

TRAILHEAD CROSSING AVAILABLE FOR LEASE

1135-1131 US-36, DELAWARE, OH 43015

OAKLAND
NURSERIES

SHEETZ

MillRun Crossing

DQ
TireDiscounters
ALDI

McDonald's
KEMBA
FINANCIAL
CREDIT UNION
25,000 VPD

SUBWAY
goodwill
PET SUPPLIES
PLUS
crumbl
cookies

Tim Hortons
F

verizon
AspenDental
tropical CAFE

TIDAL WAVE
AUTO SPA

City
BARBELLUE
MATTRESS
FIRM

KOHL'S

meijer

Seattle House
Apartments
240 Units



36 Sunbury Rd

ANCHOR RETAIL
PENDING

PANDA EXPRESS
CHINESE KITCHEN

SEVEN BREW
DRIVE THRU COFFEE

Opening Q3 2026

CHASE

Kroger

Opening Q4 2026

Glenn Rd

AUSTIN LOCONTI

MANAGING PARTNER

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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

TRAILHEAD CROSSING
DELAWARE, OH 43015

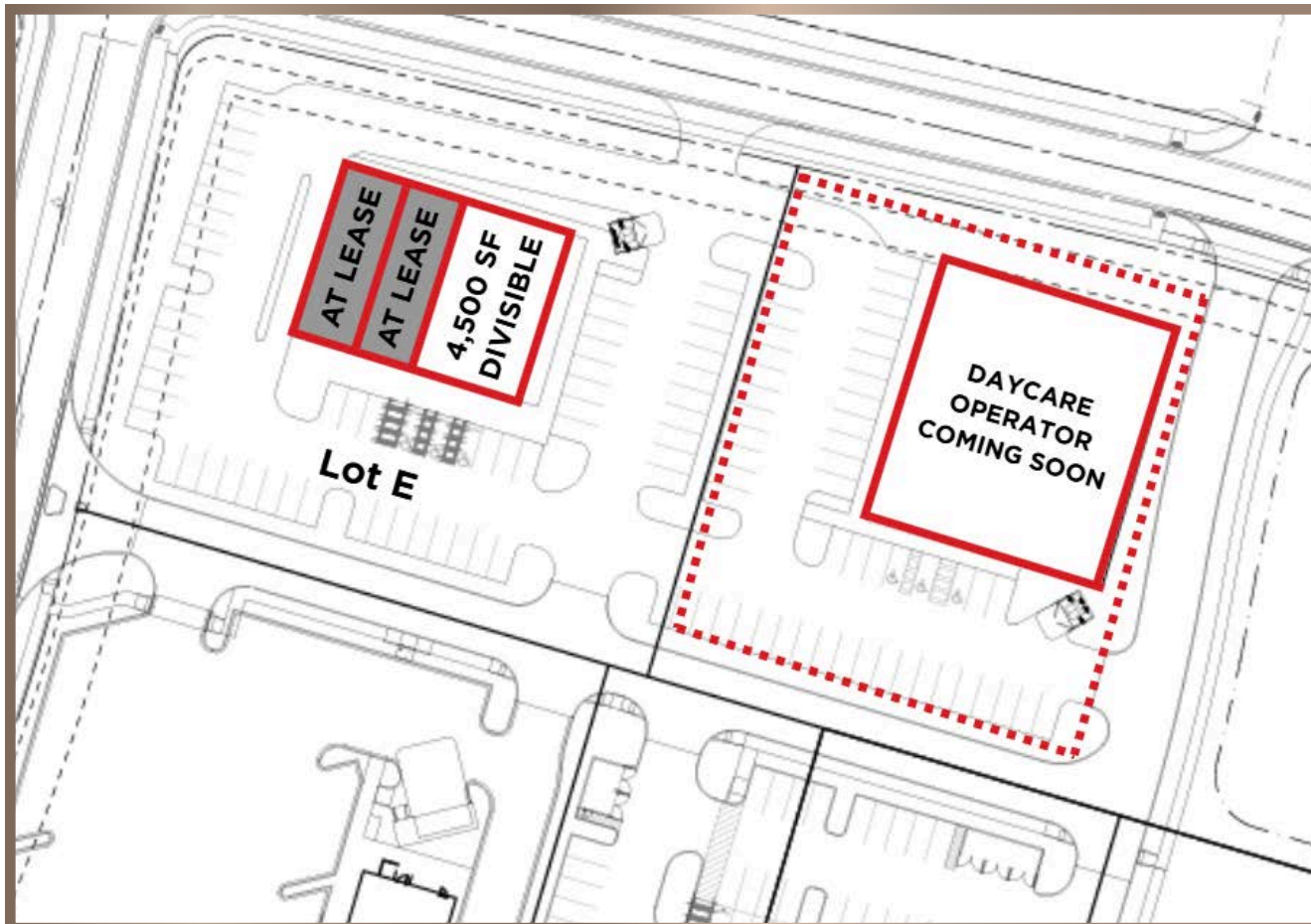
1135-1131 US-36, DELAWARE, OH 43015

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 40 AC development - retail opportunities available
- Hard corner at signalized intersection
- Anchored retail development located across from Glenwood Commons with major retailers including Meijer, Kohl's, and Kroger
- Over \$150M in annual retail sales within the immediate vicinity
- 120K SF Kroger under construction at SE corner of Glenn and US-36
- Delaware is one of the fastest-growing counties in the Midwest
- 27K VPD on US-36

