

For Lease



\$11.00/SF NNN

2097 London Road, Delaware, Ohio 43015

Office/Warehouse Space Available For Lease in Delaware, Ohio

- Office, warehouse, showroom suite available for lease in Delaware, OH.
- ±3,600 SF with 20-22' clear height with one dock and one 12' drive-in door.
- 3 phase power with abundant parking.
- 100% climate controlled.
- Great showroom potential in the front with distribution in the back.
- Fiber in suite.
- Operating expenses of \$4.53/SF.



Click Here to View Property Video

James Mangas CCIM

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Questions? Contact Us:

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Exterior Photos



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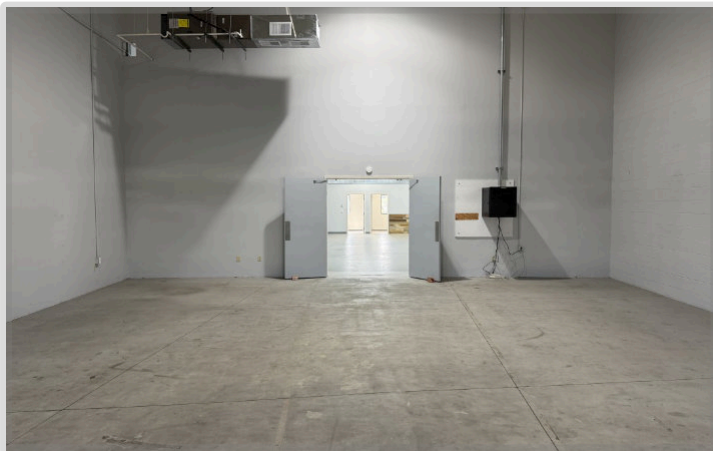
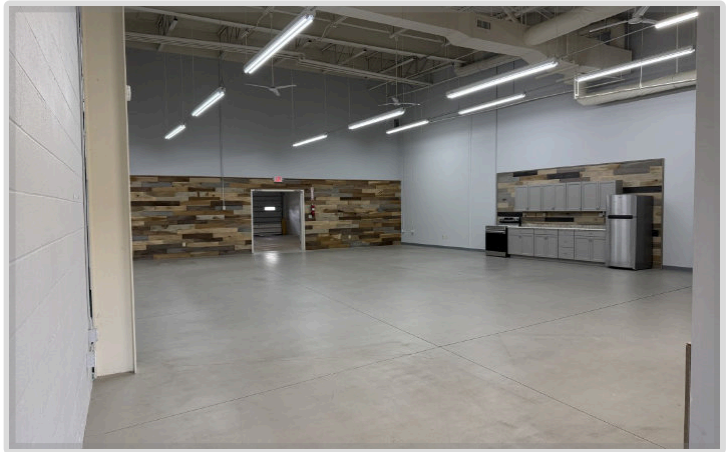
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Interior Photos



