



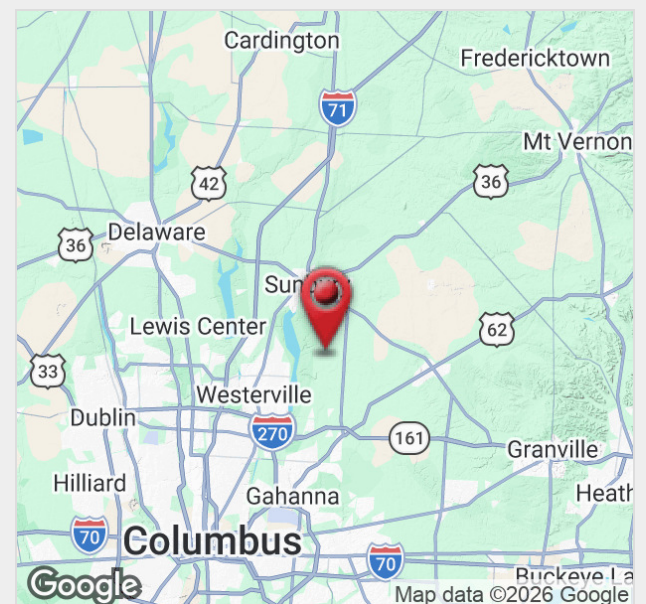
Harlem Rd

Galena, Ohio 43021

Property Features

- ±119.67 Acres Across Four Parcels (31632001048000, 31632001049000, 31632001003010 and 31631002010000)
- Near Major Arterials Harlem Rd and Center Village Rd in Galena
- Zoned AR-1 Allowing Agricultural and Low-Density Residential Uses
- Residential Subdivision Potential through Rezoning (Harlem Township)
- Water, Electric, and Gas Available to Site with Sewer Anticipated with Development
- Strong Residential Growth in Surrounding Galena Area
- Located in the Delaware County Submarket
- Convenient Access to I-71 and I-270
- Close Proximity to Hoover Reservoir and Alum Creek State Park
- Short Drive to Polaris Fashion Place and Easton Town Center

Sale Price: \$8,975,250 (\$75,000/Acre)



For more information:

