

BERLIN BUSINESS PARK

LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015



SCOTT CUBBERLY SENIOR ADVISOR

MOBILE 614.395.5718 | DIRECT 614.334.7843

SCUBBERLY@EQUITY.NET



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

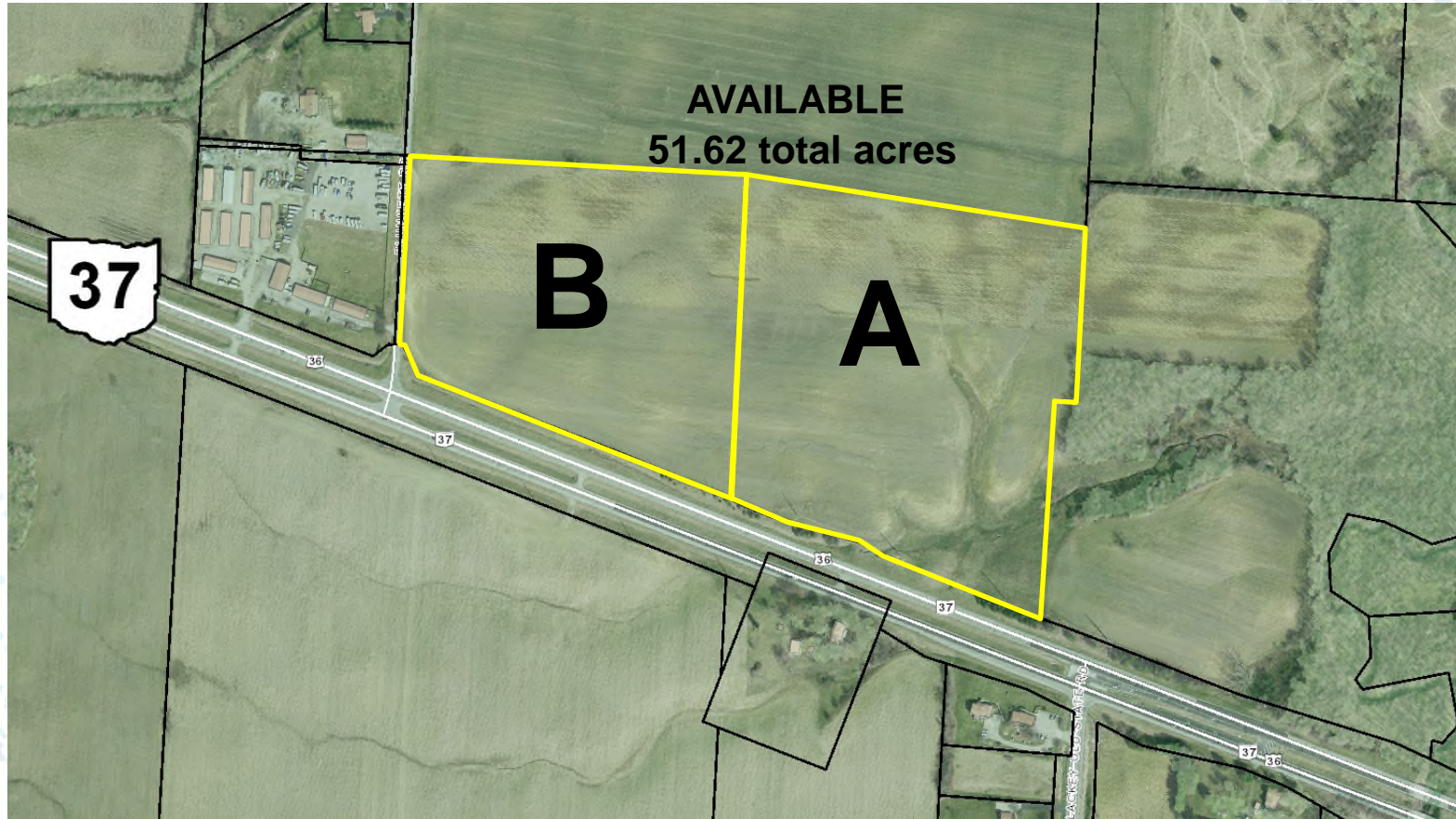
BERLIN BUSINESS PARK

LAND FOR SALE
STATE ROUTE 37 E., DELAWARE, OHIO 43015

- +/- 51.62 total acres priced at \$140,000 per acre
- 2,079' of frontage on State Route 37
- Located in the new Berlin Business Park
- Zoned Professional/Research/Office/Commercial
- 27,308 vehicles per day on State Route 37
- Approximately four miles West of Tanger Outlet Center
- Approximately four miles East of downtown Delaware



