

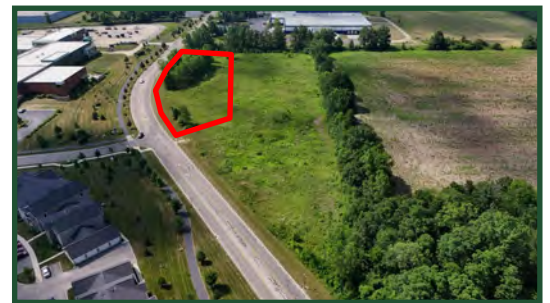
**FOR SALE**

**\$300,000**

**0 Houk Road, Delaware, OH 43015**

***Development Land for Sale in Delaware***

- Approximately +/-2 acre lot
- Across from the new YMCA
- Zoned: Planned Mixed-Use Overlay District
- Excellent location for a daycare facility
- Parcel #: 419-22001025009



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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# 0 Houk Road, Delaware, OH 43015

## Aerial View



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## Parcel View



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## Parcel View 2



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# 0 Houk Road, Delaware, OH 43015

## Nearby Amenities

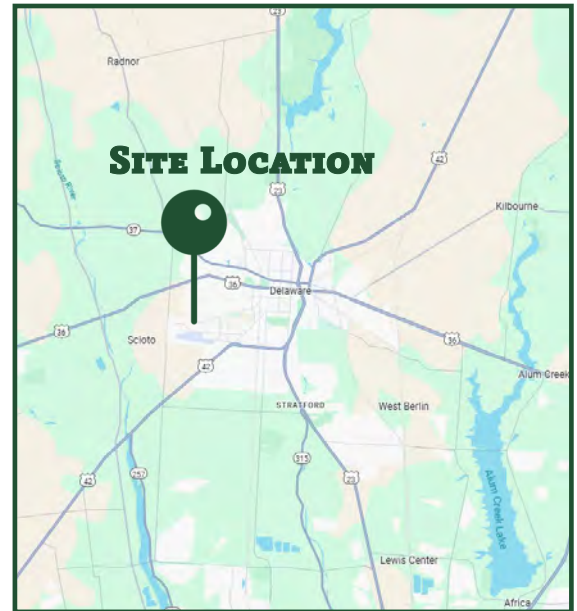


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# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
S Houk Rd - Diverston Way	4,300
Pittsburgh Dr - S Houk Rd	4,849
South Houk Road - Diverston Way	5,298



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		2,022	22,828	N/A
Households (2023)		2,663	12,933	23,926
Avg Household Income (2023)		\$54,687	\$65,574	\$68,060

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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