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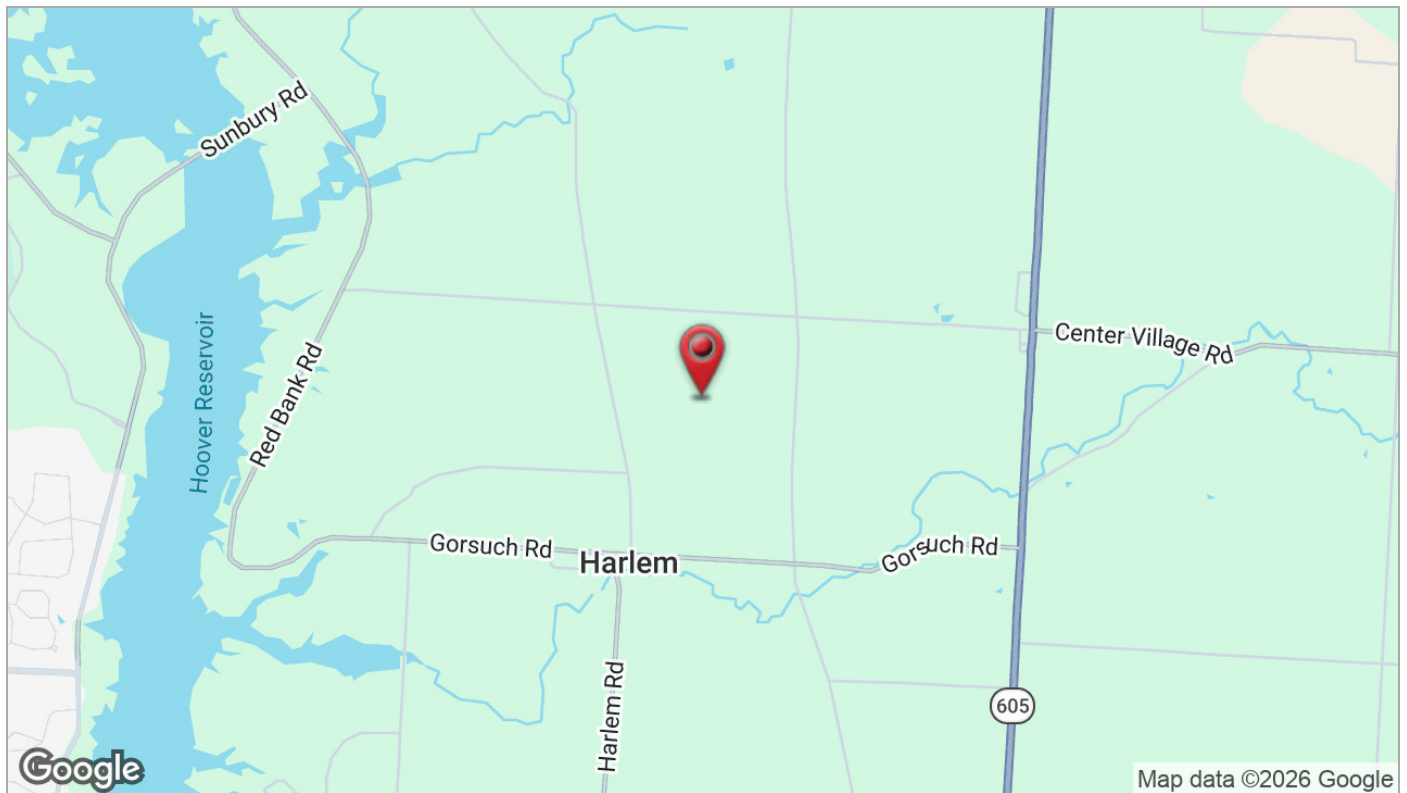
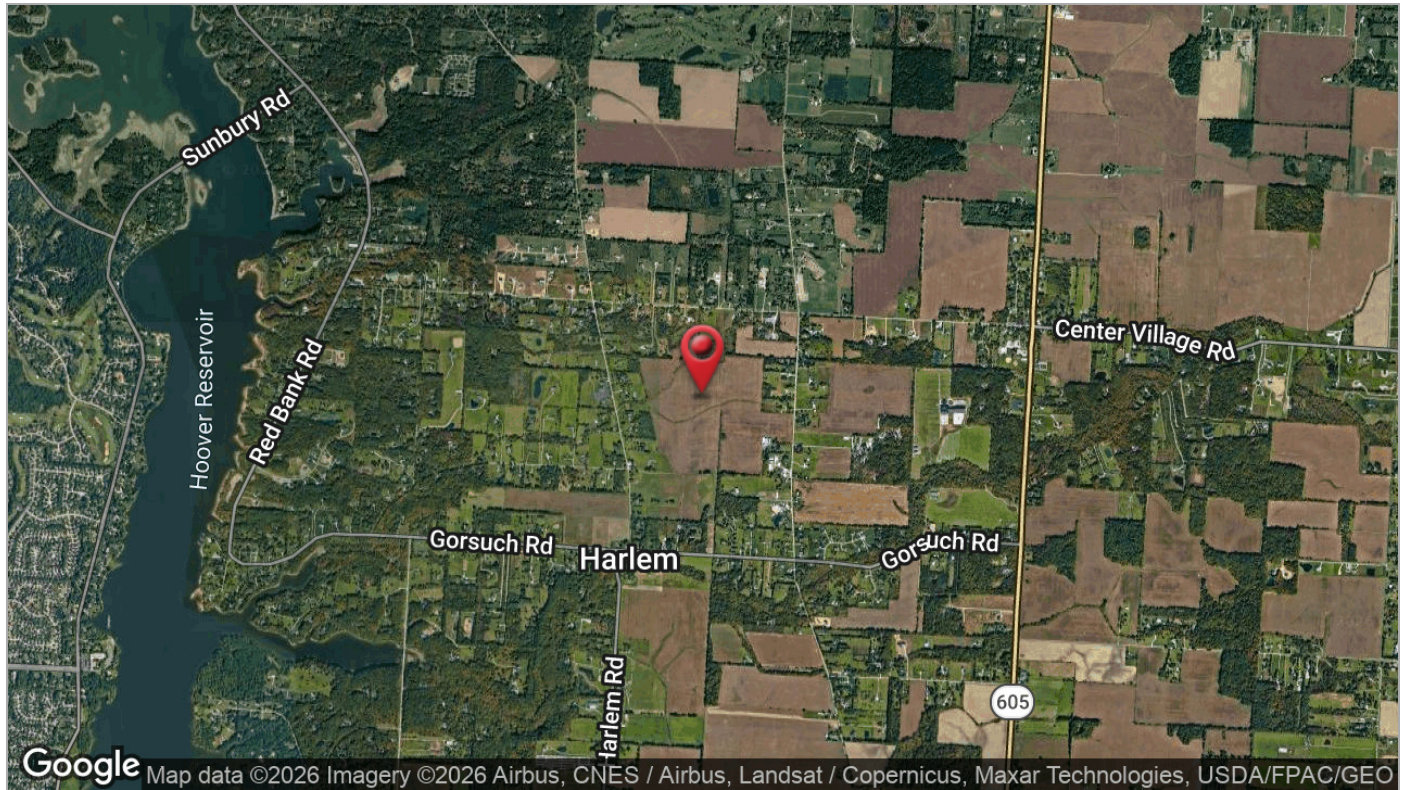
Matt Gregory, SIOR, CCIM

