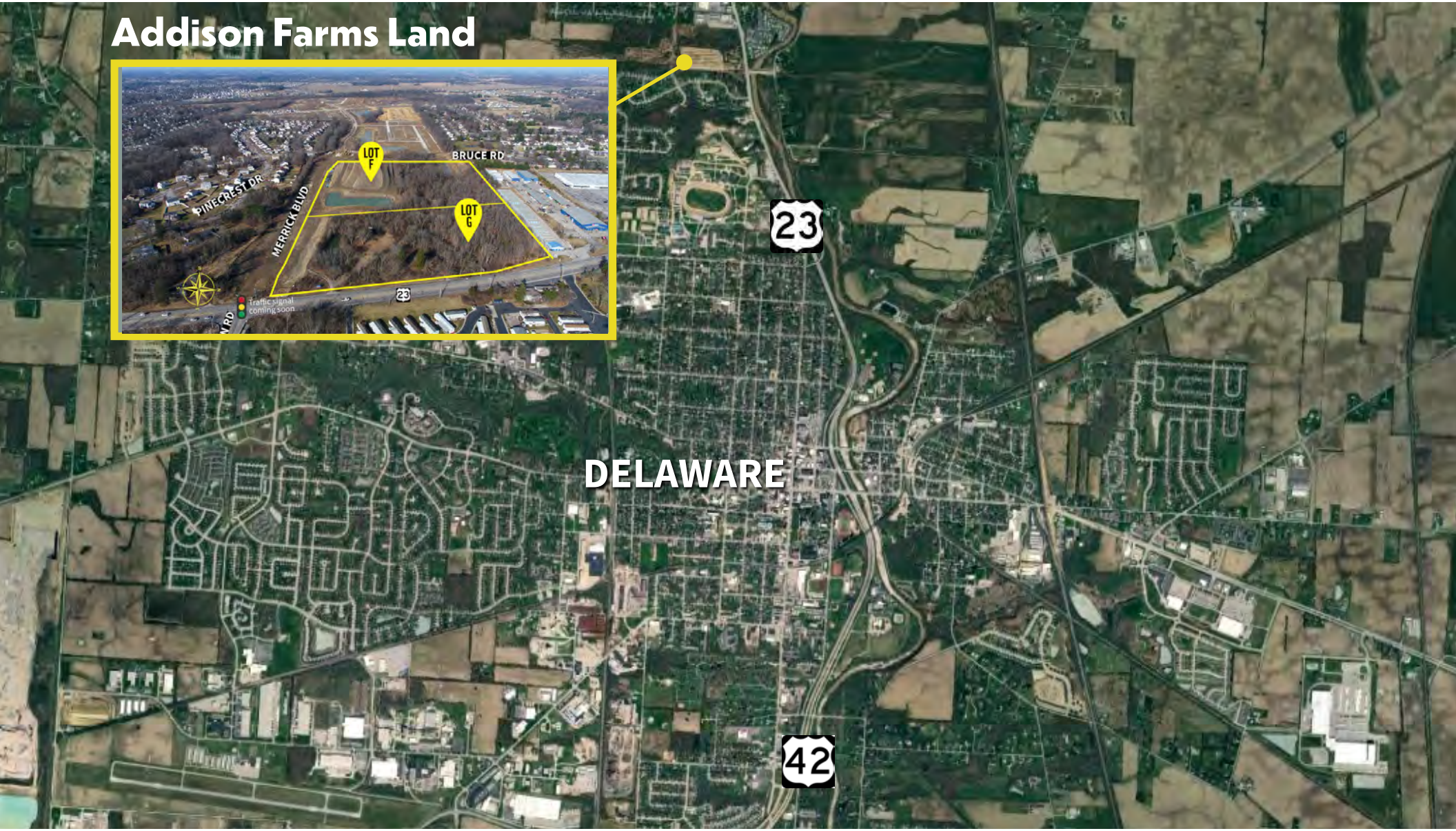
+/- 29 Acres Planned Mixed Use Development



EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

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KRG

Kohr Royer Griffith Inc

Commercial Real Estate Services

Property Offering Summary

This exceptional commercial land offering presents an ideal opportunity for developers and investors seeking a high-visibility, high-traffic location. Zoned Planned Mixed Use (PMU), the site allows for a variety of developments, including multifamily residential, retail, office space, quick-service restaurants, or a gas station—making it an ideal choice for a dynamic, high-demand area.

