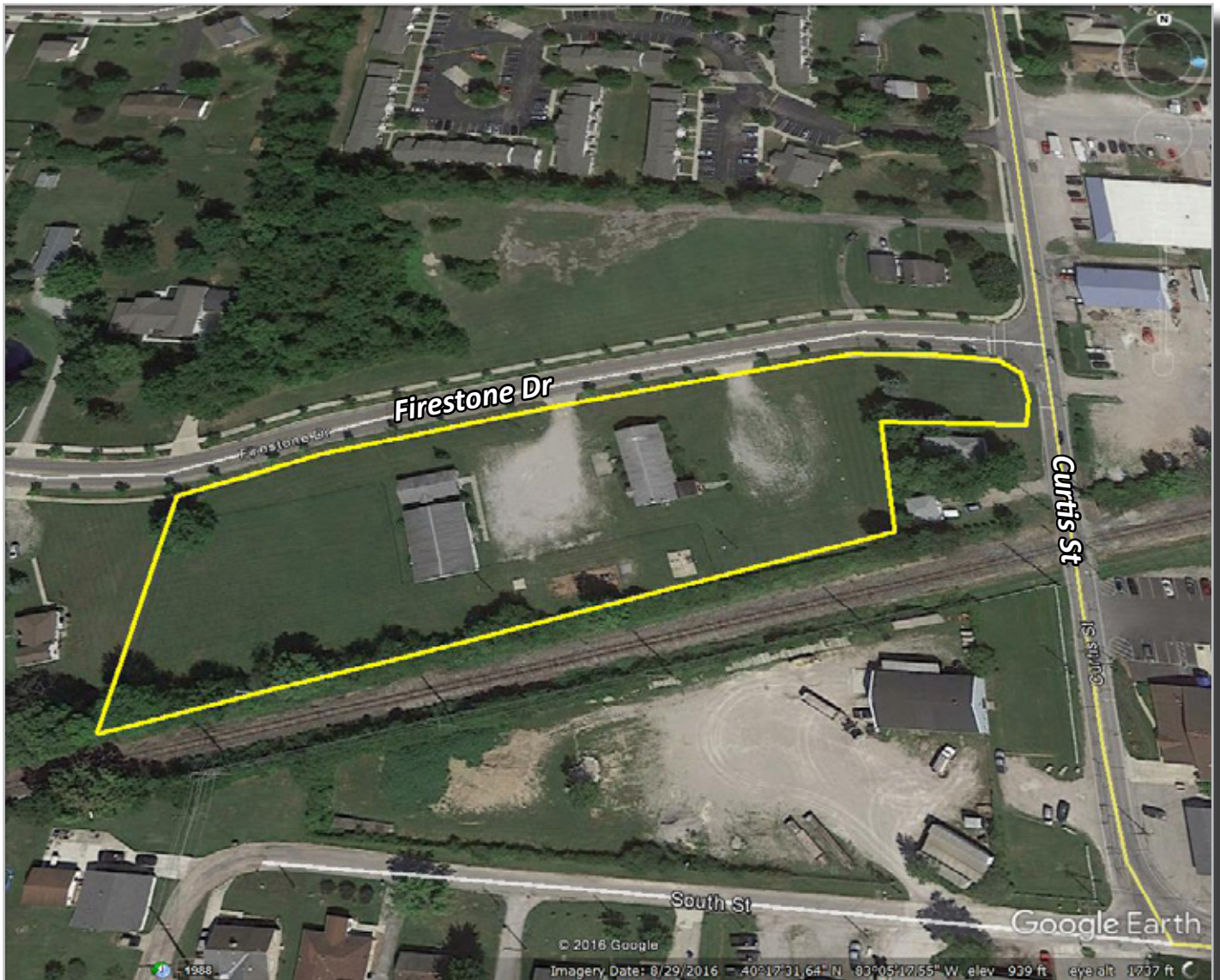


TWO FREESTANDING BUILDINGS FOR SALE

**252 Curtis Street
Delaware, Ohio 43015**



9,644 +/- SF buildings on 3.373 +/- acres



Skip Weiler
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10 N. High St. Suite 401
Columbus, Ohio 3215
614-221-4286
www.rweiler.com

Property Description

PERFECT USE FOR CHURCH OR REDEVELOPMENT OPPORTUNITY!

