

FOR SALE



NEGOTIABLE

2613 US Highway 42 S, Delaware, OH

- Two parcels totaling 59.28 +/- Acres.
- Parcel: 419-230-02-002-000 (9.28 Acres)
- Parcel: 419-230-02-005-000 (50.0 Acres)
- Potential manufacturing future zoning.
- Could possibly be included with up to another 135 +/- Acres.
- Utilities available.
- Excellent visibility off high traffic Route 42.

* Owner is a licensed real estate agent in the State of Ohio.

BEST CORPORATE REAL ESTATE
RICHARD SEVERANCE
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALSTATE.COM
PHONE: 614-431-0416
EMAIL: KINGRUNTS@AOL.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

2613 US Highway 42 S, Delaware, OH 43015

Parcel View



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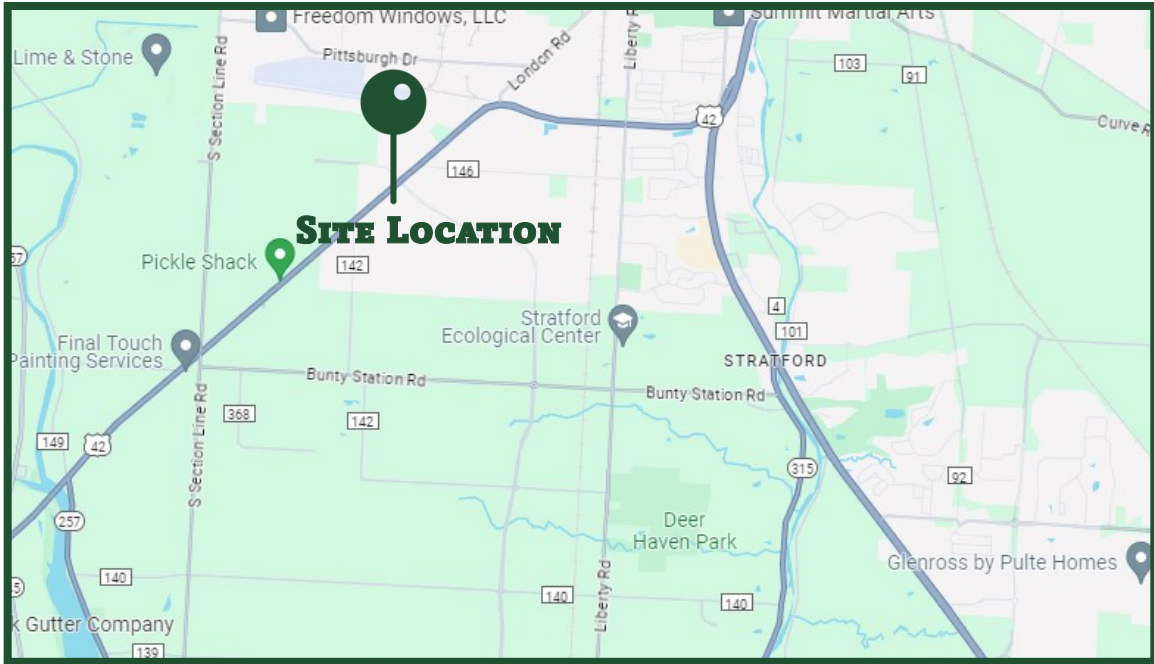
Parcel View



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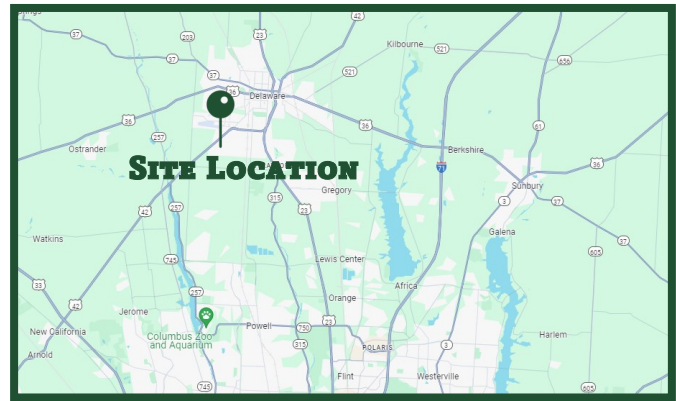


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TRAFFIC COUNT (2023)

Street	Avg Daily Volume
US RTE 42- OWEN-FRALEY RD	10,122
US RTE 42 - SLACK RD	10,008
US RTE 42 - S SECTION LINE RD	8,435



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		272	11,549	40,367
Households (2020)		1,768	10,113	23,179
Avg Household Income (2020)		\$75,419	\$72,207	\$70,556

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Delaware County Overview



Population:

220,000



Total Households:

86,478



Median Household
Income

\$106,908

Notable Employers



GREIF



Kroger



JPMORGAN CHASE & CO.



- ◆ **Delaware County is located just 25 miles north of Downtown Columbus**
- ◆ **Delaware County is comprised of multiple cities including: Delaware, Powell, Sunbury, Dublin, and Westerville**
- ◆ **Delaware County is working on multiple new projects including ODOT Transportation Improvements as well as the recent Intel Corp. investment and new economic development within townships (residential & commercial)**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA**

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Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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