Sale Price:	Negotiable
Zoning:	Planned Mixed Use
Acreage:	29.063 acres

- Ideal opportunity for development
- All utilities currently to site
- Traffic signal being placed at entrance
- 1,000 residential units proposed or in development

Planned Mixed Use Overall Development Plan: Click Here

Aerial Image - Available Lots

Aerial Photos

Available Lots

LOT F

14.821 acres

Perfect for

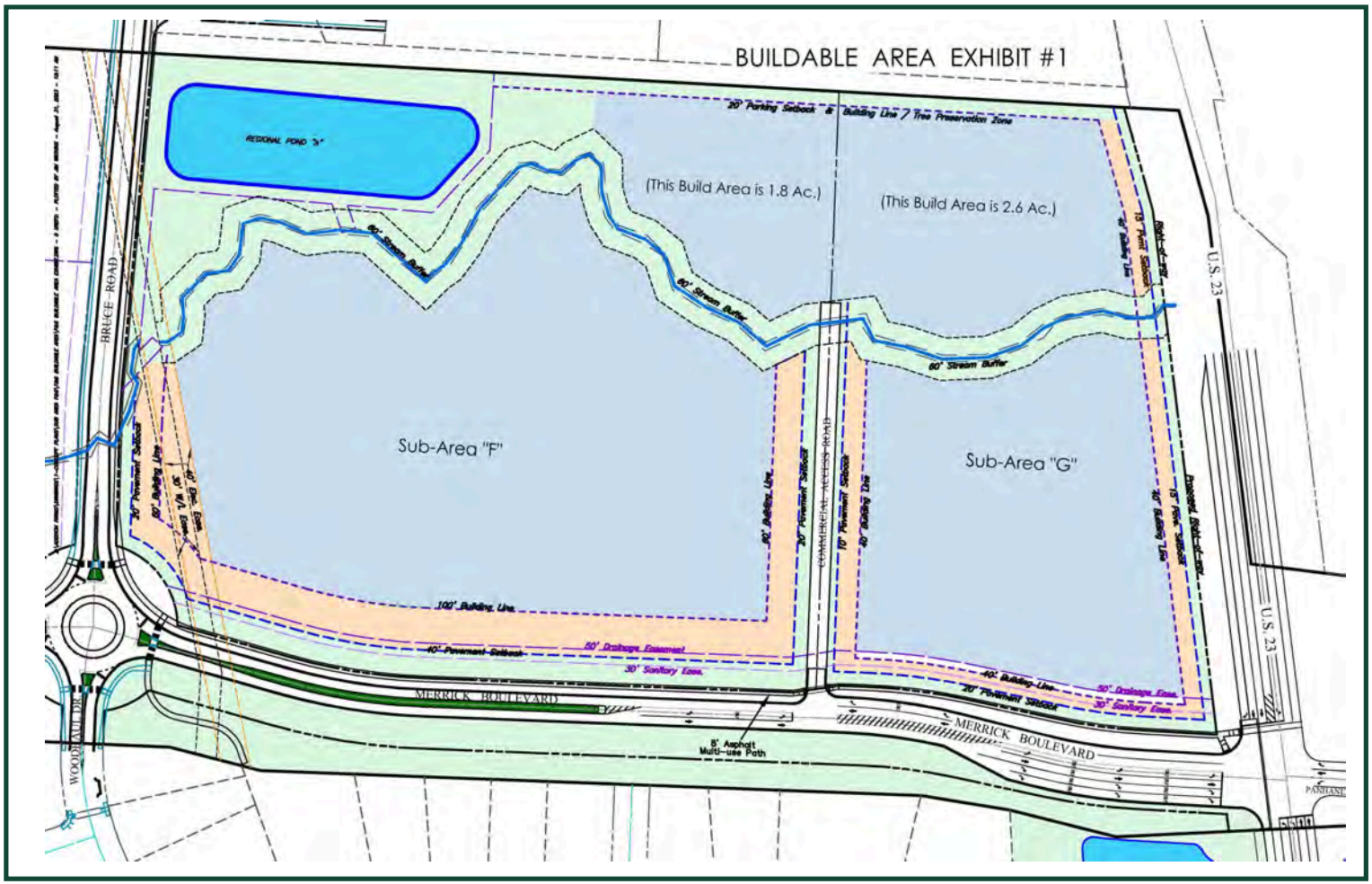
- Multi-family
- Light office
- Retail use