PARCEL MAP



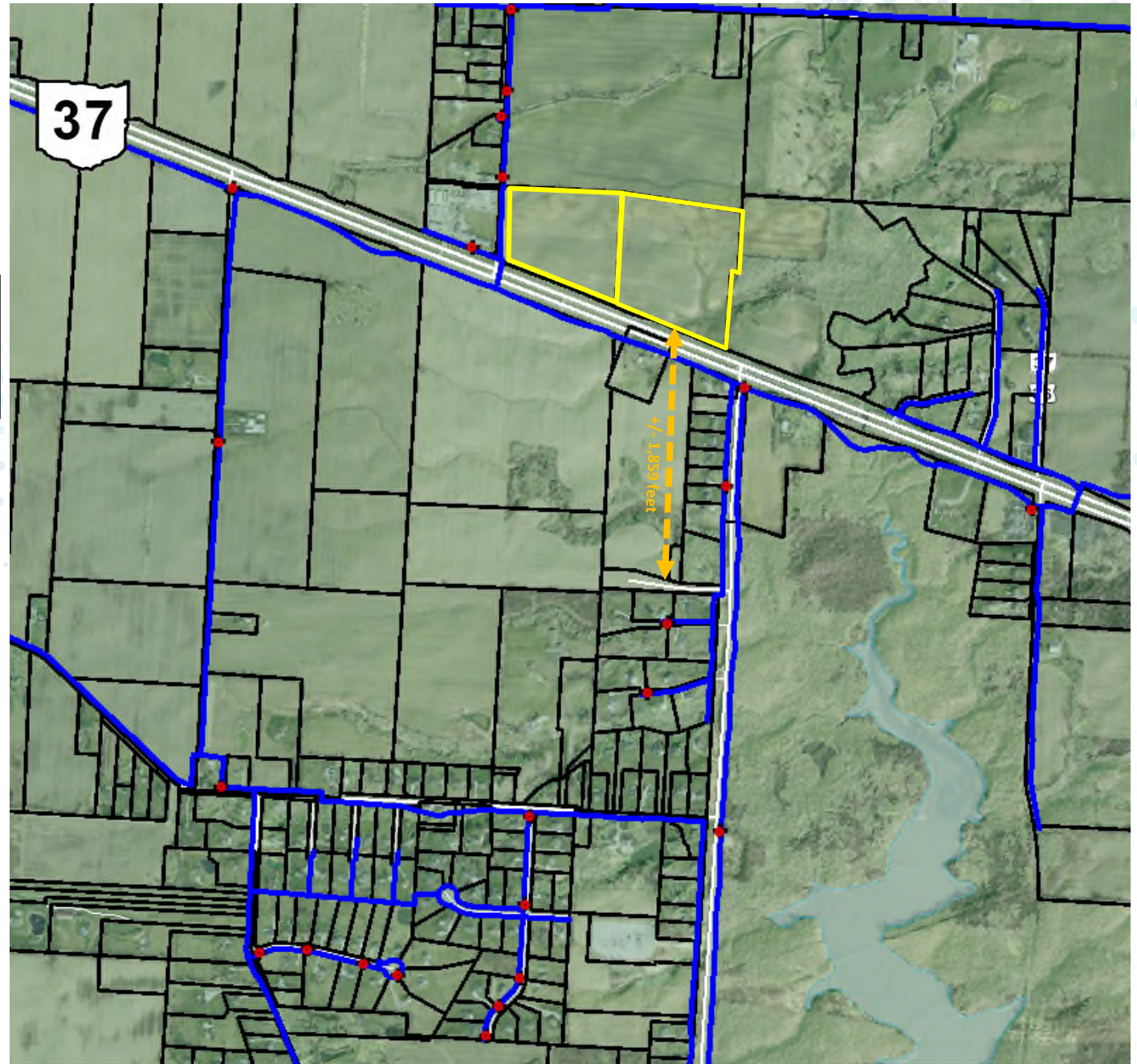
Drivetimes to:

- Interstate 71: 5 minutes
- State Route 42: 12 minutes
- Delaware Airport: 18 minutes