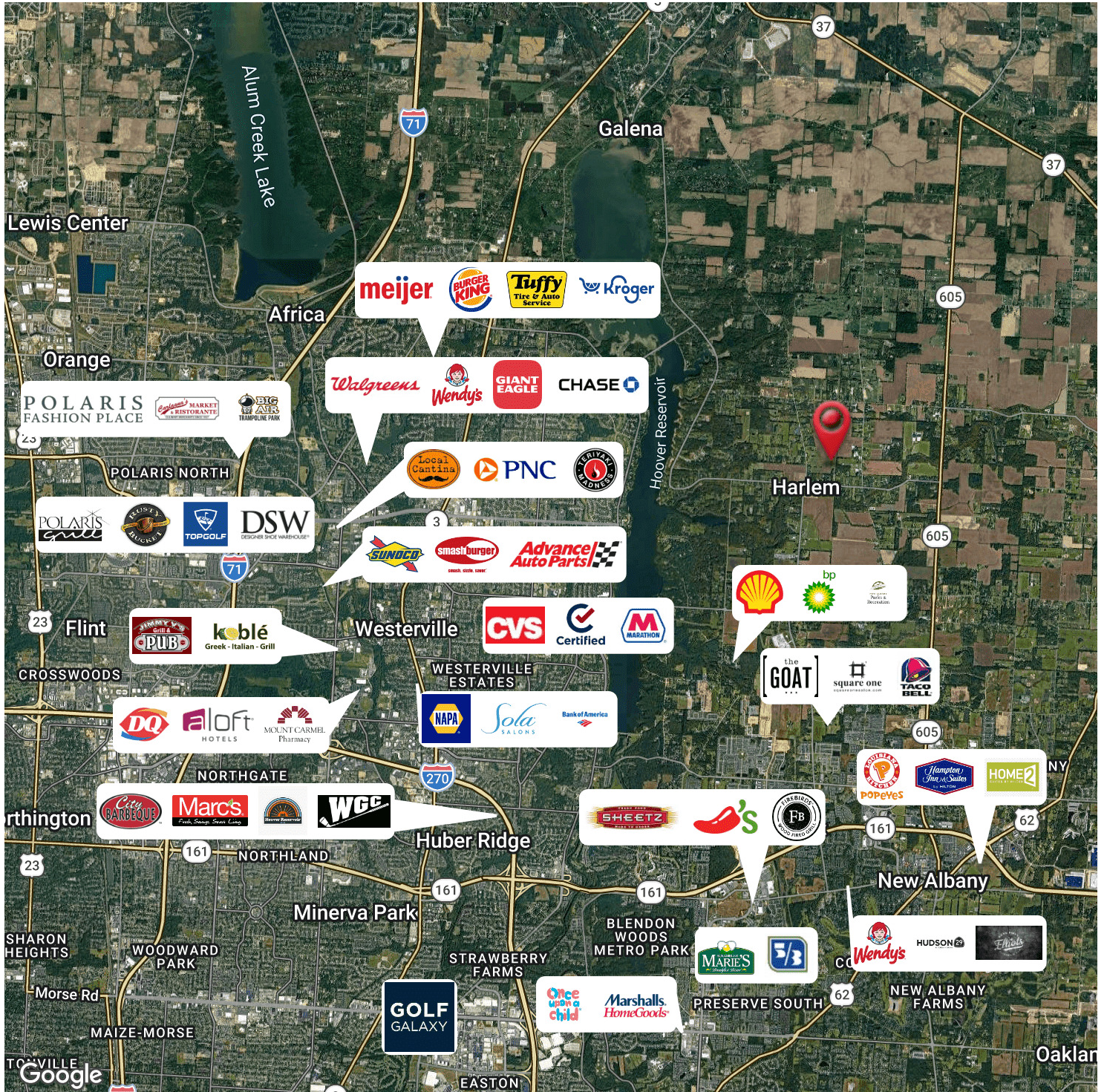
614 629 5234 • mgregory@ohioequities.com