PROPERTY INFORMATION

Address	1135-1131 US-36, Delaware, OH 43015
GLA	40 AC
Parking Spaces	111
Primary Traffic	27,000 VPD

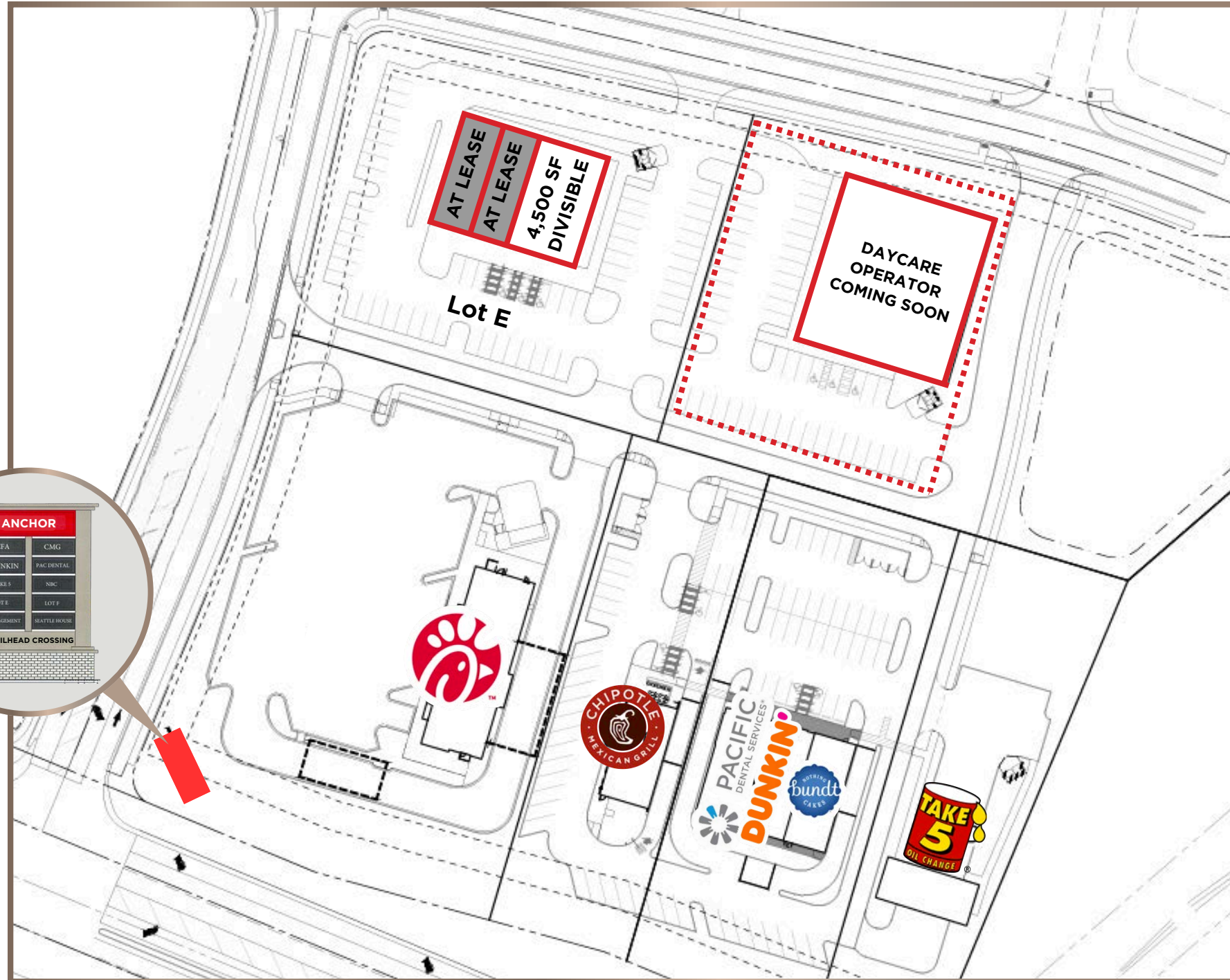


AVAILABILITY — SIZE — PRICING

Lot E Retail Space	4,500 SF (Divisible)	Upon Request
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SITE PLAN

TRAILHEAD CROSSING
DELAWARE, OH 43015



TENANT INDEX	
Lot A	Chick Fil A
Lot B	Chipotle
Lot C	Pacific Dental Services
Lot C	Dunkin' Donuts
Lot C	Nothing Bundt Cakes
Lot D	Take 5 Oil Change
Lot E	2,500 SF - At Lease
Lot E	2,000 SF - At Lease
Lot E	4,500 SF - Available (Divisible)
Lot F	Daycare Operator Coming Soon

