

223 Curtis Street  
Delaware, OH 43015

FOR SALE/FOR LEASE



## WAREHOUSE MIXED USE PROPERTY

**SALE PRICE:**  
\$2,900,000

**Lease Rate:**  
\$10.95 PSF Net

1,692 SF office space / 15, 552 SF  
warehouse

17,280 SF on 1.17 acres

- Currently used as auto repair / auto body shop
- Zoned M2
- Built in 1976 / Remodeled 2022
- 3 - 14'X14' drive-in doors
- 1 - 9'X10' drive-in door
- 13' - 15' Clear Height
- Power-3 Phase - 120 / 240
- Clean Burn Energy System - waste oil burning furnace
- Radiant and Gas Reznor heaters in warehouse
- Paint booth
- Real Estate Taxes \$12,860 per year
- Great owner occupant or value add investment



Brad L Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

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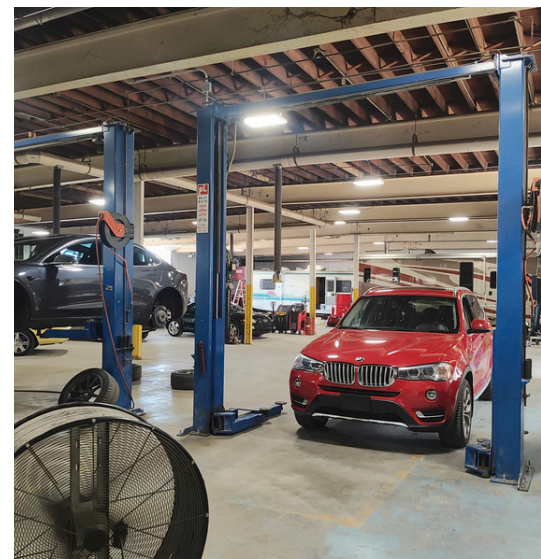


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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 237 Curtis St, Delaware, OH 43015

CITY, STATE

Delaware, OH

POPULATION

38,242

AVG. HHSIZE

2.51

MEDIAN HH INCOME

\$63,478

HOME OWNERSHIP

Renters: 5,294

Owners: 9,266

EMPLOYMENT



49.75%  
Employed

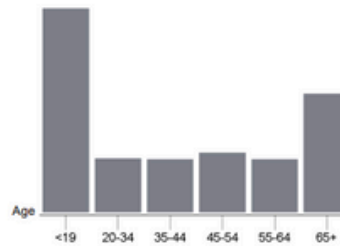
0.75%  
Unemployed

EDUCATION

High School Grad: 31.86 %  
Some College: 21.14 %  
Associates: 6.49 %  
Bachelors: 32.60 %

GENDER & AGE

48.67% 51.33%

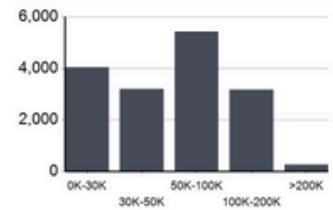


RACE & ETHNICITY

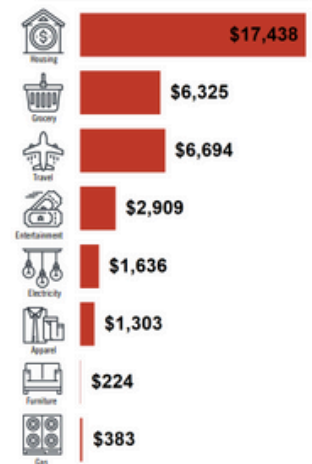
White: 89.79 %  
Asian: 1.77 %  
Native American: 0.07 %  
Pacific Islanders: 0.00 %  
African-American: 3.21 %  
Hispanic: 1.92 %  
Two or More Races: 3.24 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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