Located at the corner of Firestone Dr and Curtis St this site has a total of 9,644 SF between the two buildings! The church building is a one-story, brick and concrete building. It is 3,072 +/- SF with finished lower level of the same size. Main level has a sanctuary that seats nearly 200 people. The lower level has education rooms and restrooms. 3,500 +/- SF fellowship hall is a one-story building that has a full kitchen with counter space, cabinets, double bowl, stainless steel sink, and pass-through window to the large, open fellowship area. Also included are Men's and Women's restrooms and an additional 5 education rooms. Structures will need a little TLC. Two on-site gravel lots allow for plenty of parking. There is a small outdoor playground and pavilion. Perfect for another church use or redeveloped as another R-3 conditional use.

Address: 252 Curtis Street
Delaware, OH 43015

County: Delaware

PID: 519-344-16-038-000

Location: SWC of Firestone Dr
& Curtis Ave

Total Acreage: 3.373 +/- acres

Structure:

Church:	3,072 +/- SF
Lower Level Basement:	3,072 +/- SF
Fellowship Hall:	3,500 +/- SF
Total:	9,644 +/- SF

Sale Price: \$265,000

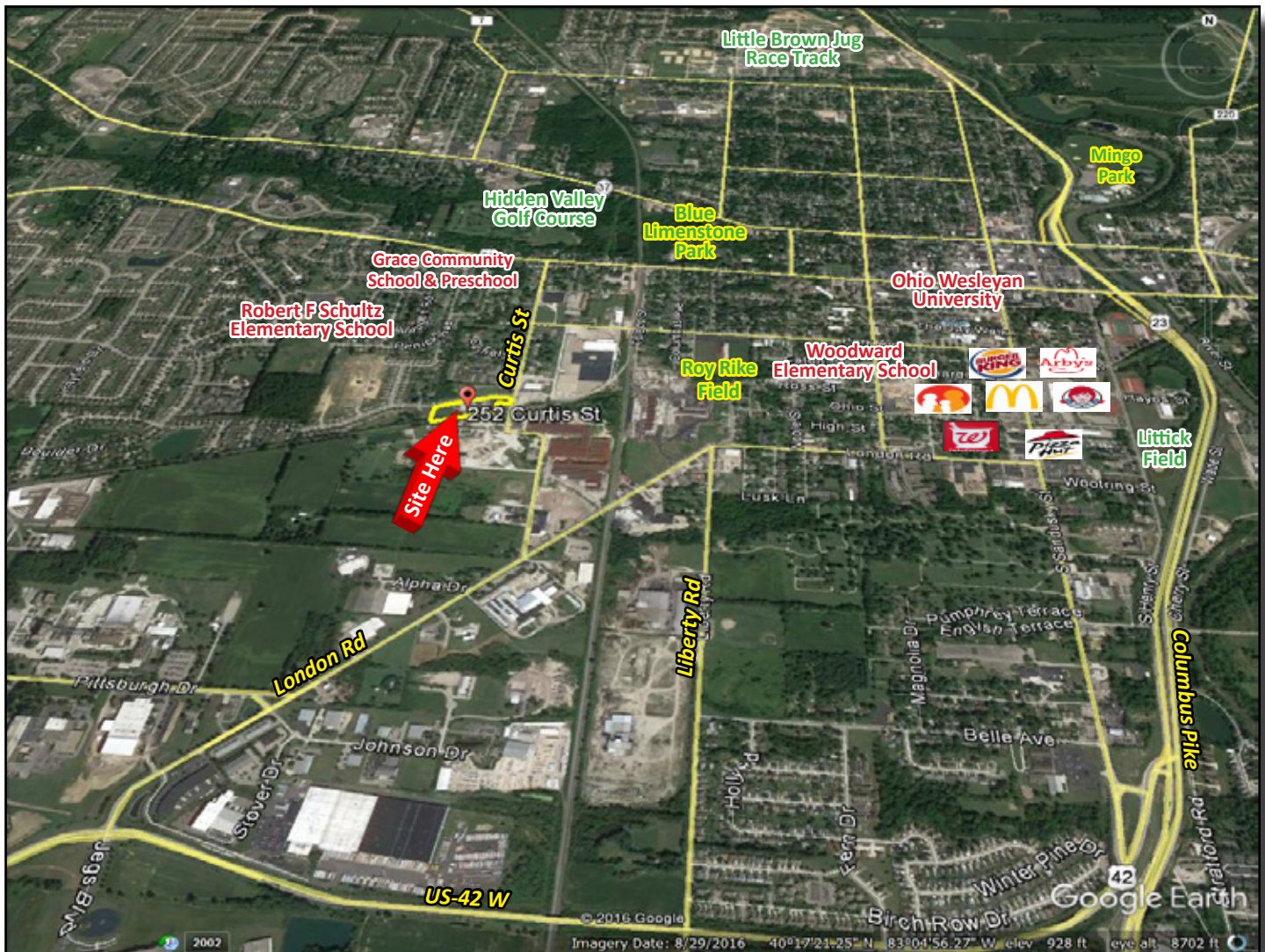
Utilities: All at the site

Zoning: R-3 - Residential District

[Click here to view zoning text](#)



Property Location



Great Location!