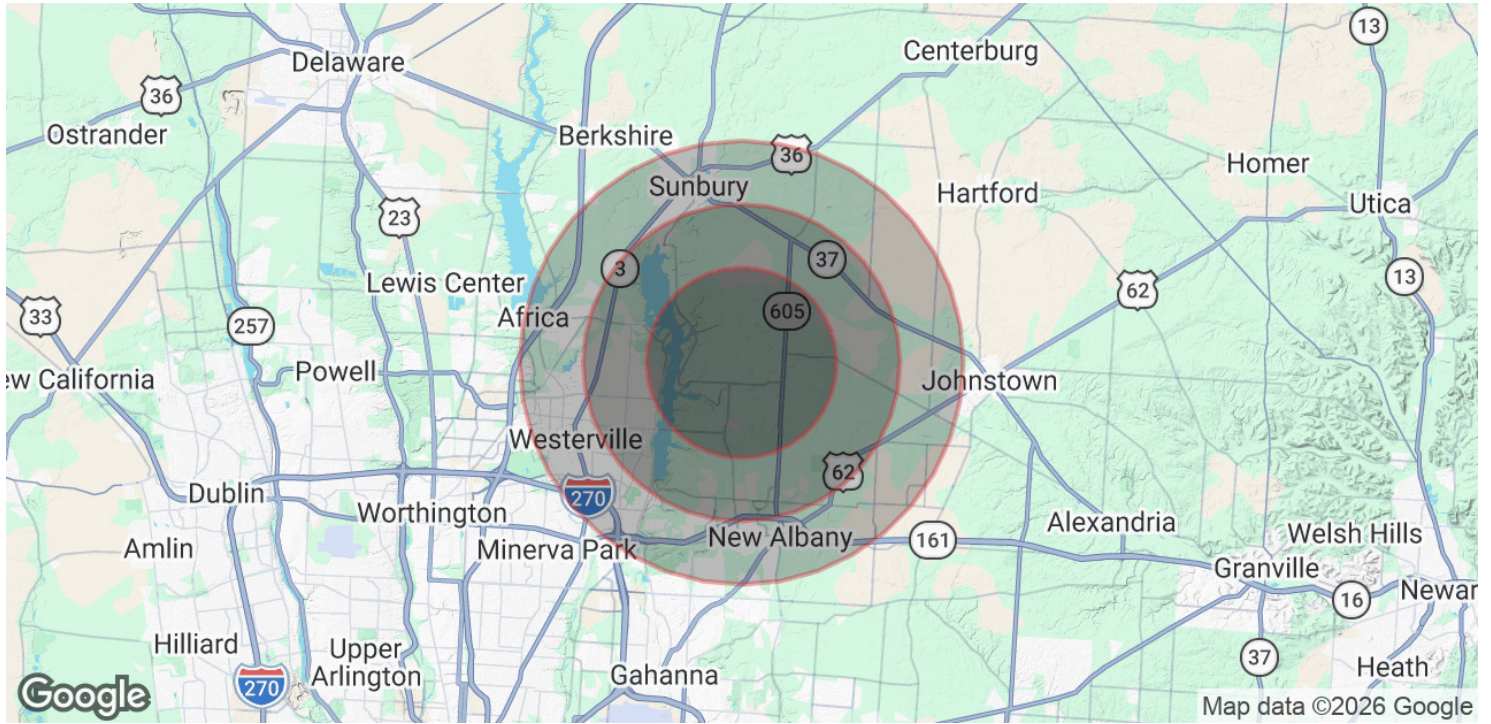












POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	11,827	65,980	151,470
Average Age	44.5	42.3	39.5
Average Age (Male)	44.5	41.6	39.2
Average Age (Female)	44.4	42.5	39.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	4,329	25,824	59,460
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$188,953	\$155,261	\$145,036
Average House Value	\$487,074	\$413,606	\$402,128

2023 American Community Survey (ACS)