



CAPITOL  
EQUITIES

FOR LEASE

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RETAIL/RESTAURANT | 1,222 - 6,818 SF

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# THE RAIL DEPOT

60 LAKE ST, DELAWARE, OH 43015

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## Property Description

Building currently being redeveloped by Columbus-based RiverWest Partners. Project will include dramatic finishes highlighting the classical and historical character of the original architecture; with all new building systems. Project can include exterior patios & seating areas.

Space will be turned over in 'gray box' condition including HVAC system (ready for tenant's distribution), electric, gas, sanitary sewer and water line stubbed to premises; and refurbished windows.

## Property Highlights

- Building under renovation in 2023
- Retail and restaurant opportunities available
- Will include dramatic finishes highlighting train depot history
- Project can include large exterior patios
- Great Delaware City location in one of the fastest growing exurbs in the country

## Location Description

In Delaware City, within Delaware county, one of the top 10 fastest growing exurbs in the country. High profile location fronting US-42 (Lake St) and Route-37 (Central Avenue). Adjacent to the Riverfront District area denoted as a key development area by the city of Delaware, including the Mill on Flax development. Steps from Homestead Beer Company + the Delaware Public House.

### OFFERING SUMMARY

Available SF:	1,222 - 2,798 SF
Lease Rate:	\$22.00 SF/yr
CAM Rate:	\$5.00
Utilities:	Paid by Tenant

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## Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Street Level	Available	2,798 SF	NNN	\$22.00 SF/yr	Test Fit Coffee Shop Indoor Seating: 30+/- Outdoor Seating: 48+/- Total Seat Count: 78+/-
Track Level	Available	2,798 SF	NNN	\$22.00 SF/yr	Test Fit Restaurant Kitchen SF: 800 Indoor Seating: 60+/-
Tower Level	Available	1,222 SF	NNN	\$22.00 SF/yr	Test Fit Restaurant (track & tower levels) Kitchen SF: 650 Indoor Seating: 120+/- Outdoor Seating: 24+/- Total Seat Count: 144+/-