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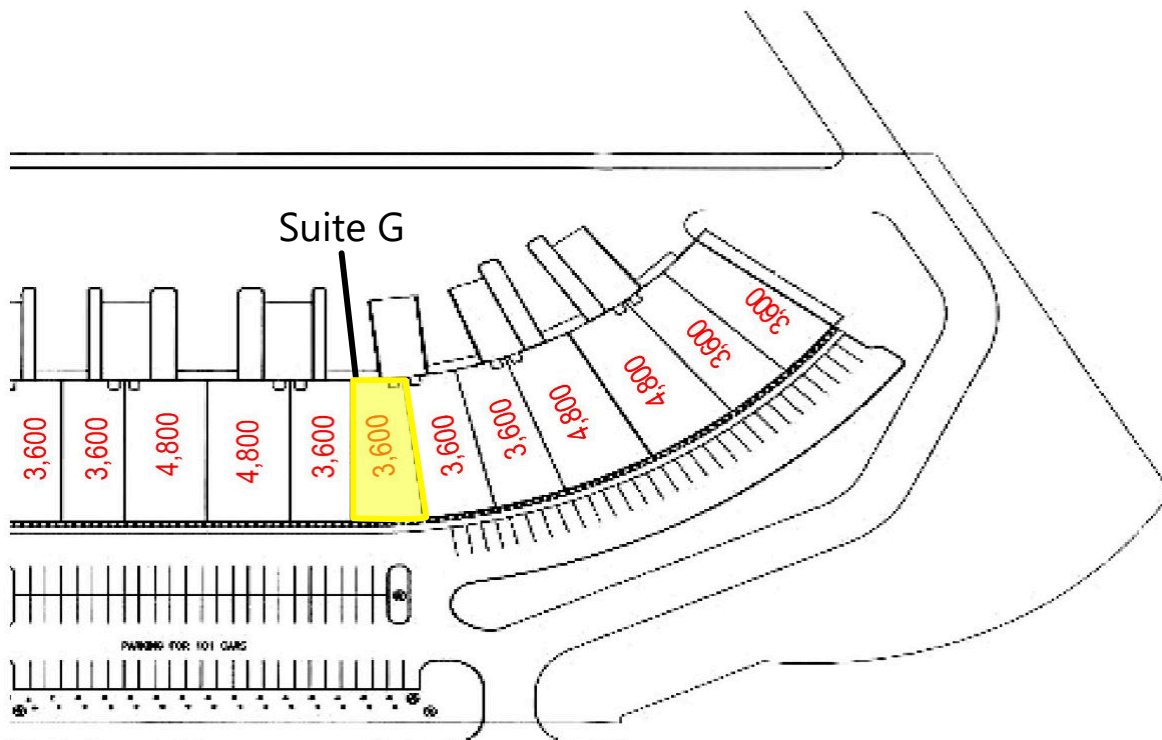
Additional Property Information

Legal Information

Legal Property Description	Unit 2097 GSYMMETRY One Condos
Price	\$11.00/SqFt
Parcel Number	419-210-01-011-506
Possession	Immediate

Land Information

Unit Square Footage	± 3,600 SqFt
Office Square Footage	± 400 SqFt
Parking Spaces	± 101
Current Zoning	Warehouse
Jurisdiction and School District	2103 Delaware



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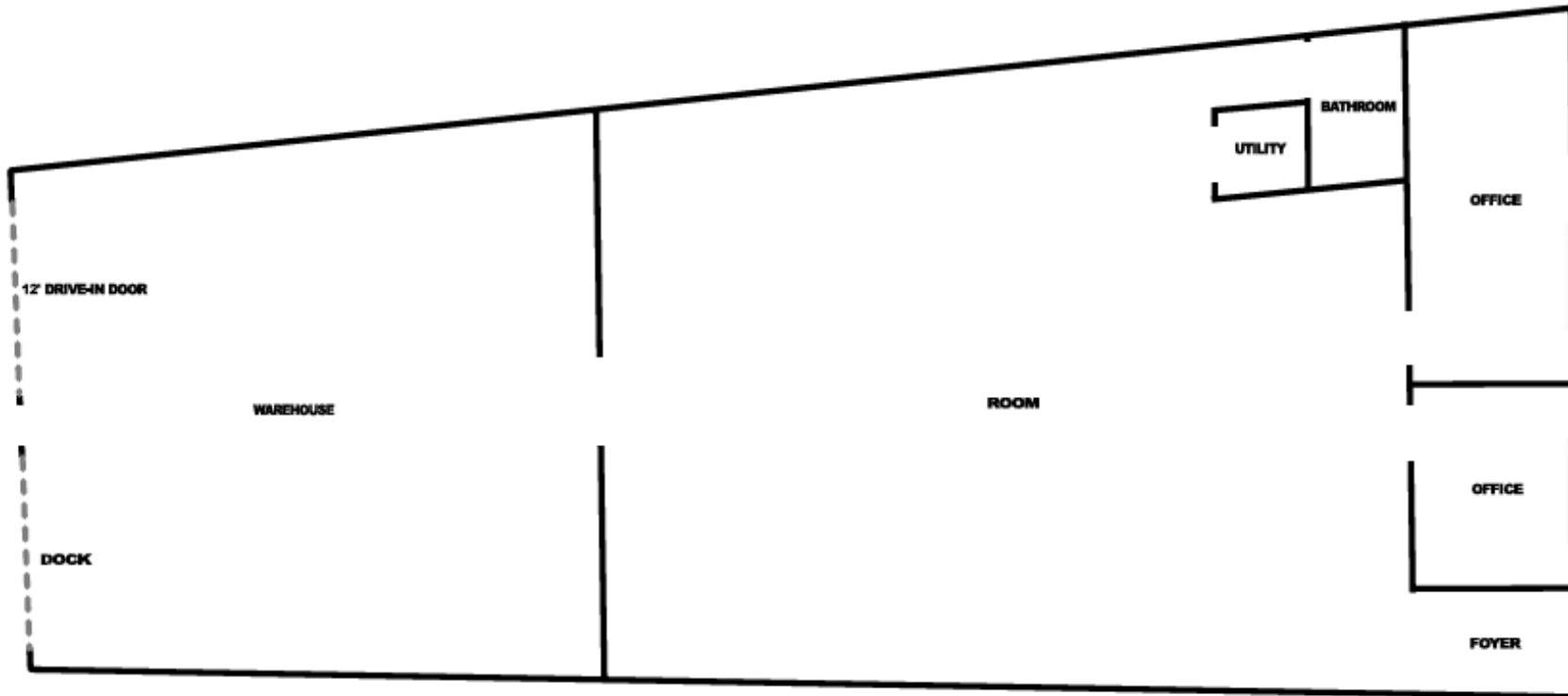
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Floor Plan