Parcel A: 418-210-01-003-000
Parcel B: 418-210-01-004-000

27.620 acres
24.000 acres

UTILITIES

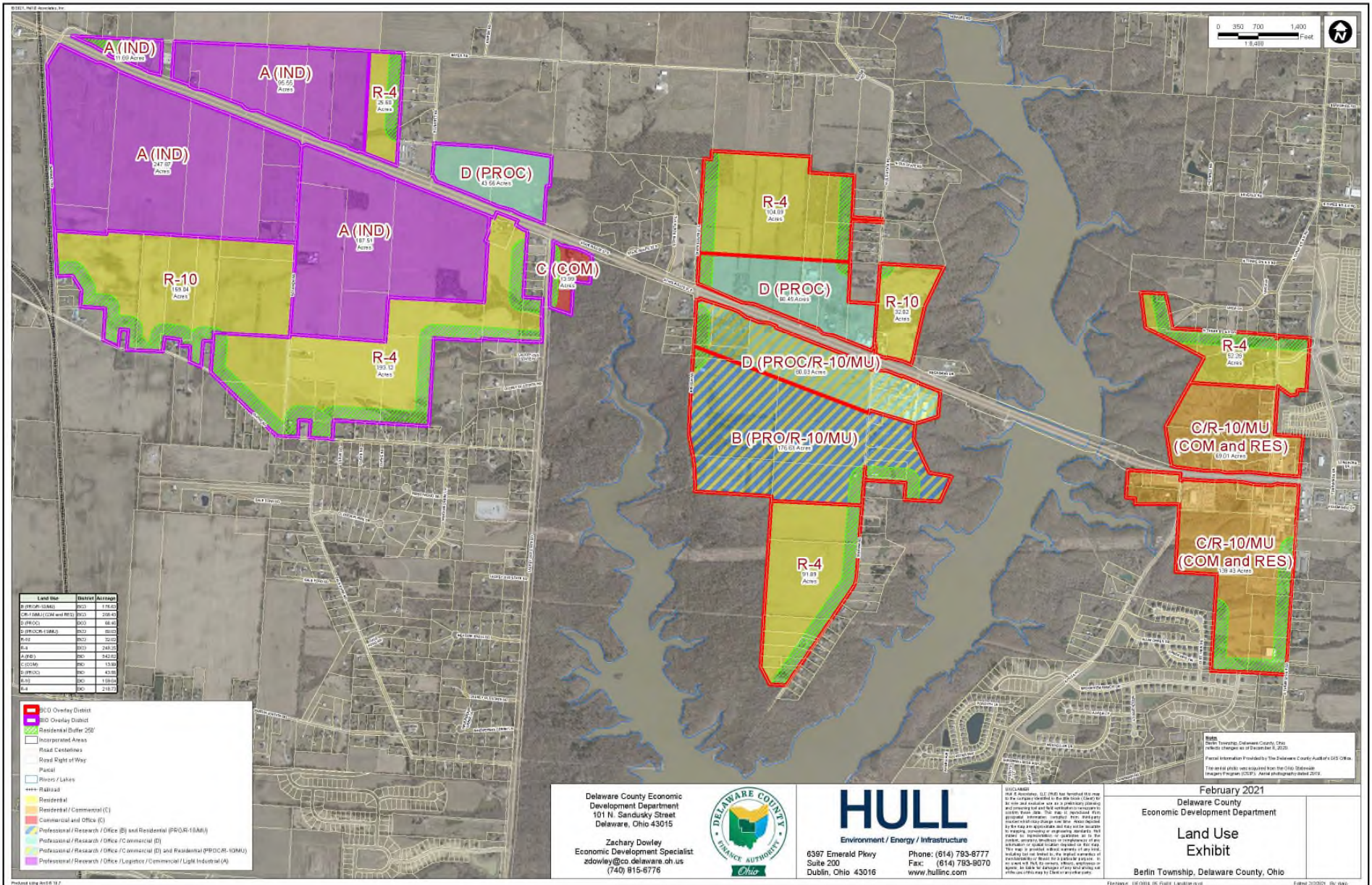


— Del-Co water line
— County Regional Sewer District

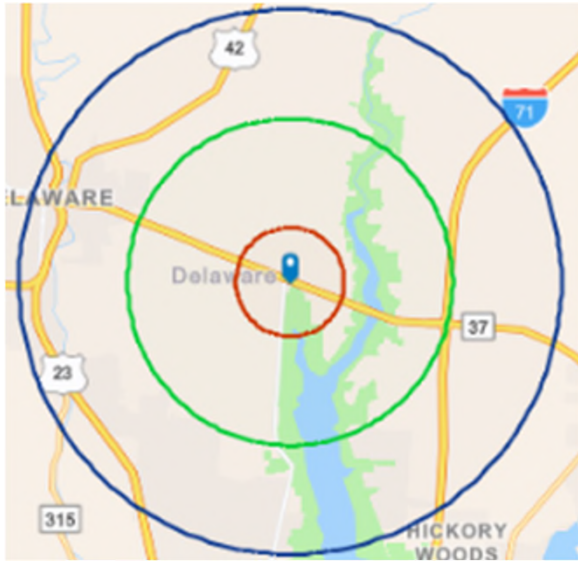
Utility Status

- Sewer: pump station installation completed in June 2023
- Gas: Suburban Gas
- Electric: American Electric Power