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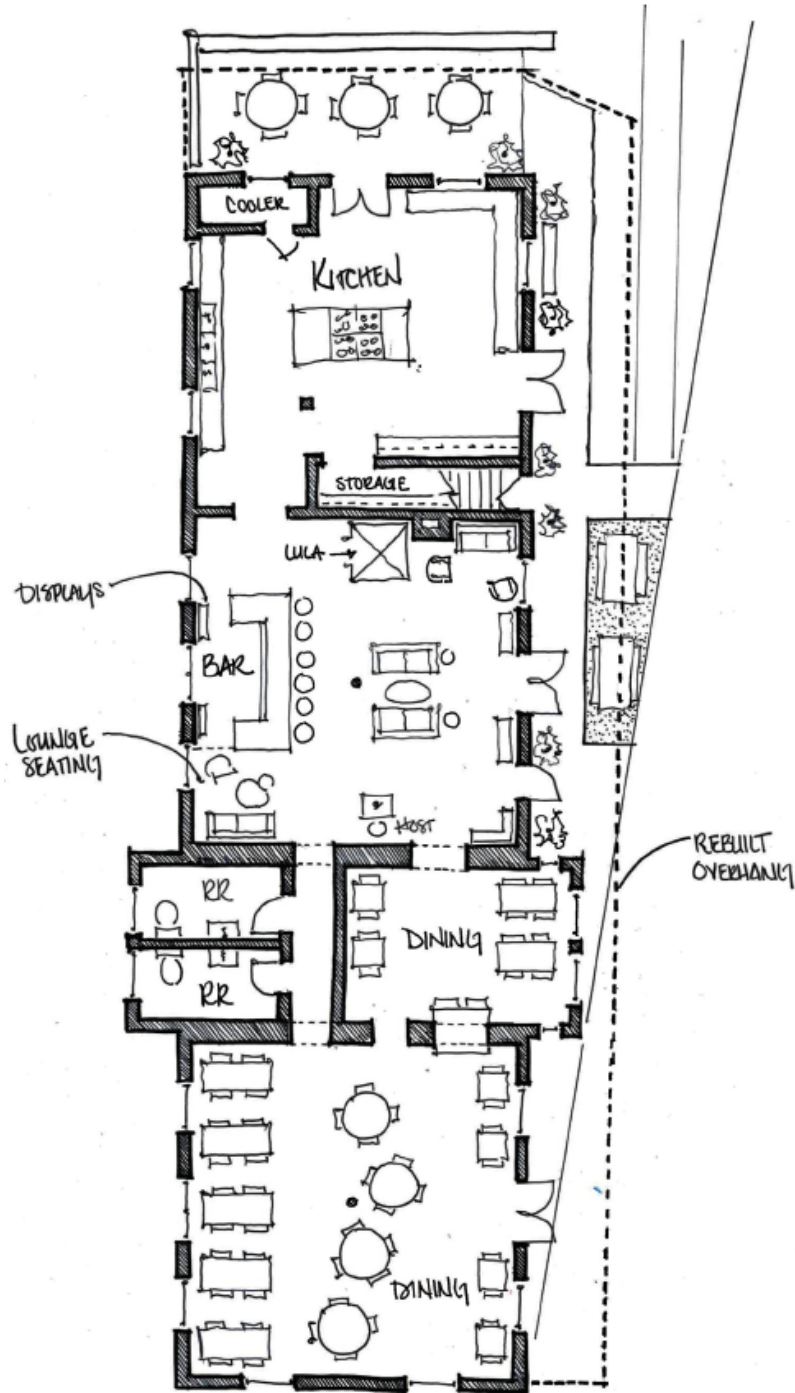
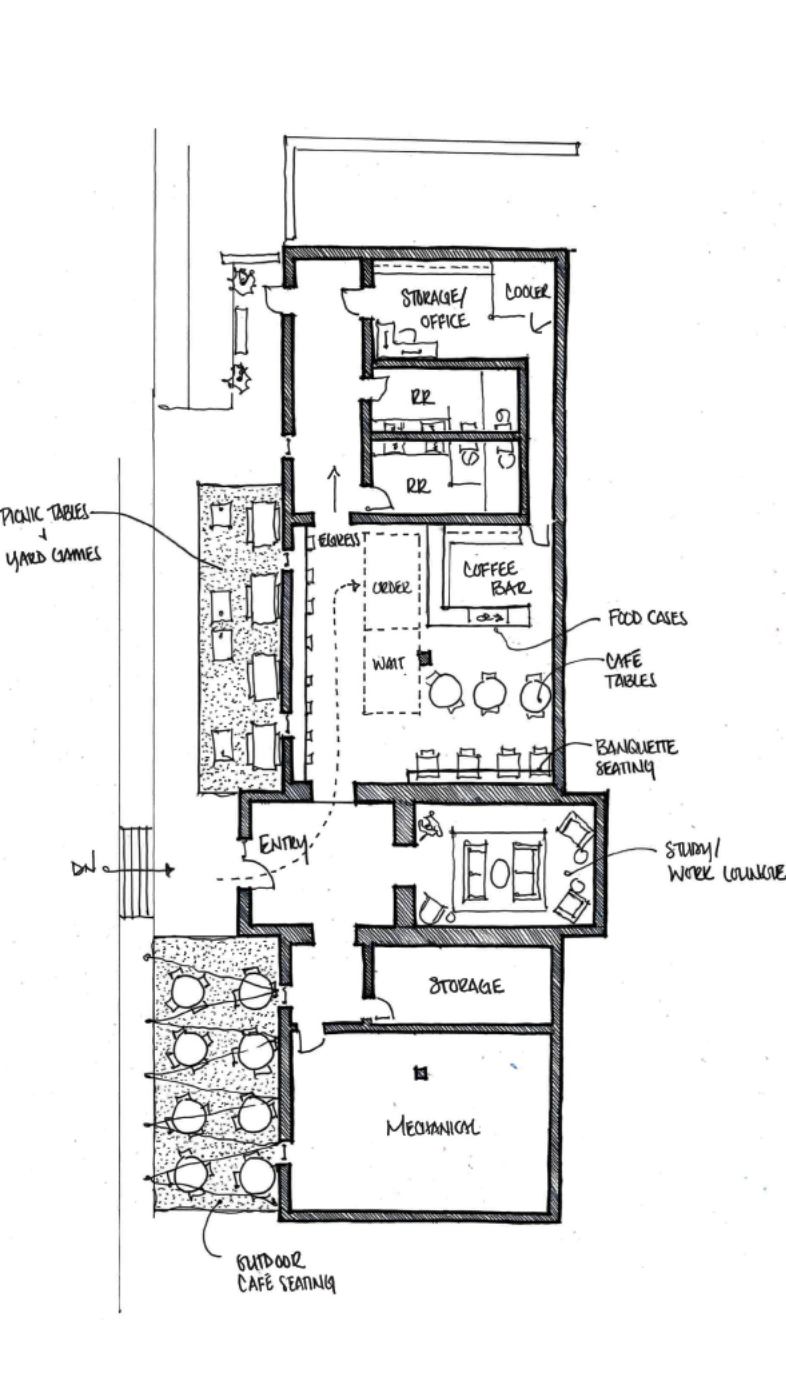
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Street Level Retail Test Fit