West side of Delaware
Easy access to main roads

Photos



CHURCH



CHURCH



INTERIOR OF THE CHURCH



BUILDING



OPEN FELLOWSHIP AREA



KITCHEN



INTERIOR



RESTROOM



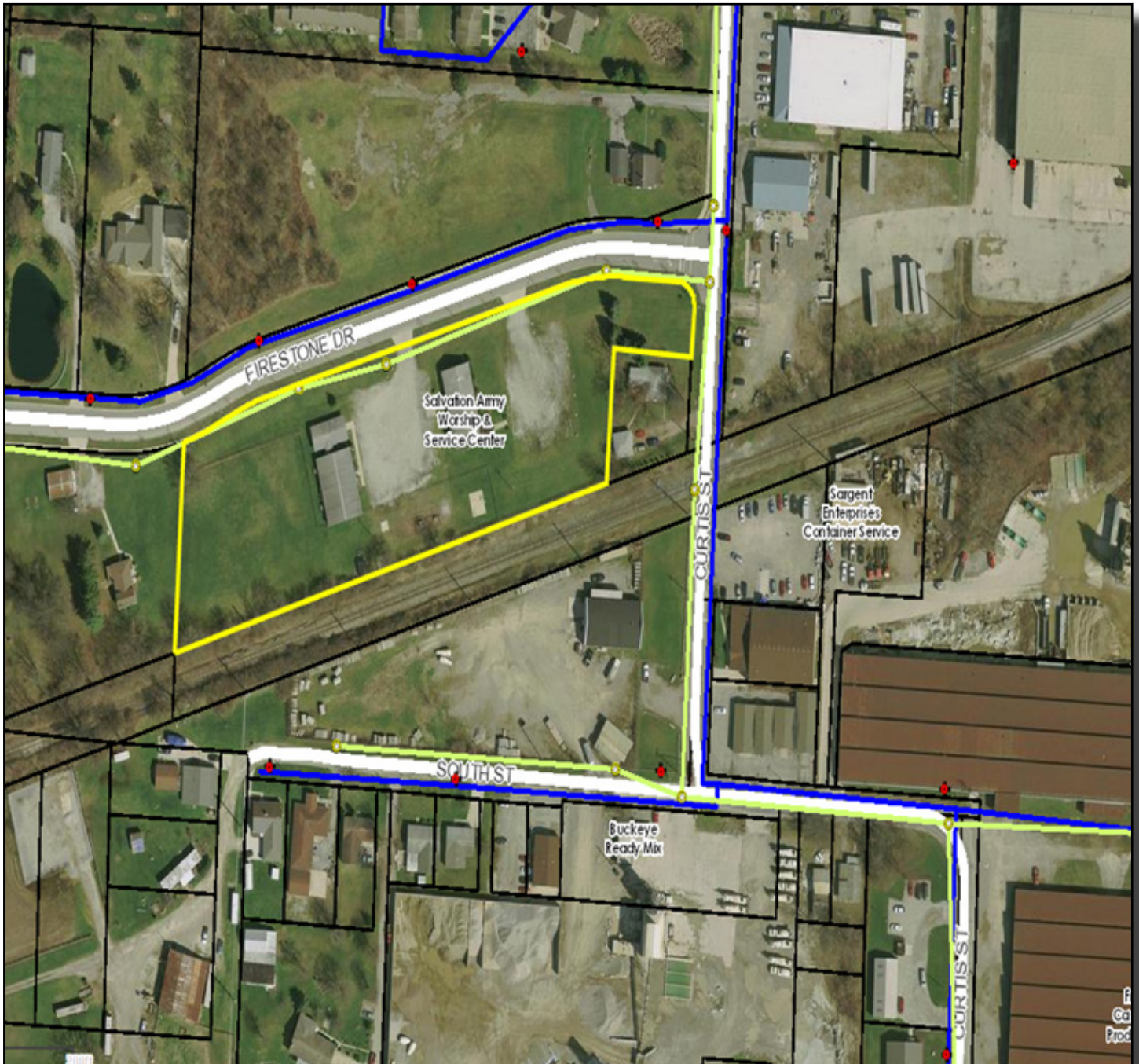
MEETING/EDUCATION ROOM

Aerial & Plat Maps




THE ROBERT
WEILER
COMPANY

Utilities Map

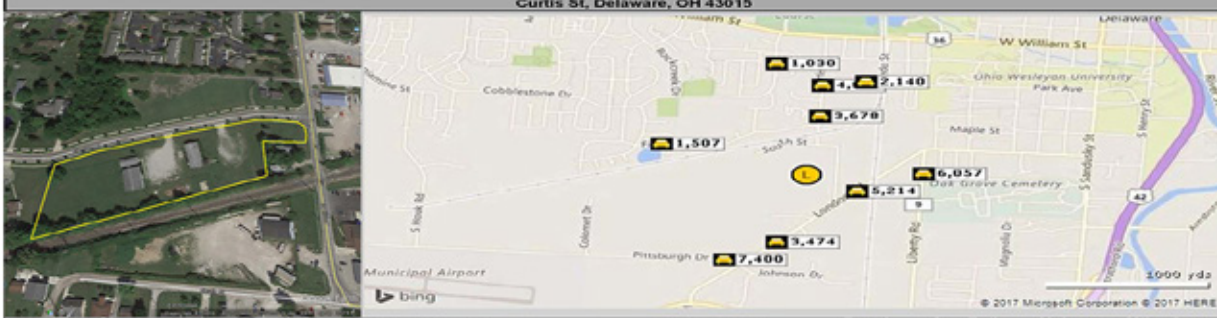


Demographics & Traffic

Demographic Summary Report

Curtis St, Delaware, OH 43015						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	8,557		41,355		51,689	
2016 Estimate	7,850		38,110		47,567	
2010 Census	6,983		34,881		43,165	
Growth 2016 - 2021	9.01%		8.51%		8.67%	
Growth 2010 - 2016	12.42%		9.26%		10.20%	
2016 Population by Hispanic Origin	281		1,086		1,309	
2016 Population	7,850		38,110		47,567	
White	6,854	87.31%	34,726	91.12%	43,483	91.41%
Black	523	6.66%	1,723	4.52%	1,967	4.14%
Am. Indian & Alaskan	22	0.28%	120	0.31%	143	0.30%
Asian	175	2.23%	588	1.54%	852	1.79%
Hawaiian & Pacific Island	8	0.10%	23	0.06%	33	0.07%
Other	268	3.41%	929	2.44%	1,090	2.29%