LOT G

7.882 acres

Ideal for

- QSR
- Restaurant
- Service station



Proposed Project Master Plan

PROPOSED PROJECT COULD INCLUDE

THREE AND FOUR STORY WALK-UP APARTMENT BUILDINGS

PROPOSED BUILDING HEIGHT 3-STORY= 48'
PROPOSED BUILDING HEIGHT 4-STORY= 50'

MAX BUILDING HEIGHT PER ZONING = 50'

268 UNITS TOTAL

10% STUDIO UNITS
60% 1 BR UNITS
30% 2 BR UNITS

PROPOSED PARKING COUNTS

440 PARKING SPACES PROVIDED

1.64 SPACES PER BEDROOM AVERAGE

9' X 19' TYPICAL PARKING SPACE WITH 24' AISLES

LOT STANDARDS

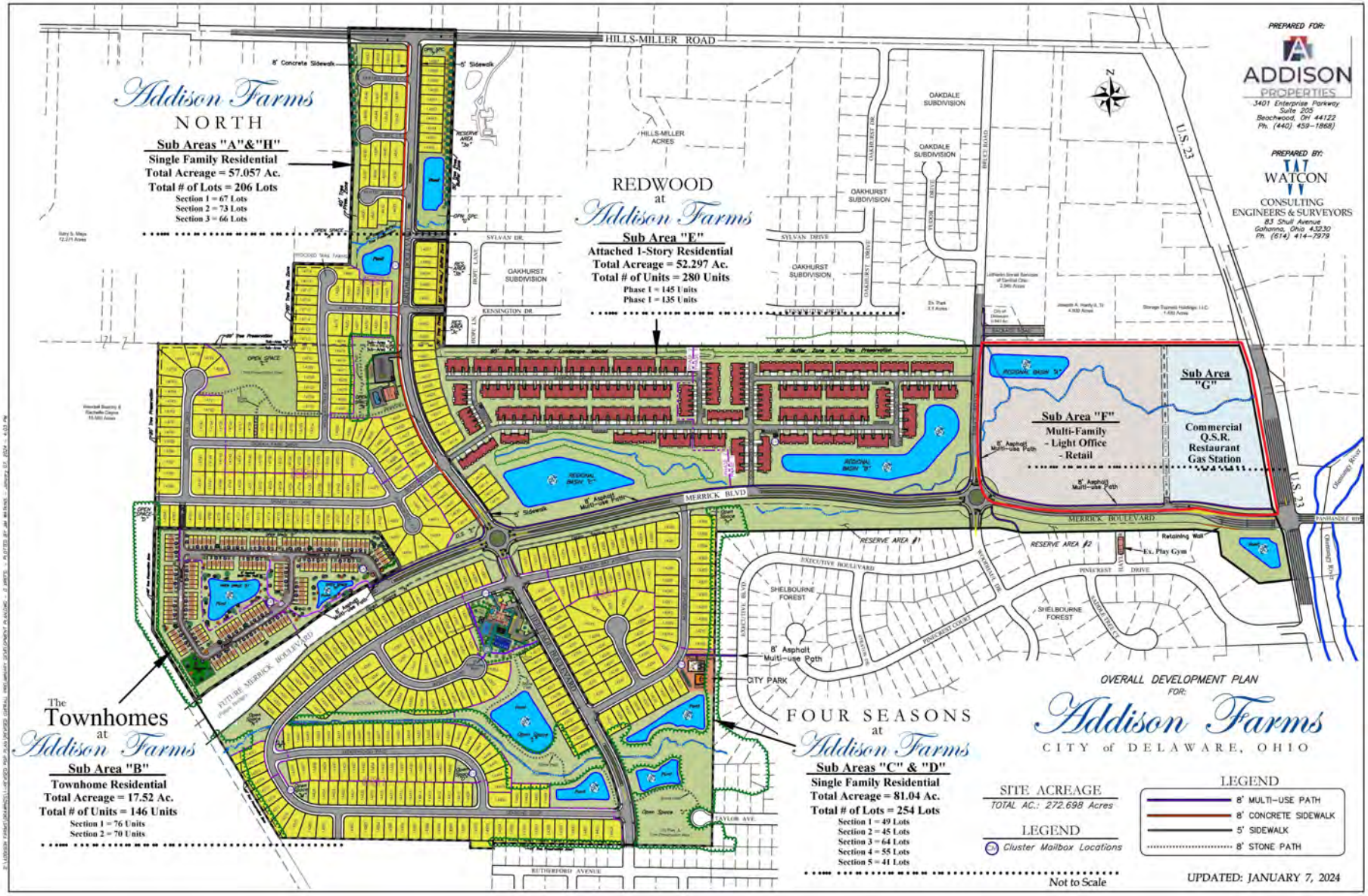
LOT AREA - 16.9 AC (736,605 SF)
(EXCLUDES FUTURE PHASE. TOTAL SUB-AREA F = 19.2 AC)

