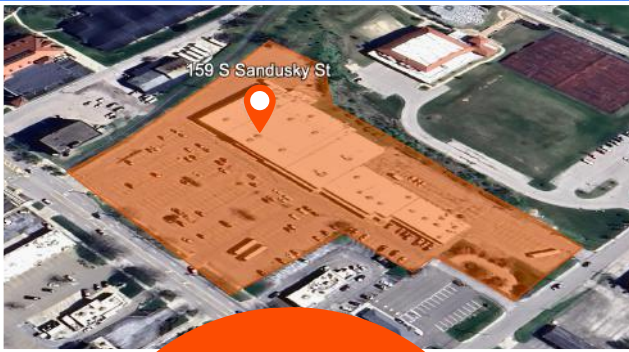


**42,000 SF AVAILABLE IN THE MIDWEST'S  
FASTEST-GROWING MARKET!**



# PRIME RETAIL FOR LEASE

**FULLY BUILT-  
OUT END-CAP  
RETAIL SPACE**



## DELAWARE SHOPPING CENTER

**ROTH**

REAL  
ESTATE  
GROUP

 159-193 S SANDUSKY ST. DELAWARE, OH 43015



# DELAWARE SHOPPING CENTER

## PROPERTY OVERVIEW

### PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[DIGITAL FLIPBOOK](#)

### CITY

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

### COUNTY

[DELAWARE COUNTY](#)

[COUNTY AUDITOR](#)

[COUNTY ZONING MAP](#)

5 5

5 1

1 1

Seize this rare opportunity to lease a prime end-cap retail space in the Delaware Shopping Center, located on the bustling S Sandusky St (US-23) corridor. This high-exposure corner unit is already fully built out and move-in ready, making it ideal for retail, restaurant, or sports based businesses looking to establish themselves in a thriving commercial area.

With strong traffic counts exceeding 70,000 vehicles per day, ample parking, and a prime location in Delaware's growing retail market, this space offers unparalleled visibility and convenience for business owners. The end-cap position provides maximum exposure, with additional storefront signage opportunities to attract customers.

If you're looking for a turnkey retail location in a high-demand area, this is your chance to establish a strong presence in Delaware's leading shopping district.

## FULLY BUILT-OUT END-CAP RETAIL SPACE

## HIGH-VISIBILITY LOCATION

VIEW

FLIPBOOK



## FOR LEASING INFO:

**WILL ROTH**  
**614.284.2083**  
[WILL@ROTHREGROUP.COM](mailto:WILL@ROTHREGROUP.COM)



## DELAWARE SHOPPING CENTER



## PROPERTY FEATURES

- ✓ **HIGH-TRAFFIC RETAIL CENTER**  
Located on one of Delaware's busiest streets, ensuring consistent footfall and drive-by visibility
- ✓ **DIVERSE TENANT MIX**  
Surrounded by established national brands, boutique retailers, and service-based businesses
- ✓ **EXCELLENT VISIBILITY**  
Storefront exposure along a high-traffic corridor
- ✓ **FLEXIBLE SPACE OPTIONS**  
Flexible space for restaurants, training centers, & large-scale operations
- ✓ **ADJACENT TO OHIO WESLEYAN**  
Ohio Wesleyan University, located less than a mile away, brings a steady influx of students and faculty, boosting local commerce

## PROPERTY DETAILS

### ADDRESS

159-199 S Sandusky St,  
Delaware, OH 43015

### AVAILABLE SPACE

42,327 SF - 1st Floor

### AVAILABLE

Now

### SPACE POSITION

End Cap

### SPACE BUILT OUT AS

Standard Retail

### CONDITION

Brand New

### MARKET

Delaware

### SUBMARKET

Delaware County

### RENTAL RATE

\$8.00 /SF/YR NNN

### LEASE TERM

Negotiable

### PROPERTY TYPE

Retail Shopping Center

### CENTER TYPE

Neighborhood Center

### ZONING

Commercial Retail

### PARKING

304 Spaces

### TOTAL LAND AREA

6.08AC

### PARCEL ID

519-434-10-005-000

- ✓ **AMPLE ON-SITE PARKING**  
Convenient parking for both customers and employees
- ✓ **STRONG LOCAL DEMOGRAPHICS**  
A growing population with high household incomes and consumer spending power
- ✓ **PRIME END-CAP LOCATION**  
Maximum visibility and high signage exposure
- ✓ **FULLY BUILT-OUT RETAIL SPACE**  
Move-in ready for immediate occupancy
- ✓ **HIGH TRAFFIC COUNTS**  
Over 70,000 vehicles pass daily, ensuring consistent exposure





# ADVANTAGE OF BEING NEAR OHIO WESLEYAN UNIVERSITY

Being just 1.2 miles from Ohio Wesleyan University means direct access to thousands of students, faculty, and visitors. This creates built-in foot traffic and consistent customer flow, especially for brands targeting younger demographics, casual dining, or lifestyle retail.