Track Level Restaurant Test Fit

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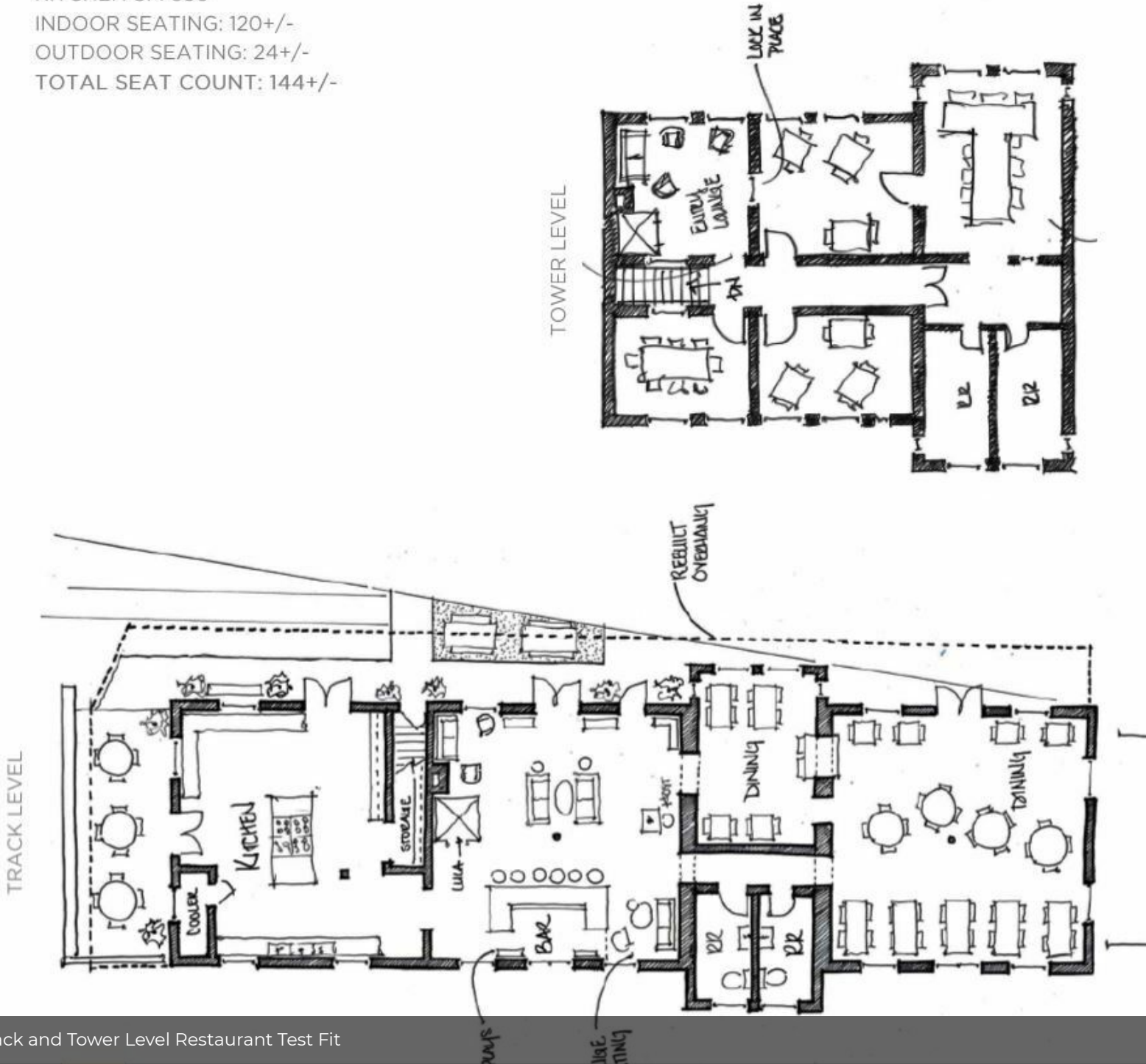


