4277 COLUMBUS PIKE

Delaware, OH 43015

PROPERTY OVERVIEW

CURRENT ASKING PRICE

$2,288,800

SPECIAL FEATURES

- Vinyl & Stone Exterior
- Four Parcels Totaling Approximately 10 Acres
- New Roof ~ 2020/2021
- Includes 40+ Parking Spots (3 Handicap Spots)
- Natural Gas (Columbia)
- Delco & Septic
- (2) Air Conditioning Units
- (1) Gas Furnace & Baseboard Heat
- New Water Heater ~ 2023

THE PERFECT LOCATION! Outstanding development opportunity - four parcels totaling approximately 10 acres situated directly on the highly visible and heavily traveled U.S. 23 corridor. This prime site lies just north of OhioHealth Blvd and south of Cheshire Road, placing it squarely in the path of ongoing growth and expansion. The property currently includes a 4,100+ square-foot building, most recently utilized as a church, which offers flexibility for a wide range of potential uses. The structure could be repurposed, expanded, or removed entirely to accommodate a new commercial or mixed-use development project. Zoned CC (Community Commercial), the site supports a diverse array of permitted and conditional uses - including retail, office, medical, institutional, public, or limited automotive uses, as well as certain residential redevelopment options with appropriate approvals. Exceptional location advantages include direct frontage and visibility along U.S. 23, with easy access to major corridors and nearby destinations - Polaris, Tanger Outlet Mall, Downtown Delaware, Powell, and key freeway interchanges. The property is also in close proximity to Alum Creek State Park, adding appeal for possible future residential development. With multiple active development projects and higher-density communities underway in the immediate area, this property represents an opportunity to secure a strategic position in one of Central Ohio's fastest-growing corridors. Olentangy schools. Only $2,488,800! Call DeLena today!

PROPERTY INFORMATION

- Year Built: 1953
- Zoning: Community Comm
- Parcel #1: 419-410-04-026-000
- Parcel #2: 419-410-04-026-001
- Parcel #3: 419-410-04-027-000
- Parcel #4: 419-410-04-028-000
- Building Square Foot: 4,128

TAX INFORMATION

- Parcel #1 Annual Taxes: $9,208.10
- Parcel #2 Annual Taxes: $0
- Parcel #3 Annual Taxes: $3077.08
- Parcel #4 Annual Taxes: $3077.08

Total Annual Tax Amount: $15,362.26

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* Among all RE/MAX Team Leaders Worldwide

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UNIT INFO

Entry
9′ x 29′6
- Neutral vinyl flooring
- Ivory painted walls
- 10 foot ceilings
- Closet

Hall
INCLUDED IN ENTRY DIMENSIONS
- Berber carpet
- Ivory painted walls
- Ceiling lights
- Baseboard heat
- Closets
- Door to Fellowship Hall

Connecting Hall
6′ 5 x 17′3
- Berber carpet
- Ivory painted walls
- Ceiling fans
- Chandelier
- Platform/elevated stage
- Electric baseboard heat

Men's Bathroom
10′2 x 7′10
- Neutral vinyl flooring
- Ivory painted walls
- Enclosed vanity with single bowl, cultured marble sinktop
- Ceiling exhaust
- 3 bulb wall light
- (2) stalls
- (1) urinal

Sitting Room
13′10 x 6′1
- Berber carpet
- Ivory painted walls
- Ceiling lights

Ladies Bathroom
7′ x 7′
- Neutral vinyl flooring
- Ivory painted walls
- (2) stalls
- Enclosed vanity with single bowl sinktop
- Ceiling exhaust

Mechanical Closet
- New electric water heater ~ 2023
- Electric panel

Dining/Fellowship Hall
45′9 x 30′1
- Berber carpet
- Ivory painted walls
- 3 bulb ceiling light
- Egress door