Ohio Wesleyan University, located less than a mile away, brings a steady influx of students and faculty, boosting local commerce.

- Over 1,400 students & faculty on campus
- Regular community & athletic events driving additional visitors
- Surrounded by residential neighborhoods with growing demand for retail & dining



● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES

# PRIME LOCATION IN A BOOMING RETAIL & SPORTS CORRIDOR

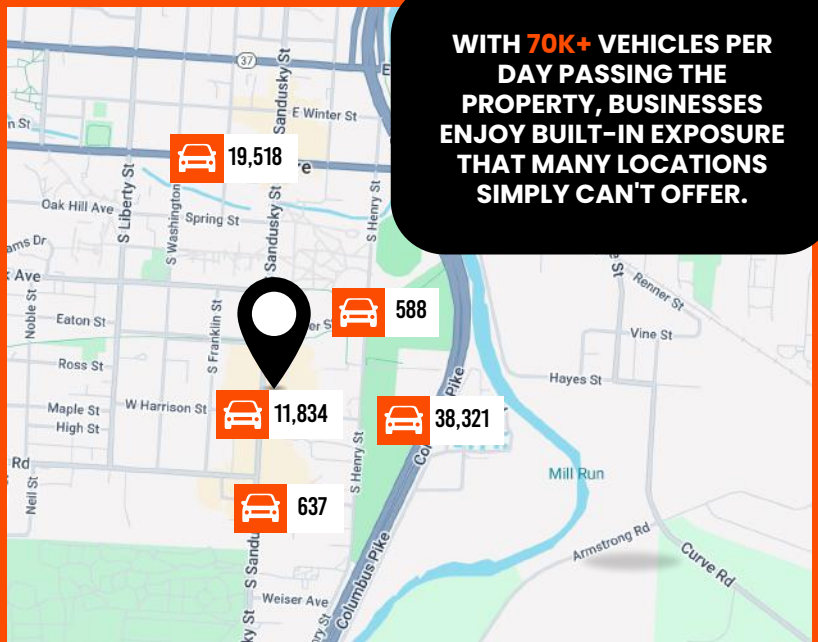
Located in one of Ohio's fastest-growing retail markets, this fully built-out, high-visibility end-cap retail space is a must-have for national brands looking to expand. With 70,000+ vehicles passing daily, strong surrounding demographics, and a prime position on the US-23 corridor, this space ensures your business will thrive in a booming commercial district.

LOCATED IN ONE OF THE BUSIEST RETAIL CORRIDORS IN THE REGION



## MAXIMUM EXPOSURE FOR RETAILERS & BRAND AWARENESS

- ✓ 70,000+ vehicles pass daily – ensuring constant visibility for your business.
- ✓ Located in a prominent shopping district, giving retailers a built-in customer base.
- ✓ High signage opportunities due to the end-cap position, allowing businesses to attract passing traffic.



WITH **70K+** VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN'T OFFER.