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KITCHEN SF: 650  
INDOOR SEATING: 120+/-  
OUTDOOR SEATING: 24+/-  
TOTAL SEAT COUNT: 144+/-



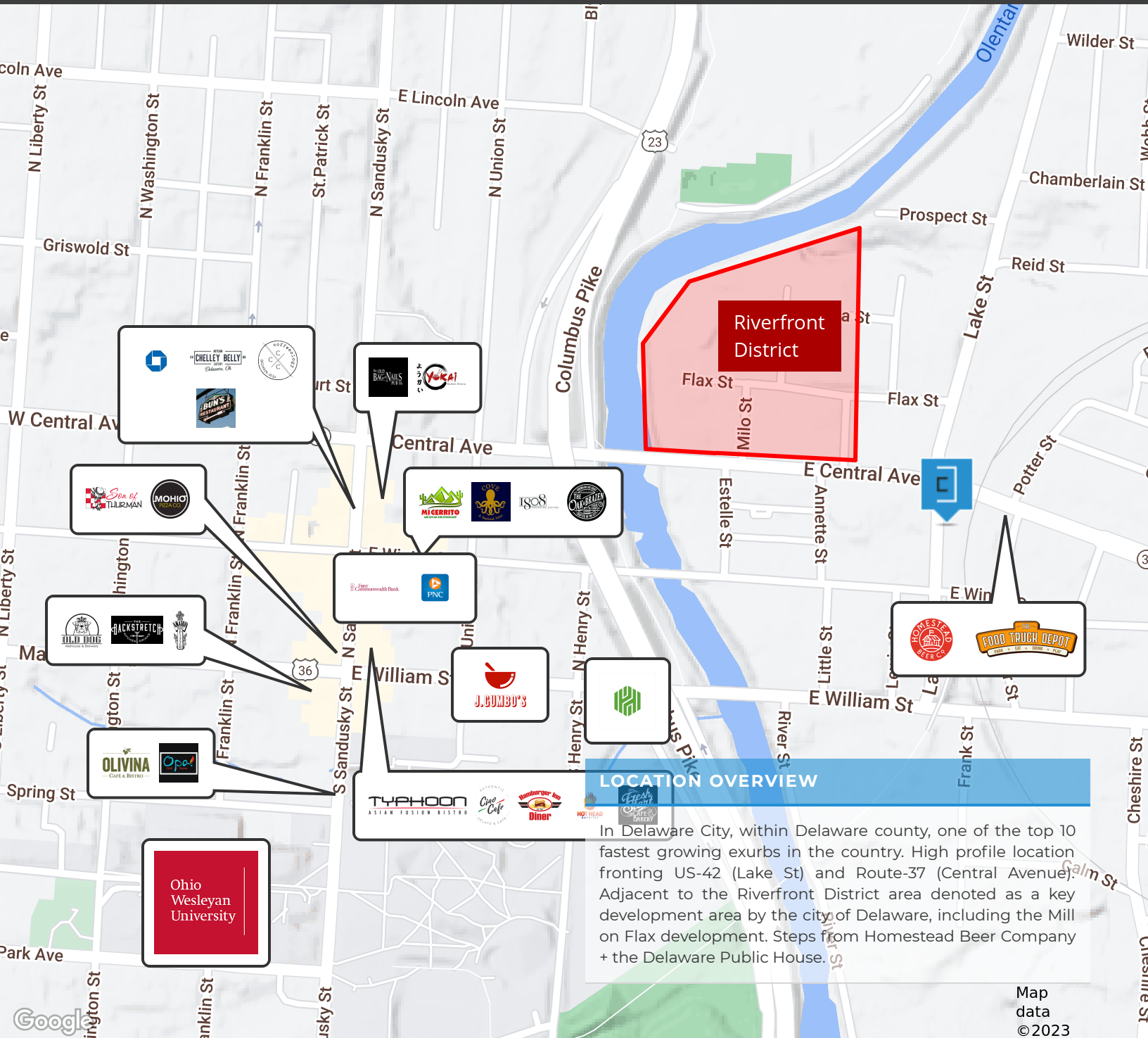
Track and Tower Level Restaurant Test Fit