CLOSE AERIAL

TRAILHEAD CROSSING
DELAWARE, OH 43015



INFRASTRUCTURE IMPROVEMENTS

BYXBE RD EXTENSION

TRAILHEAD CROSSING
DELAWARE, OH 43015



NOTABLE DEVELOPMENTS



120K SF Kroger opening Q4 2026 at SE corner of US-36 & Glenn



McDonalds opened in 2024



Under construction across street at Glenwood Center. Opening Q3 2026



Under construction across street at Glenwood Center



Under construction across street at Glenwood Center



Under construction across street at Glenwood Center

LOCATION OVERVIEW

DELAWARE, OHIO

TRAILHEAD CROSSING
DELAWARE, OH 43015

Delaware, Ohio, is a thriving city located just 30 miles north of Columbus. Known for its historic charm, strong sense of community, and excellent quality of life, Delaware is a growing hub in Central Ohio. With a population of over 43,000, the city is part of the rapidly expanding Columbus Metropolitan Area and consistently ranks among the fastest-growing regions in the state.

Delaware boasts a diverse economy, supported by industries such as manufacturing, healthcare, education, and retail. It is home to Ohio Wesleyan University, a prestigious liberal arts college that enriches the community with culture, talent, and innovation. The city's proximity to major highways, including U.S. Route 23 and State Routes 36 and 37, provides easy access to Columbus and surrounding markets, making it an attractive location for businesses and residents alike.

The commercial real estate market in Delaware offers significant opportunities, particularly in the downtown area, where historic buildings are being revitalized into mixed-use spaces for retail, dining, and offices. The city's rapid population growth has also driven demand for retail centers, healthcare facilities, and residential developments. Industrial and logistics companies are drawn to Delaware's strategic location and access to a skilled workforce.

Planned developments, including new business parks and mixed-use projects, highlight Delaware's commitment to fostering economic growth while preserving its historic character. With a welcoming business environment, expanding infrastructure, and strong community support, Delaware presents a compelling opportunity for commercial real estate investors looking to capitalize on Central Ohio's growth.



80%
population
— — — — —
since 2000 | among fastest growing in OH



46% with a bachelor degree
or higher
#1 most affluent county
in Ohio \$130k+ Median HH Income

LOCATION OVERVIEW

COLUMBUS, OHIO

Columbus, Ohio, is the vibrant heart of Central Ohio and one of the fastest-growing cities in the Midwest. As the state capital and the 14th largest city in the U.S., Columbus blends a thriving economy, diverse culture, and unmatched livability. Home to over 900,000 residents—and more than 2 million in the metro area—Columbus continues to attract businesses, talent, and investment from across the country.

Known for its balance of urban energy and community feel, Columbus is driven by strong sectors in education, healthcare, finance, retail, logistics, and technology. The city's innovation economy is powered by The Ohio State University and a growing base of Fortune 500 companies, startups, and research institutions. Major infrastructure connections—via I-70, I-71, and I-270—make Columbus a central hub for regional commerce and logistics operations throughout the Midwest.

The commercial real estate market in Columbus is dynamic and diverse, offering opportunities across retail, industrial, office, and mixed-use developments. Neighborhoods like Short North, Downtown, and the Arena District continue to attract investment through revitalization and new construction, while suburban markets such as Dublin, New Albany, and Hilliard support ongoing expansion in housing and business growth.

Fueled by consistent population gains and a pro-business environment, Columbus remains a top destination for development. With a strong workforce pipeline, growing infrastructure, and strategic location, the city presents prime opportunities for commercial real estate investors seeking long-term growth in one of the Midwest's most stable and innovative markets.



3rd Largest State Capital in the U.S.

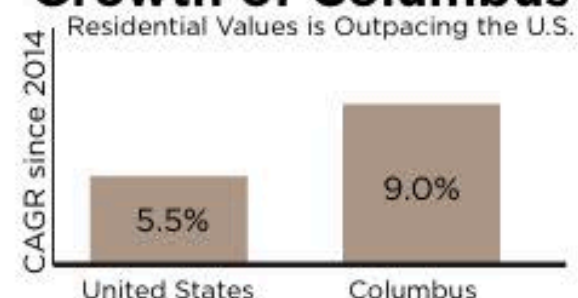
Largest city in Ohio, Top 15 in U.S. - Median age of 32
(based on current total population)

140,000 Students attend Columbus-based colleges and universities



Including 60,000 students at The Ohio State University

Growth of Columbus



#1

Fastest Growing City in the Midwest

+13.1% population increase in last decade (based on current census data)

#1 Rising

U.S. City for Startups

Based on strong talent pool, VC activity and innovative business climate - Forbes

Top 3

Rising Food Cities

RECENT NATIONAL RECOGNITION

"If there's one thing we know about the Midwest now, it's to stop expecting certain things from the Midwest, and certainly not Ohio's capital city. **Good things are happening.**" -Food & Wine Magazine

CONTACT

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