**DELAWARE**  
**SHOPPING CENTER**



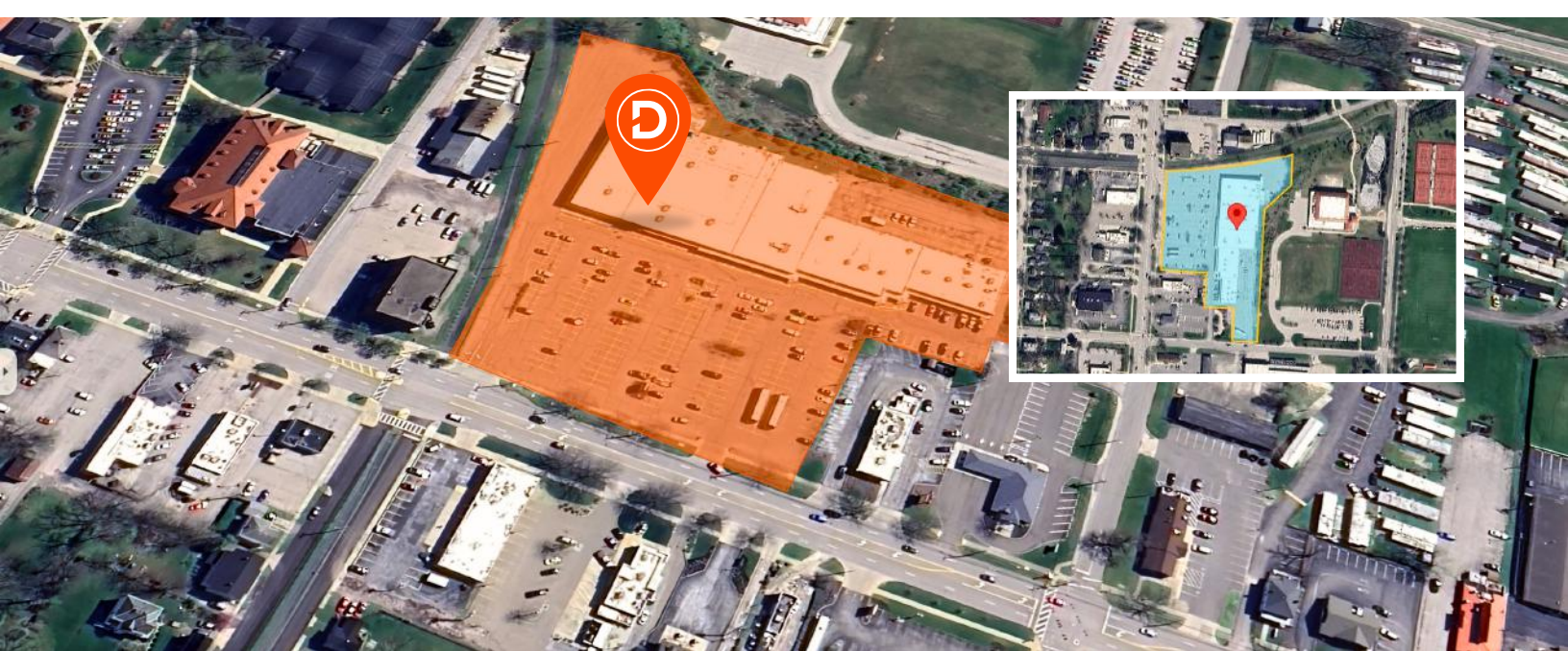
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**AERIAL VIEW**



## **DELAWARE SHOPPING CENTER**



Unit	Tenants
D171	Flying Monkey Comics and Games
D173	Pulp Juice & Smoothie Bar
D175	The Ups Store
D177	Cricket Wireless
D179	Happy Harvest
D187	Crossroad's Chiropractic, LLC
D189	Jackson Hewitt
D191	Canton Restaurant
D193	Little Caesar's