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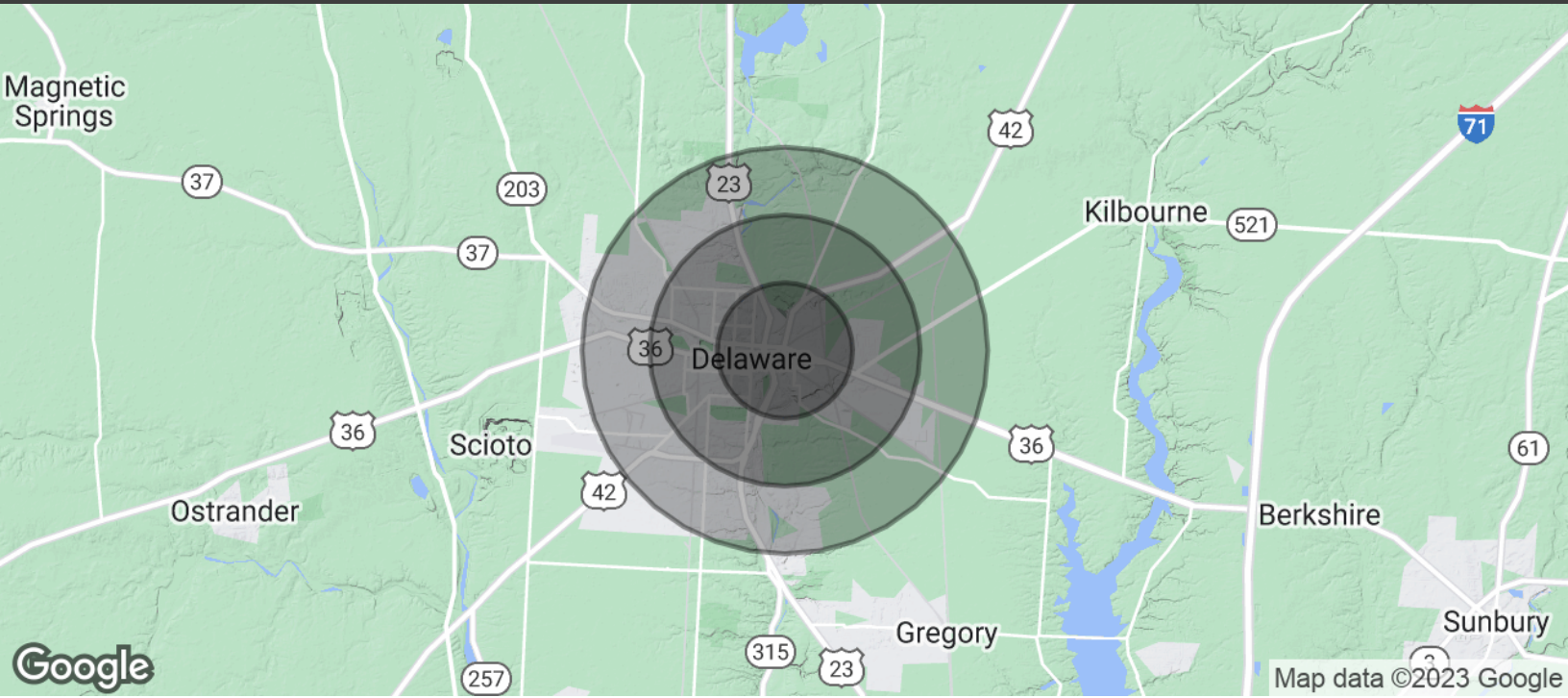
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,647	21,897	34,604
Average Age	34.1	37.3	38.4
Average Age (Male)	35.4	35.9	37.3
Average Age (Female)	36.2	39.8	40.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,947	8,746	13,715
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,149	\$71,235	\$77,498
Average House Value	\$164,785	\$154,516	\$170,303

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