Kitchen
11′2 x 11′8
- Neutral vinyl flooring
- Ivory painted walls
- Wall cabinets
- Frigidaire® dishwasher
- Ceiling light
- Double bowl stainless steel sink
- General Electric® electric range
- Refrigerator
- Opens to Dining Hall

Dining Hall
52′5 x 30′2
- Berber carpet
- Ivory painted walls
- Gas furnace
- Ceiling lights
- (2) closets
- (2) egress doors
- 2″ blinds

Office #1
13′11 x 10′10
- Light sand carpet
- Ivory painted walls
- 4 bulb ceiling lights
- 2″ blinds

Office #2
12′10 x 11′6
- Berber carpet
- Ivory painted walls
- Ceiling light
- Atrium door
- 2″ blinds

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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FLOOR PLAN

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

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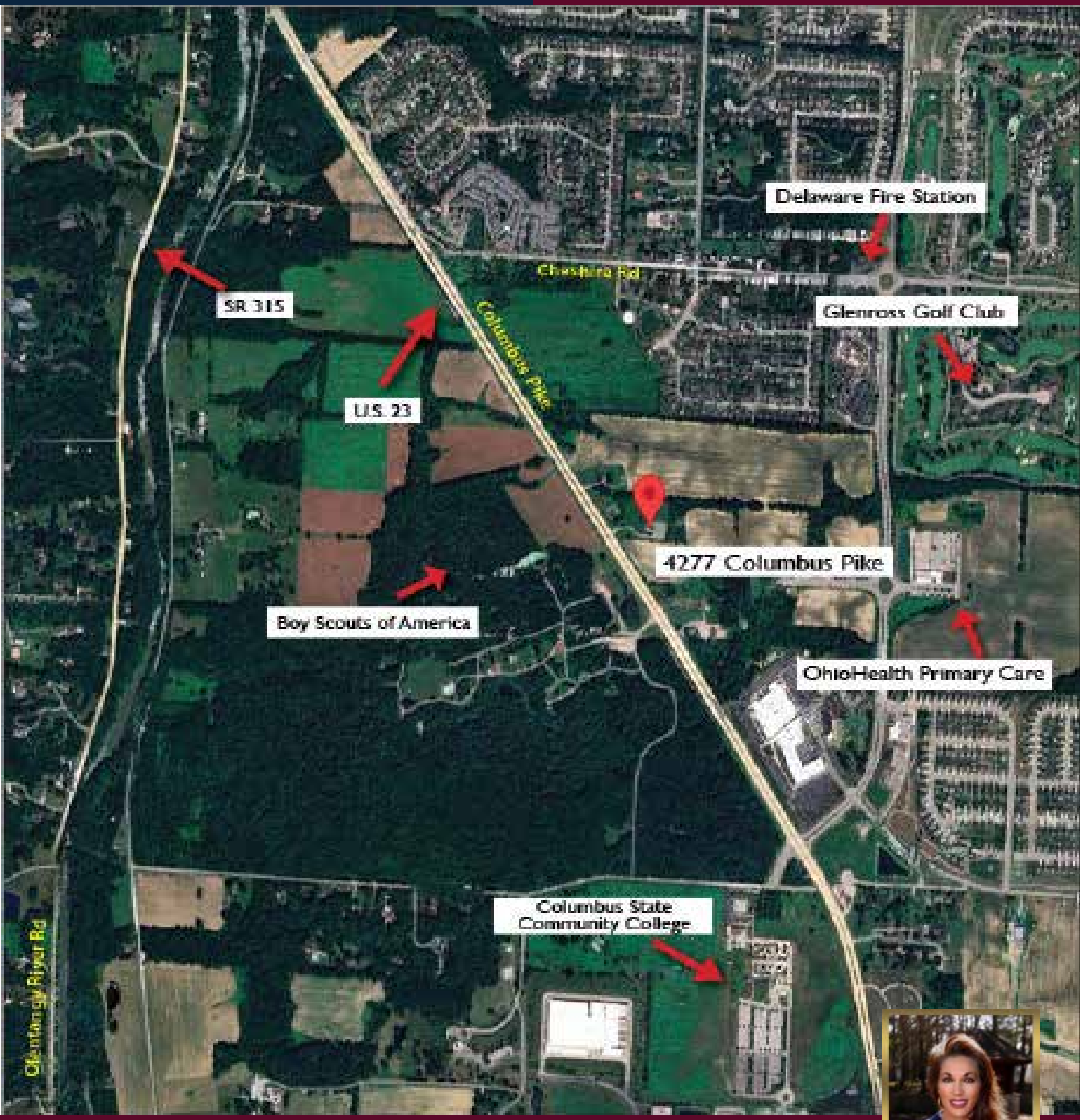
AERIAL VIEW OF SURROUNDING BUSINESSES