U.S. Armed Forces	0		40		45	
Households						
2021 Projection	2,994		15,907		19,640	
2016 Estimate	2,740		14,650		18,063	
2010 Census	2,408		13,420		16,414	
Growth 2016 - 2021	9.27%		8.58%		8.73%	
Growth 2010 - 2016	13.79%		9.17%		10.05%	
Owner Occupied	1,516	55.33%	9,152	62.47%	12,076	66.85%
Renter Occupied	1,223	44.64%	5,498	37.53%	5,988	33.15%
2016 Households by HH Income	2,740		14,651		18,063	
Income: <\$25,000	742	27.08%	2,588	17.66%	2,799	15.50%
Income: \$25,000 - \$50,000	721	26.31%	4,001	27.31%	4,454	24.66%
Income: \$50,000 - \$75,000	315	11.50%	2,669	18.22%	3,245	17.96%
Income: \$75,000 - \$100,000	373	13.61%	1,896	12.94%	2,435	13.48%
Income: \$100,000 - \$125,000	186	6.79%	1,289	8.80%	1,643	9.10%
Income: \$125,000 - \$150,000	185	6.75%	838	5.72%	1,172	6.49%
Income: \$150,000 - \$200,000	132	4.82%	978	6.68%	1,397	7.73%
Income: \$200,000+	86	3.14%	392	2.68%	918	5.08%
2016 Avg Household Income	\$67,118		\$72,889		\$82,688	
2016 Med Household Income	\$44,804		\$57,095		\$63,990	

