

# BERLIN BUSINESS PARK

## LAND FOR SALE

STATE ROUTE 37 E., DELAWARE, OHIO 43015



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**equity** | brokerage

# PROPERTY HIGHLIGHTS

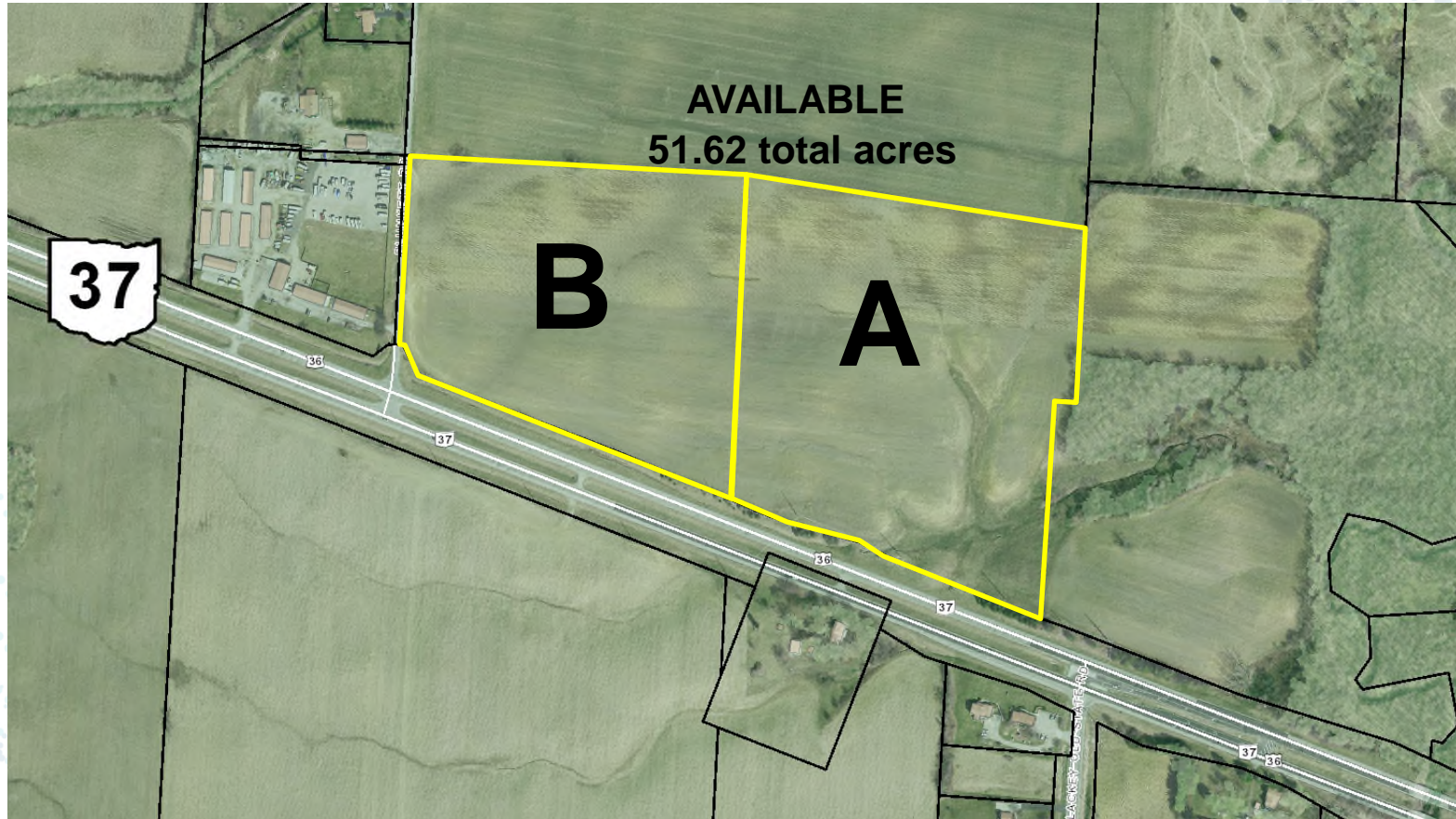
## BERLIN BUSINESS PARK

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

- +/- 51.62 total acres priced at \$150,000 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