REQUIRED OPEN SPACE - 5%
PROVIDED OPEN SPACE - 60%

BUILDING COVERAGE - 15% (107,880 SF)

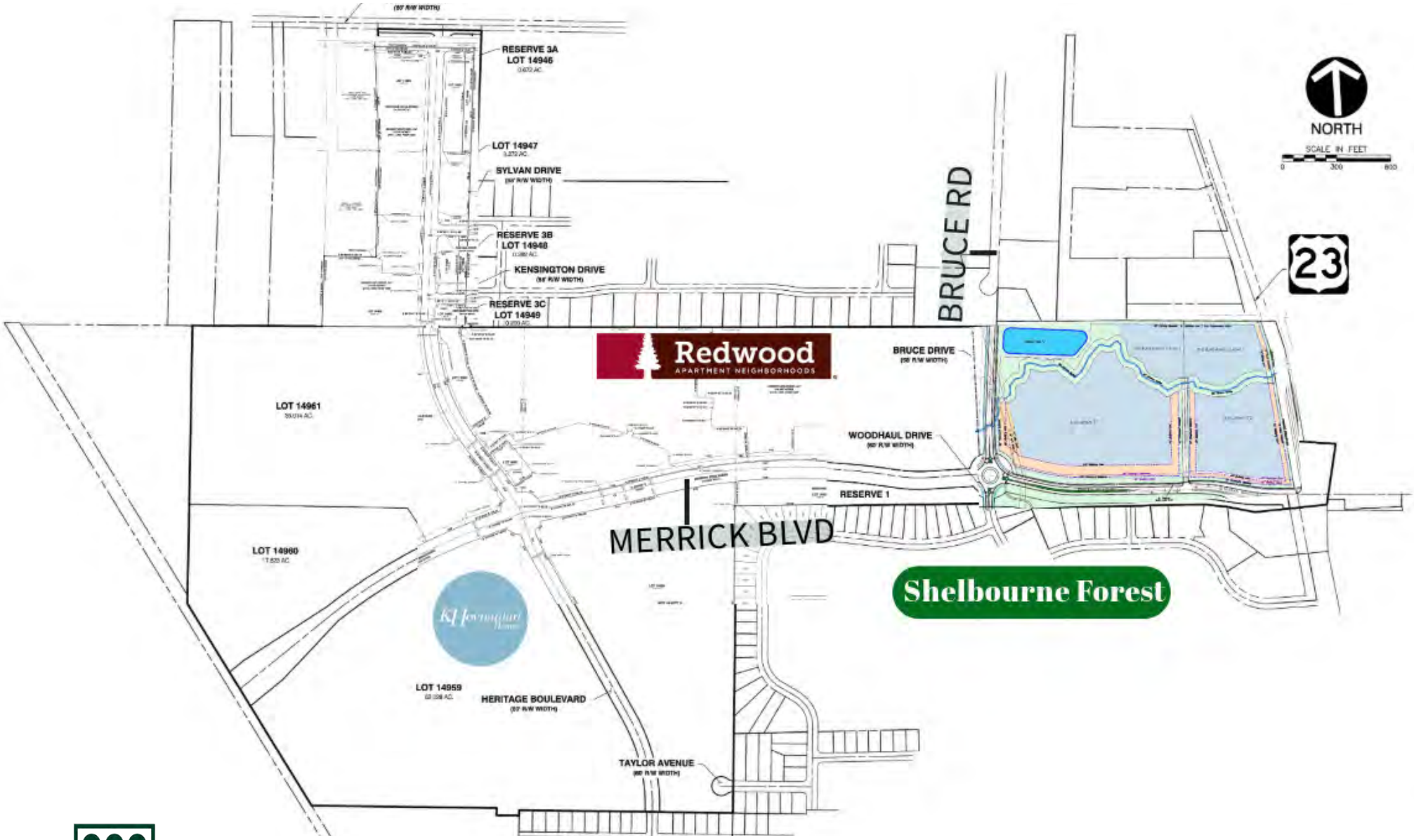
LOT COVERAGE - 42% (310,605 SF)
(INCLUDES BUILDINGS, ROADS AND PARKING, AND SIDEWALKS)