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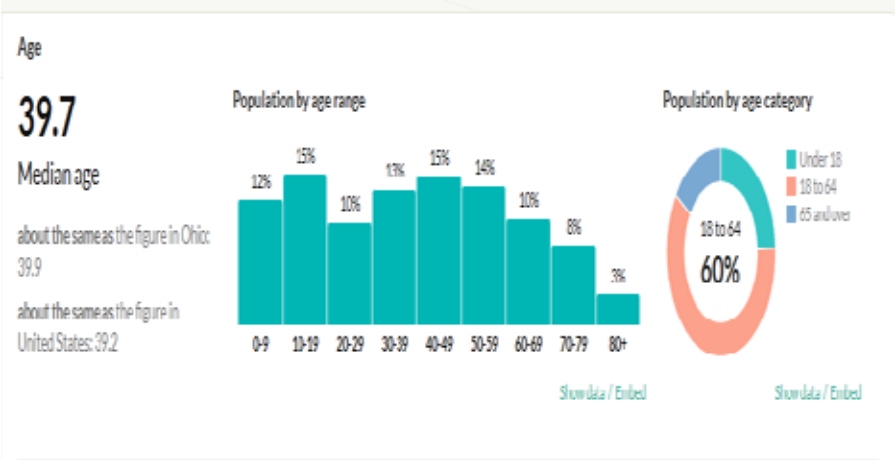
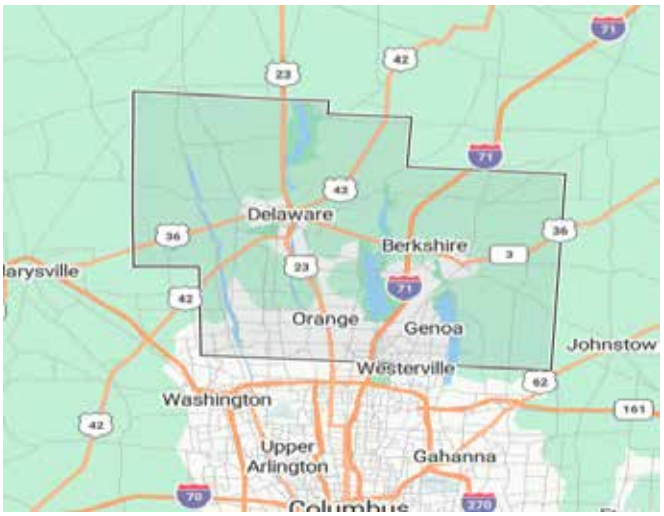
DELAWARE COUNTY DEMOGRAPHICS