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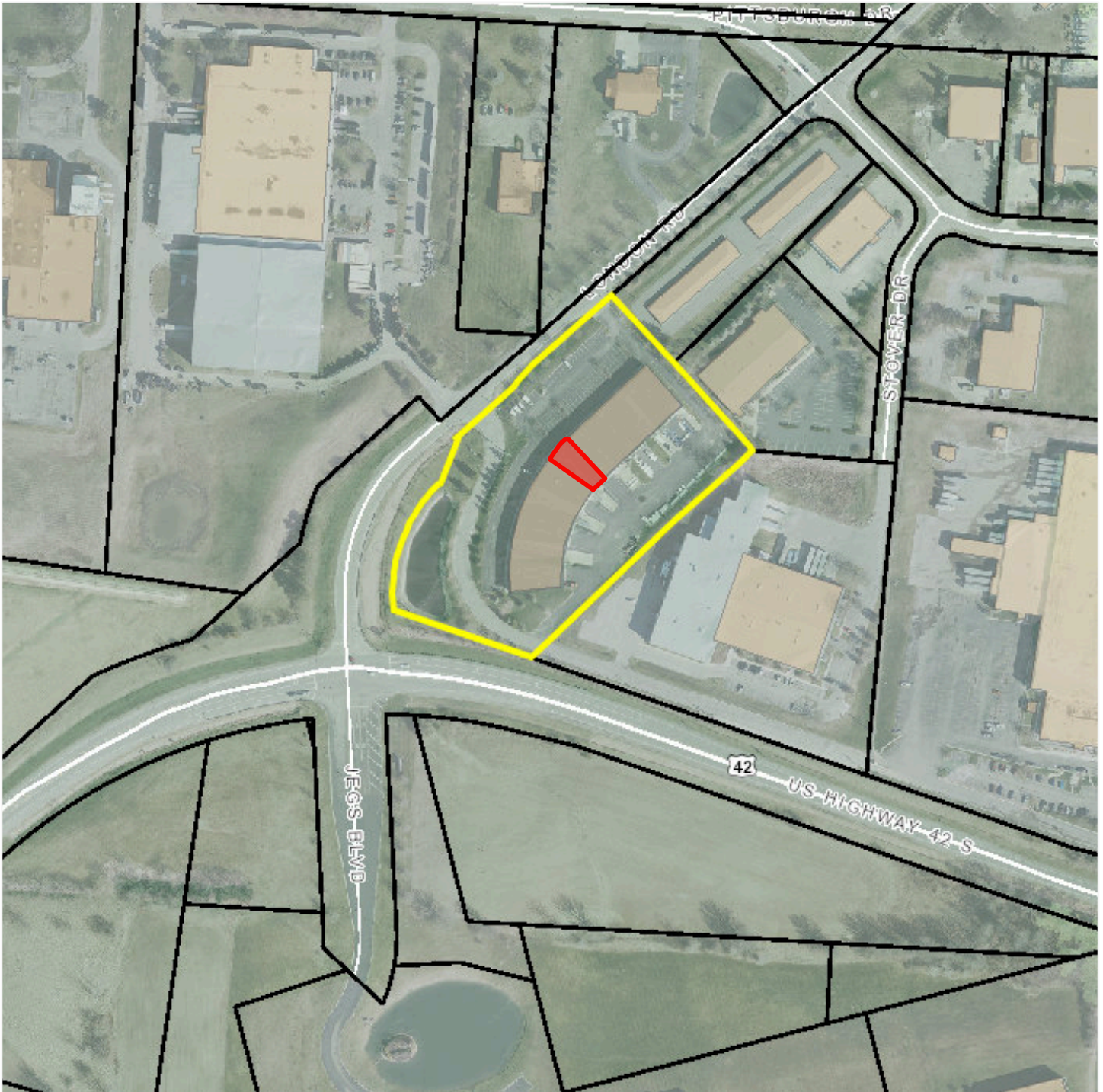
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Parcel View