Traffic Count Report

Curtis St, Delaware, OH 43015						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 London Rd	Curtis St	0.11 SW	2015	5,214	AADT	.20
2 Curtis St	Firestone Dr	0.05 S	2015	3,678	MPSI	.32
3 London Rd	McWherter Dr	0.11 NE	2014	3,474	ADT	.38
4 Liberty Rd	London Rd	0.13 N	2014	6,057	ADT	.41
5 Curtis St	Colfret Ct	0.08 S	2011	5,714	MPSI	.49
6 Curtis St	Park Ave	0.03 N	2015	4,826	MPSI	.49
7 Firestone Dr	Miners Ct	0.03 E	2014	1,507	ADT	.54
8 Park Ave	Toledo St	0.07 E	2015	2,140	ADT	.55
9 Pittsburgh Dr	Johnson Dr	0.06 SE	2015	7,400	MPSI	.55
10 Penick Ave	Richards Dr	0.06 S	2014	1,030	ADT	.61

City Highlights

Demographics

Population: 34,753

37 percent growth since 2000
23,915 of population over age 21
Median age: 33.2
74.5 percent of population over age 18
11.1 percent over age 65

Households

13,253 Households

Median Size: 2.47 people
64.7 percent households are families
Median household income: \$55,766
Median home value: \$168,200
Median rent: \$778

Homes & Neighborhoods

14,192 Housing Units

Owner occupied: 61 percent
Renter occupied: 39 percent
Homeowner vacancy rate: 2.5 percent
Rental vacancy rate: 8.4 percent

46 percent of units built since 1990

Taxation

Municipal income tax: 1.85 percent
County sales tax 6.75 percent
Real estate tax: 67.9156

Business Incentives

Tax increment financing
Tax abatements
Revolving Loan Fund

Workforce Distribution

Total Workforce: 15,458

Healthcare, social services 19.9 percent
Manufacturing 16.8 percent
Trade 14.7 percent
Transportation/warehousing 12.5 percent
Hospitality, entertainment, food service 9.1 percent

Transportation

Delaware Municipal Airport Jim Moore Field
30 minutes to Port Columbus International Airport
Railroad: Norfolk-Southern & CSX

Serviced by:

I-71
US 23
US 42
US 36
Ohio 315

Utilities

Electric:

- American Electric Power
Capacity: 6 MW
- Consolidated Electric
Capacity: 20 MW

Natural Gas:

- Columbia Gas of Ohio
Pipeline capacity: 300+ CFH

Fiber:

- Enlite, provided by Consolidated Electric

Water:

- City of Delaware
Fire suppression pressure meets factory mutual requirements
Source: Olentangy River & well field
Treatment type: membrane filtration
Treatment cap.: 7.2 MGD (by 2015)
Average daily usage = 4.0 MGD

Sewer:

- City of Delaware
Treatment type: Tertiary
Treatment cap: 10.0 MGD
Avg. Daily Flow: 4.0 MGD
Max. Daily Flow: 5.7 MGD

Education

- Delaware City School District
- 4 Elementary Schools
- 1 Middle School
- 1 High School
- Olentangy Local Schools (partial)
- Delaware Area Career Center
- Delaware Christian School
- St. Mary School
- Columbus State Community College
- Franklin University
- Ohio Wesleyan University
- Methodist Theological Schools in Ohio