## **TENANT MIX**

**THIS IS THE ONLY AVAILABLE UNIT IN THE CENTER, MAKING IT A  
HIGHLY SOUGHT-AFTER LEASING OPPORTUNITY**

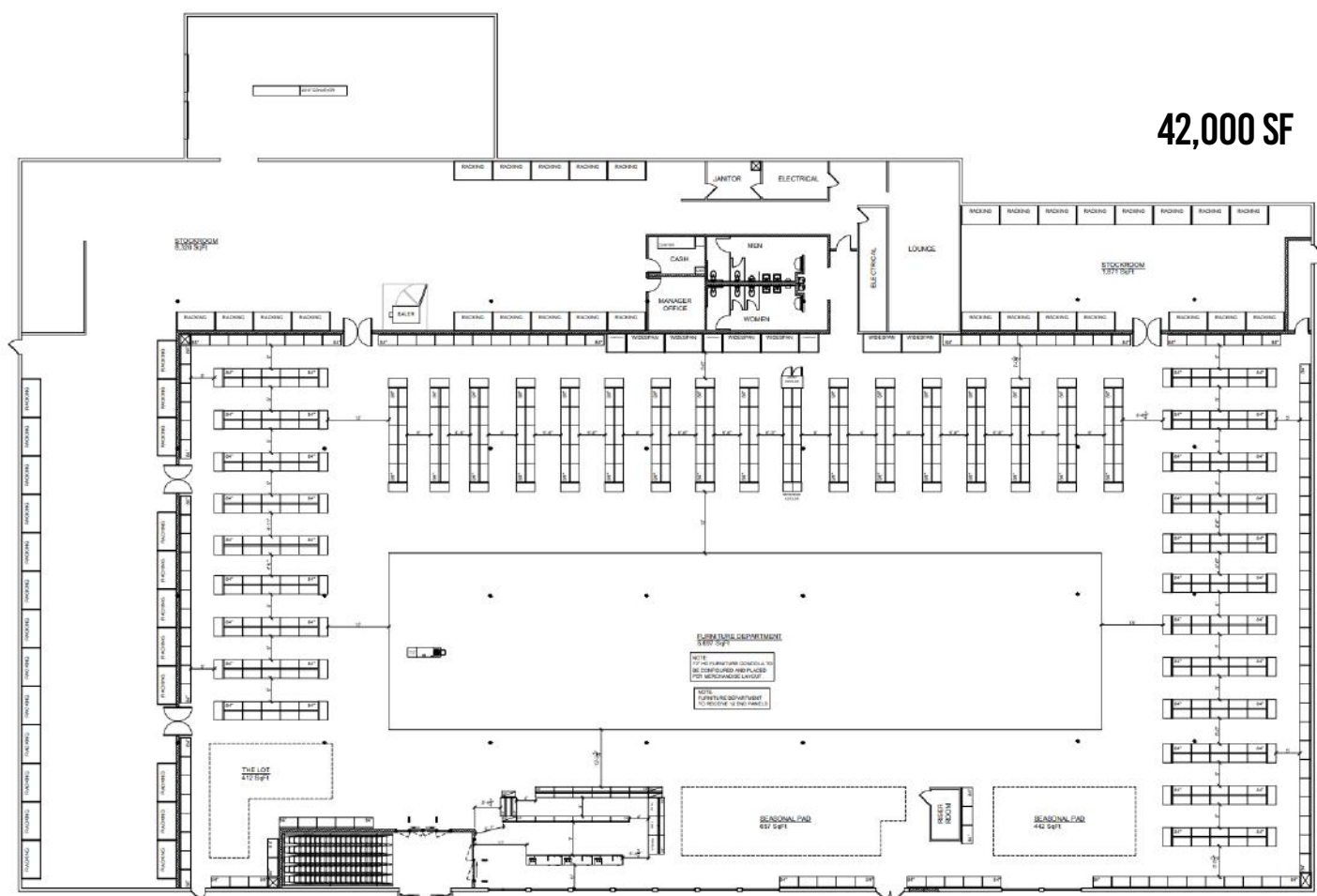
**FOR LEASING INFO: WILL ROTH | 614.284.2083 | WILL@ROTHREGROUP.COM**

# FLOOR PLAN

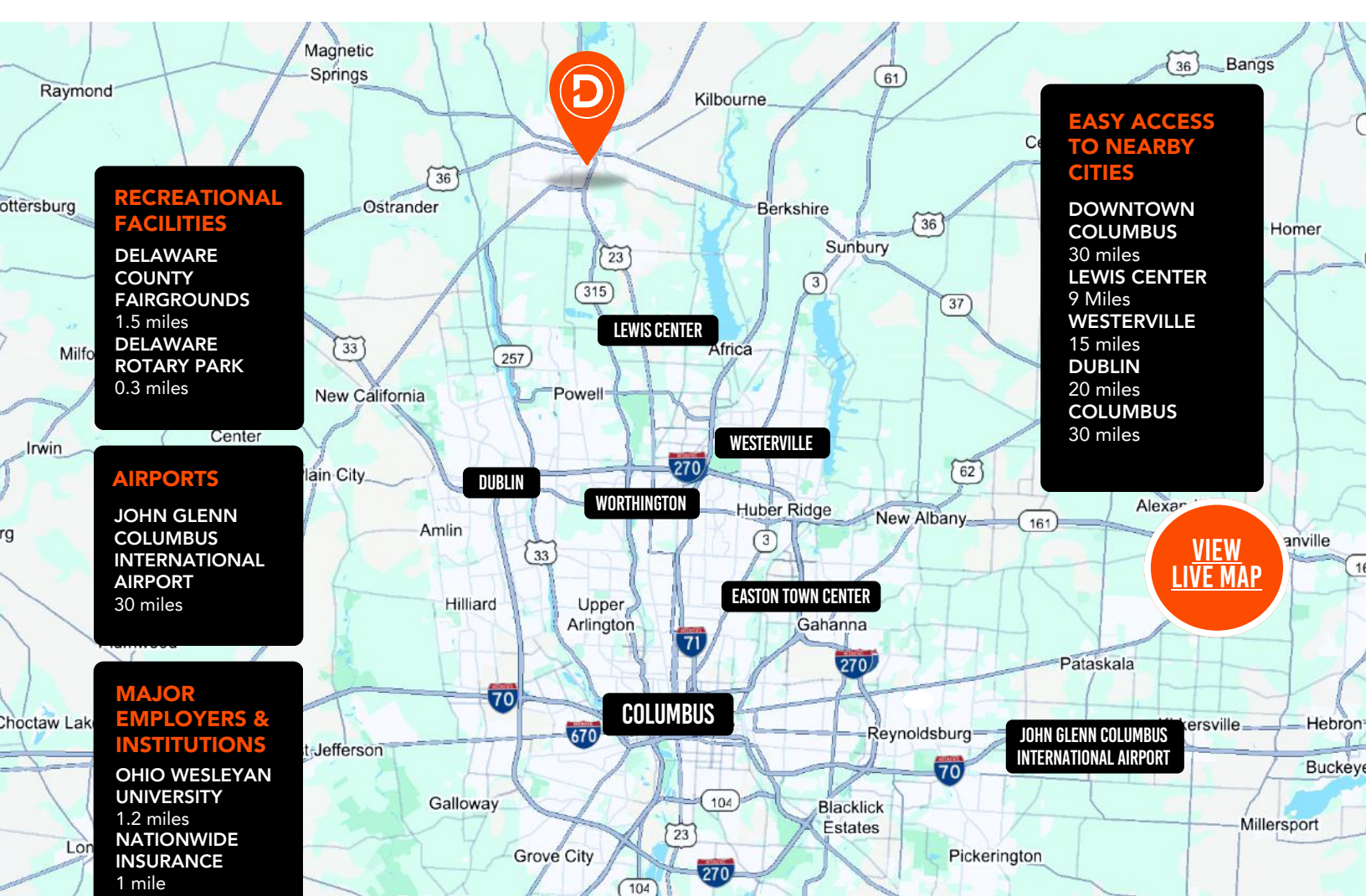


## DELAWARE SHOPPING CENTER

42,000 SF







### EASY ACCESS TO NEARBY CITIES

**DOWNTOWN COLUMBUS**  
30 miles  
**LEWIS CENTER**  
9 Miles  
**WESTERVILLE**  
15 miles  
**DUBLIN**  
20 miles  
**COLUMBUS**  
30 miles

[VIEW  
LIVE MAP](#)

### RECREATIONAL FACILITIES

**DELAWARE  
COUNTY  
FAIRGROUNDS**  
1.5 miles  
**DELAWARE  
ROTARY PARK**  
0.3 miles

### AIRPORTS

**JOHN GLENN  
COLUMBUS  
INTERNATIONAL  
AIRPORT**  
30 miles

### MAJOR EMPLOYERS & INSTITUTIONS

**OHIO WESLEYAN  
UNIVERSITY**  
1.2 miles  
**NATIONWIDE  
INSURANCE**  
1 mile  
**DELAWARE  
COUNTY  
GOVERNMENT  
OFFICES**  
1 mile

### EASY ACCESS FOR LOCAL & REGIONAL CUSTOMERS

- ✓ Convenient ingress/egress from US-23, making it simple for customers to visit.
- ✓ Seamless connection to I-270 & I-71, allowing shoppers from Columbus & surrounding areas to reach the shopping center quickly.
- ✓ Strategic location for both local shoppers & commuters, pulling customers from residential neighborhoods, universities, and major employers.