Delaware County, Ohio Median Age



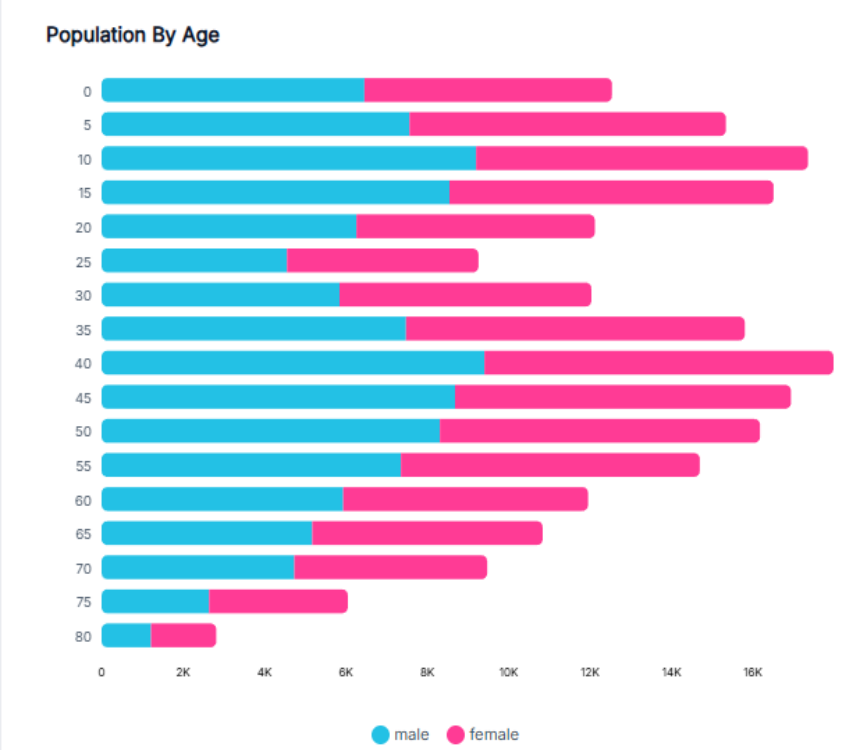
https://censusreporter.org/profiles/05000US39041-delaware-county-oh/

Total Population (2025): 243,200



https://worldpopulationreview.com/us-counties/ohio/delaware-county

Delaware County Population by Age



Median Age

Overall: 39.9
Female: 40.1
Male: 39.6

Delaware County Adults

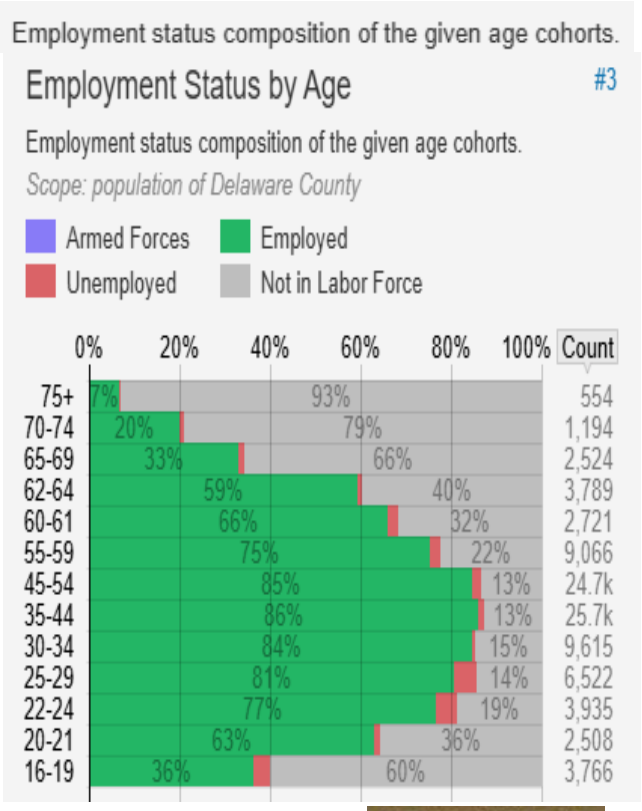
There are 165,286 adults, (32,507 of whom are seniors) in Delaware County.

Sex Ratio

Female: 110,492 (49.96%)
Male: 110,668 (50.04%)

https://worldpopulationreview.com/us-counties/ohio/delaware-county

EMPLOYMENT STATUS BY AGE



https://statisticalatlas.com/county/Ohio/Delaware-County/Employment-Status

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COUNTY AERIAL VIEW

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