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Nearby Amenities



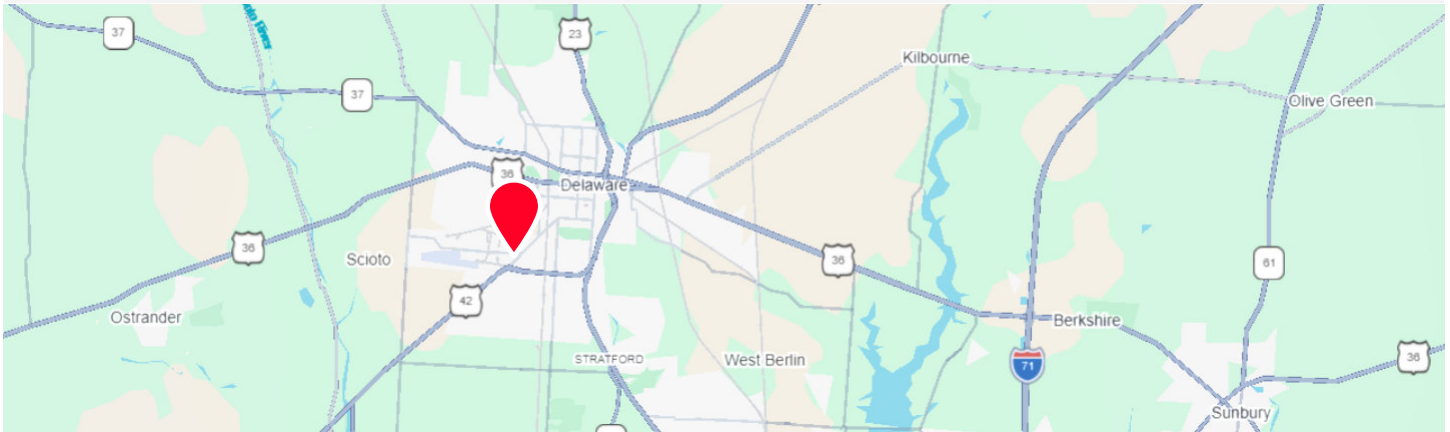
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Traffic Counts and Regional Demographics



Local Traffic

Pittsburgh Dr - London Rd	± 10,380 VPD
London Rd - Mcwherter Dr	± 3,315 VPD
US42 - Jegs Blvd	± 10,842 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	2,650	36,711	55,313
Households	995	14,188	20,864
Avg Household Income	\$80,978	\$83,511	\$99,480

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DELAWARE COUNTY

Ohio

Major Regional Employers



Area Overview

Delaware County, Ohio, is located just 25 miles north of Downtown Columbus. The county one of the fastest-growing metropolitan areas in the Midwest, offering a blend of suburban and rural living with a strong sense of community. The county is comprised of several cities, including Delaware, Powell, Sunbury, Dublin, and Westerville.

Delaware County's projected growth is supported by multiple new projects and investments. The Ohio Department of Transportation (ODOT) is implementing various transportation improvements due to future population increases—looking to enhance safety and address possible congestion issues. Additionally, the county is experiencing a significant economic boost from the Intel Corp. investment, which is the largest single private-sector investment in Ohio's history. This has spurred new economic development throughout several areas, including both residential and commercial projects across various townships, and is expected to create thousands of jobs. Delaware County's population is projected to increase by roughly 78% by 2050, marking it one of the only counties in Ohio that will experience such growth.