# ACCESSIBILITY+ AMENITIES



## SHOPPING

**WALMART  
SUPERCENTER**  
1.5 miles  
**KROGER  
MARKETPLACE**  
2 miles  
**TANGER  
OUTLETS  
COLUMBUS**  
10 miles



## DINING

**BUFFALO WILD  
WINGS**  
2 miles  
**CHICK-FIL-A**  
1.8 miles  
**AMATO'S  
WOODFIRED  
PIZZA**  
1.5 miles



## COFFEE

**STARBUCKS**  
2 miles  
**TIM  
HORTONS**  
2 miles



## SCHOOLS

**OHIO WESLEYAN  
UNIVERSITY**  
1.2 miles  
**DELAWARE CITY  
SCHOOLS**  
2 miles



## BANKS

**CHASE**  
1.3 miles  
**PNC**  
1.9 miles



## GAS

**BP**  
0.8 miles  
**SHELL**  
1.1 miles



## TRANSPORTATION

**COLUMBUS AIRPORT SHUTTLE**  
28 miles







## LOCAL MARKET OVERVIEW

### DELAWARE COUNTY

↗ **225K**

TOTAL POPULATION

↗ **\$393K**

AVERAGE HOME VALUE

↗ **\$130K**

AVERAGE HH INCOME

### COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

OHIO RANKED  
#7 AMERICA'S  
TOP STATES FOR  
BUSINESS 2024  
**CNBC**



RANKED AMONG  
THE TOP 10 CITIES  
FOR BUSINESS  
GROWTH  
**FORBES**

**Forbes**

NAMED ONE OF  
THE BEST CITIES  
FOR YOUNG  
PROFESSIONALS  
**FORBES**

**Forbes**

BEST  
DESTINATIONS  
FOR CULINARY  
TRAVEL 2024  
**ESSENCE**

**ESSENCE**

RANKED IN THE  
TOP 10 HOTTEST  
JOB MARKETS  
**WALL STREET  
JOURNAL**

**WSJ**

Delaware County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce.

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# 42K

TOTAL POPULATION

# \$279K

AVG HOME VALUE

## DELAWARE, OH

# \$104K

AVG HH INCOME

# 36.6

MEDIAN AGE

Vacancy rates in Delaware County's retail sector are below 5%, showing strong leasing activity

**RETAIL VACANCY  
RATE**

→ **5%**

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**JOIN NATIONAL  
BRANDS IN  
DELAWARE, OH –  
THE MIDWEST'S  
TOP EMERGING  
RETAIL HUB**

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<https://commons.wikimedia.org/w/index.php?curid=22982331>

### A PRIME RETAIL DESTINATION IN A BOOMING MARKET

Delaware, OH, is one of the fastest-growing cities in Central Ohio, offering a business-friendly climate, strong consumer base, and a rapidly expanding retail sector.

- ✓ **#1 FASTEST-GROWING COUNTY IN OHIO** – POPULATION PROJECTED TO INCREASE BY 15%+ IN THE NEXT DECADE
- ✓ **HIGH-INCOME CONSUMER BASE** – MEDIAN HOUSEHOLD INCOME: \$104,322 (47% ABOVE NATIONAL AVG.)
- ✓ **RETAIL DEMAND ON THE RISE** – VACANCY RATES IN DELAWARE COUNTY'S RETAIL SECTOR ARE BELOW 5%, SHOWING STRONG LEASING ACTIVITY
- ✓ **ECONOMIC STRENGTH** – UNEMPLOYMENT CONSISTENTLY BELOW STATE & NATIONAL AVERAGE AS WELL AS RETAIL SALES INCREASING BY 12% OVER THE PAST FIVE YEARS, INDICATING A ROBUST MARKET FOR NEW BUSINESSES

**TOP 3 FASTEST-  
GROWING CITIES  
IN CENTRAL OHIO**

**COLUMBUS  
BUSINESS FIRST**

**ONE OF THE BEST  
PLACES TO LIVE  
IN OHIO**

**NICHE** 



# WHY DELAWARE, OH?

This rare retail opportunity provides the perfect environment for sporting goods retailers to thrive, grow brand awareness, and capitalize on Delaware, OH's booming active lifestyle market.

**MAJOR SPORTS & RECREATION HUB – HOME TO COMPETITIVE YOUTH AND COLLEGIATE SPORTS PROGRAMS**

**RETAIL GROWTH POTENTIAL – LIMITED SPORTING GOODS RETAILERS IN THE AREA = LOW COMPETITION, HIGH DEMAND**

**FASTEST-GROWING MARKET IN THE MIDWEST – STRONG ECONOMIC GROWTH & RETAIL EXPANSION**

**FAMILY-ORIENTED COMMUNITY – ACTIVE FAMILIES WITH HIGH DISPOSABLE INCOME**



**DELAWARE  
SHOPPING CENTER**



## THE OPPORTUNITY

- ✓ Strong Youth Sports Presence & Expanding Recreation Market
- ✓ Easy Access to Columbus, OH & Major Sporting Events
- ✓ Strategic Location with Strong Retail Demand
- ✓ Flexible Leasing Terms & Competitive Rates
- ✓ Excellent Visibility with High Traffic Counts
- ✓ Strategic Retail Positioning in a High-Growth Market
- ✓ Surrounded by Established Businesses & Consumer Attractions
- ✓ A Growing Market with Economic Strength & Development Potential
- ✓ Fully Built-Out, Move-In Ready Retail Unit
- ✓ End-Cap Location with Maximum Visibility

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# DELAWARE SHOPPING CENTER



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ESTATE  
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