.00	\$4,645.73	\$4,851.35
Life & Other Personal Insurance	\$302.68	\$368.05	\$381.17	\$307.02	\$372.68	\$385.49
Pensions & Social Security	\$3,317.37	\$4,363.89	\$4,569.16	\$3,281.77	\$4,291.98	\$4,486.61

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