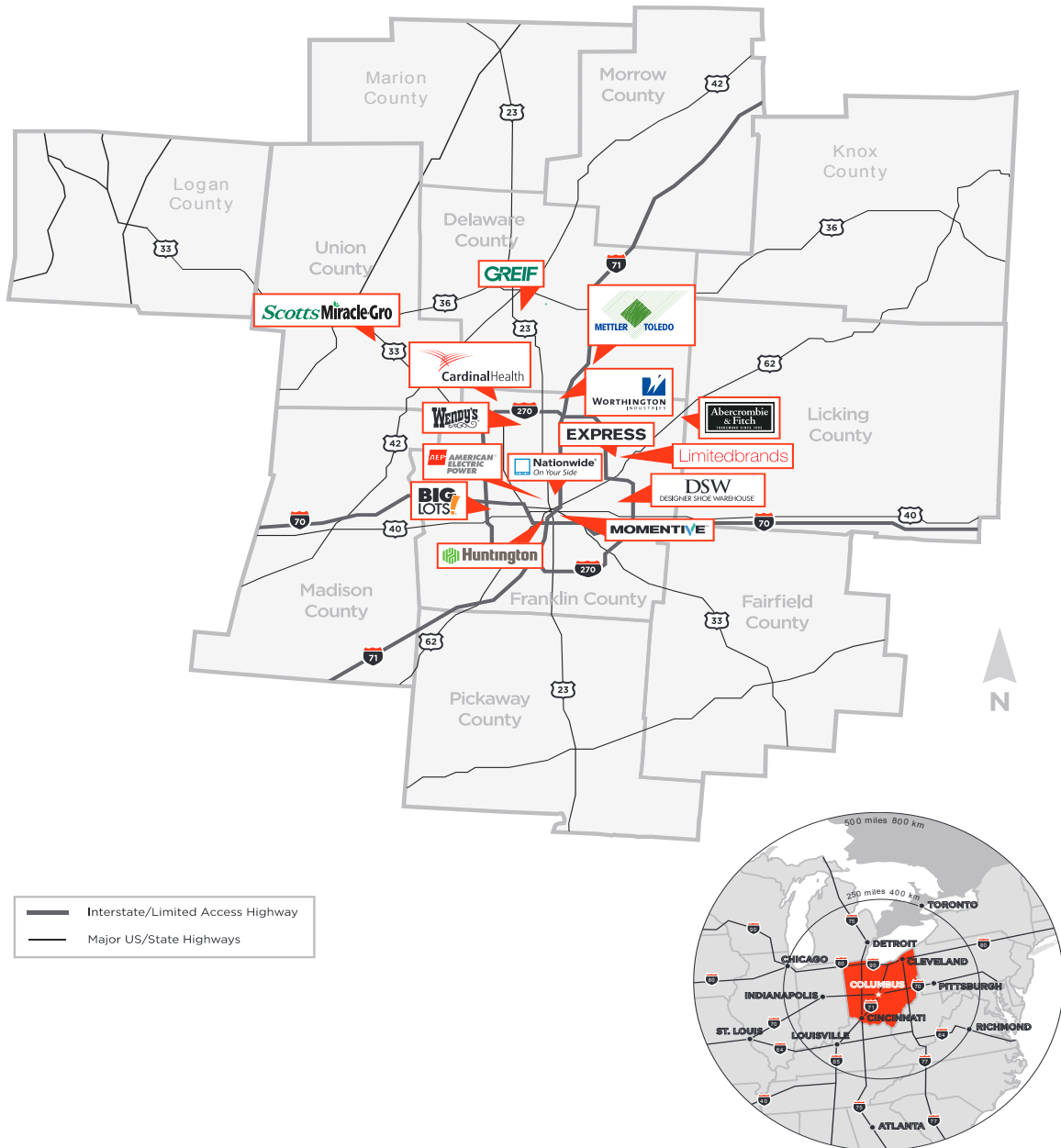
Parks & Recreation

- Existing & proposed bikeway and park trails
- 350 acres of parkland, including 3 community parks and 20 neighborhood parks
- Delaware Wetlands Preserve (20 Acres)
- City/YMCA recreation programs
- Skate park and golf course

City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.