Overall Development Plan



Area Developments

Proposed Road Developments



Market Overview - Delaware

6,338	36,789	$3.5M
Permits Issued	Inspections Completed	Revenue

DIGITAL TRANSITION PAVES WAY FOR RECORD-SETTING PERMITS, INSPECTIONS

Delaware County Building Safety set a new record for inspections performed and permits issued in 2024.

After rolling out a fully electronic document and scheduling system a year earlier, the department logged 36,789 inspections, a 10% increase.

The department also issued a record number of permits, bolstered by commercial building demand, a category in which the number of permits issued reached a seven-year high in 2024.

Flood rate maps for Delaware County were updated in 2024 after completion of a flood study the prior year.

The Ohio Building Code was also updated in 2024 as part of a state initiative to reform the Ohio Administrative Code by targeting duplicative provisions, outdated sections and unnecessary requirements.

*source - Delaware State of the County

Nearby Traffic Counts

US Hwy 23 N at Merrick Blvd	31,600

Just 30 minutes north of Columbus, Delaware offers the perfect mix of small-town charm and big-city convenience. With a growing population, strong local economy, and vibrant downtown, it's a great place to live, work, and do business.

Home to Ohio Wesleyan University and a variety of shops, restaurants, and parks, Delaware is a thriving community that continues to grow. Easy highway access and a business-friendly environment make it an ideal location for your next venture.

Demographic Snapshot

	2 miles	5 miles
Population	23,161	50,657
Households	9,122	19,797
Avg HHI	$83,849	$95,042

Top Employers

1. Kroger Company Grocery and Distribution
2. Ohio Wesleyan University
3. Delaware County Government
4. OhioHealth Health Care
5. Delaware City Schools
6. Advance Stores Co. Automotive Parts Distribution
7. Willow Brook Assisted Living Facility
8. City of Delaware Local Government
9. PPG Industries
10. Jeg's High Performance Automotive Parts Distribution
11. OhioHealth Medical Office
12. Domtar Disposable Diaper Manufacturing
13. Vertiv High Voltage UPS Systems
14. Midwest Acoust-A-Fiber Manufacturing
15. International Paper Manufacturer
16. Liberty Castings

Contact Us

Kohr Royer Griffith Inc
Commercial Real Estate Services

EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.