LAND USE



1-MILE RADIUS DEMOS



KEY FACTS

264
Population

3.3
Average
Household Size

38.6
Median Age

\$143,352
Median Household Income

BUSINESS

8

Total Businesses

73

Total Employees

EDUCATION

0%

No High School
Diploma

14%

High School
Graduate

19%

Some
College

67%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,311
Per Capita
Income



\$143,352
Median
Household
Income



\$181,176
Average
Household
Income

EMPLOYMENT



71.3
White
Collar %



6.3
Blue
Collar %

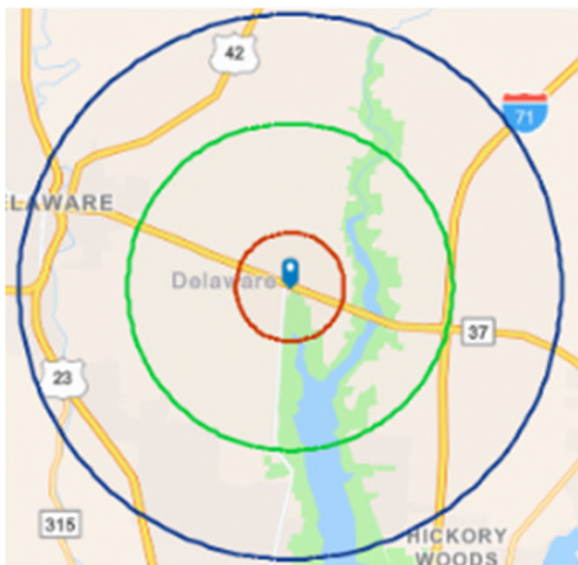


21.7
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

6,468
Population

2.8
Average
Household Size

39.5
Median Age

\$118,704
Median Household Income

BUSINESS



Total Businesses

154



Total Employees

1,713

EDUCATION



1%

No High School
Diploma



18%

High School
Graduate



22%

Some
College



58%

Bachelor's/Grad/Prof
Degree

INCOME



\$54,507

Per Capita
Income



\$118,704

Median
Household
Income



\$157,036

Average
Household
Income

EMPLOYMENT



71.0

White
Collar %



11.5

Blue
Collar %



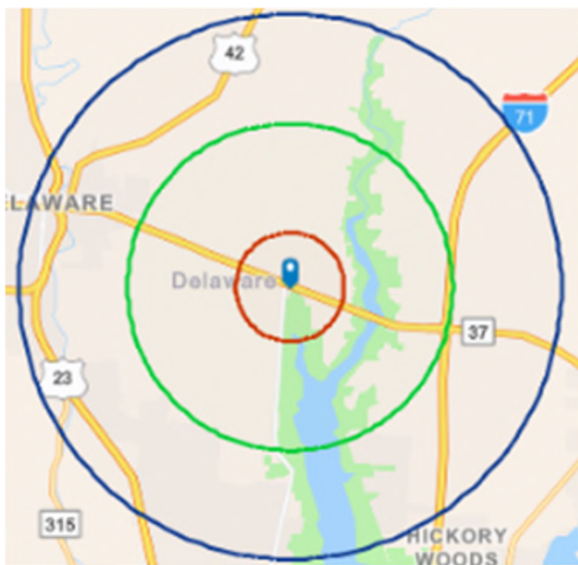
17.4

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

36,258

Population



Average
Household Size



Median Age

\$105,702

Median Household Income

BUSINESS



1,096

Total Businesses



12,586

Total Employees

EDUCATION



3%

No High School
Diploma



20%

High School
Graduate



24%

Some
College



53%

Bachelor's/Grad/Prof
Degree

INCOME



\$49,451

Per Capita
Income



\$105,702

Median
Household
Income



\$139,732

Average
Household
Income

EMPLOYMENT



73.7

White
Collar %



12.6

Blue
Collar %



13.7

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.