Photo: Downtown Delaware

Demographics

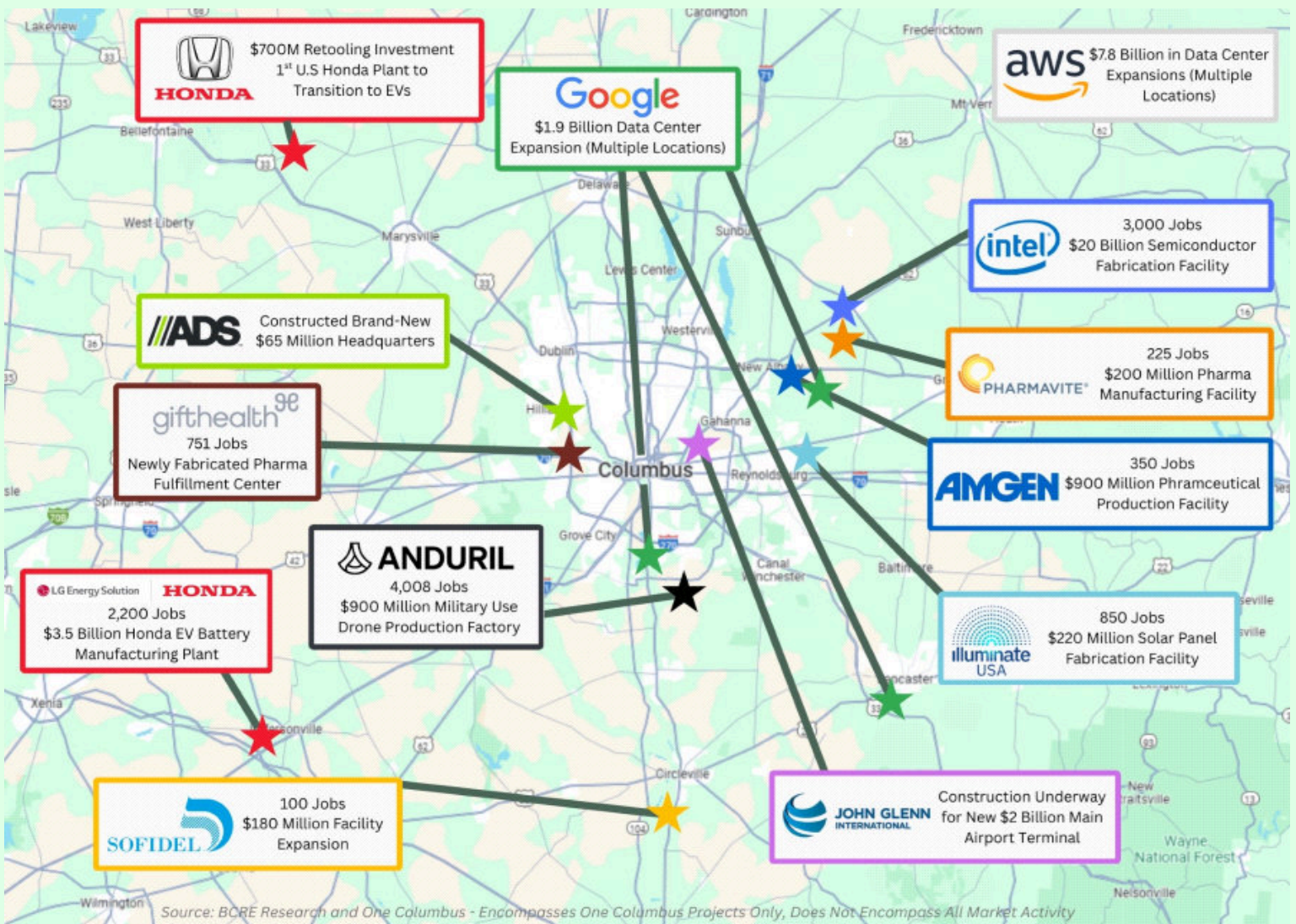
 Area Population	 Area Households	 Average Income
214,124	77,713	\$133,500

Major Nearby Routes



Sources used: Wikipedia, ohio.org/things-to-do/destinations/destination-delaware-county-ohio, co.delaware.oh.us/

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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- Continued -**

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