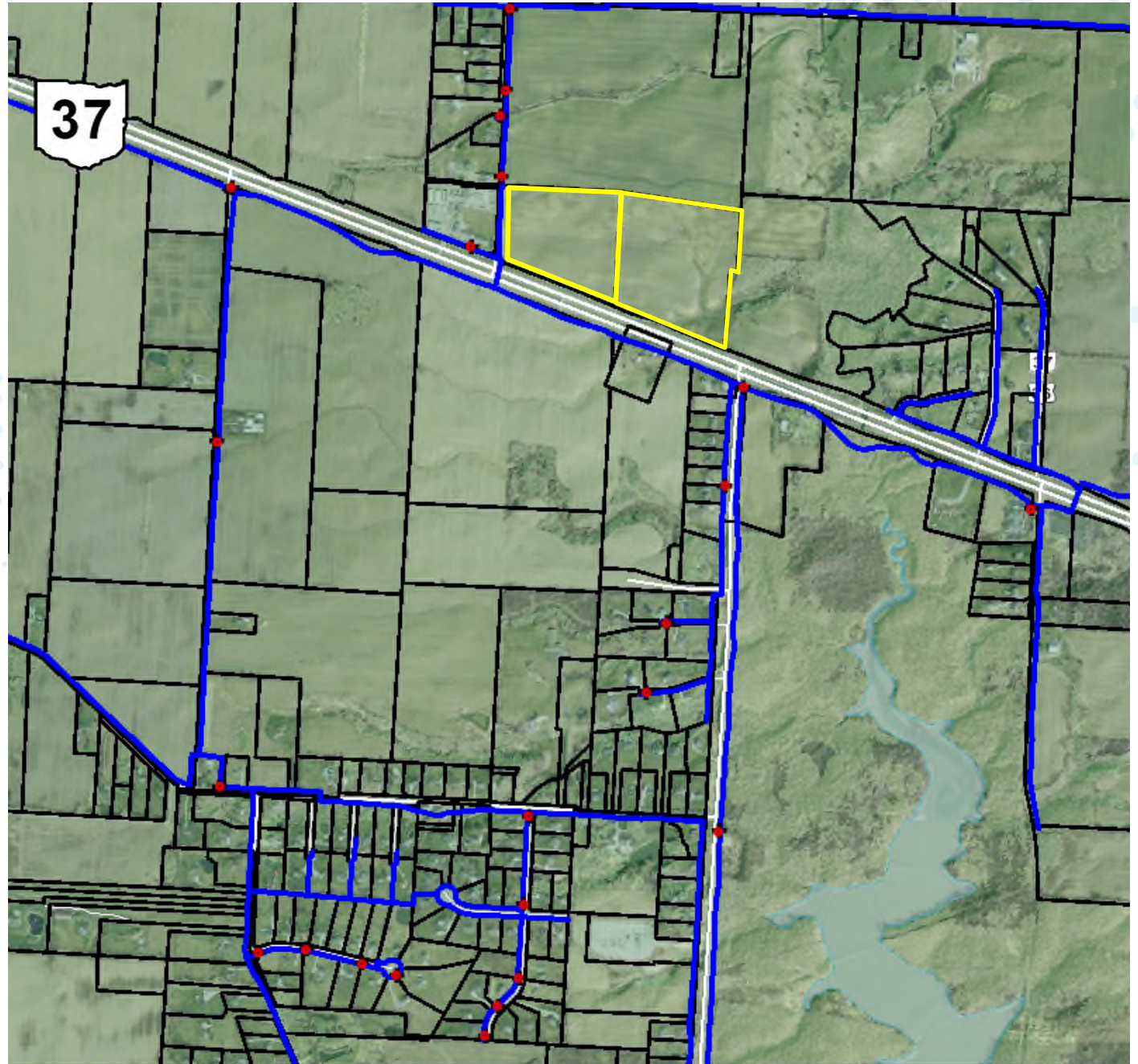
## Drivetimes to:

- 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

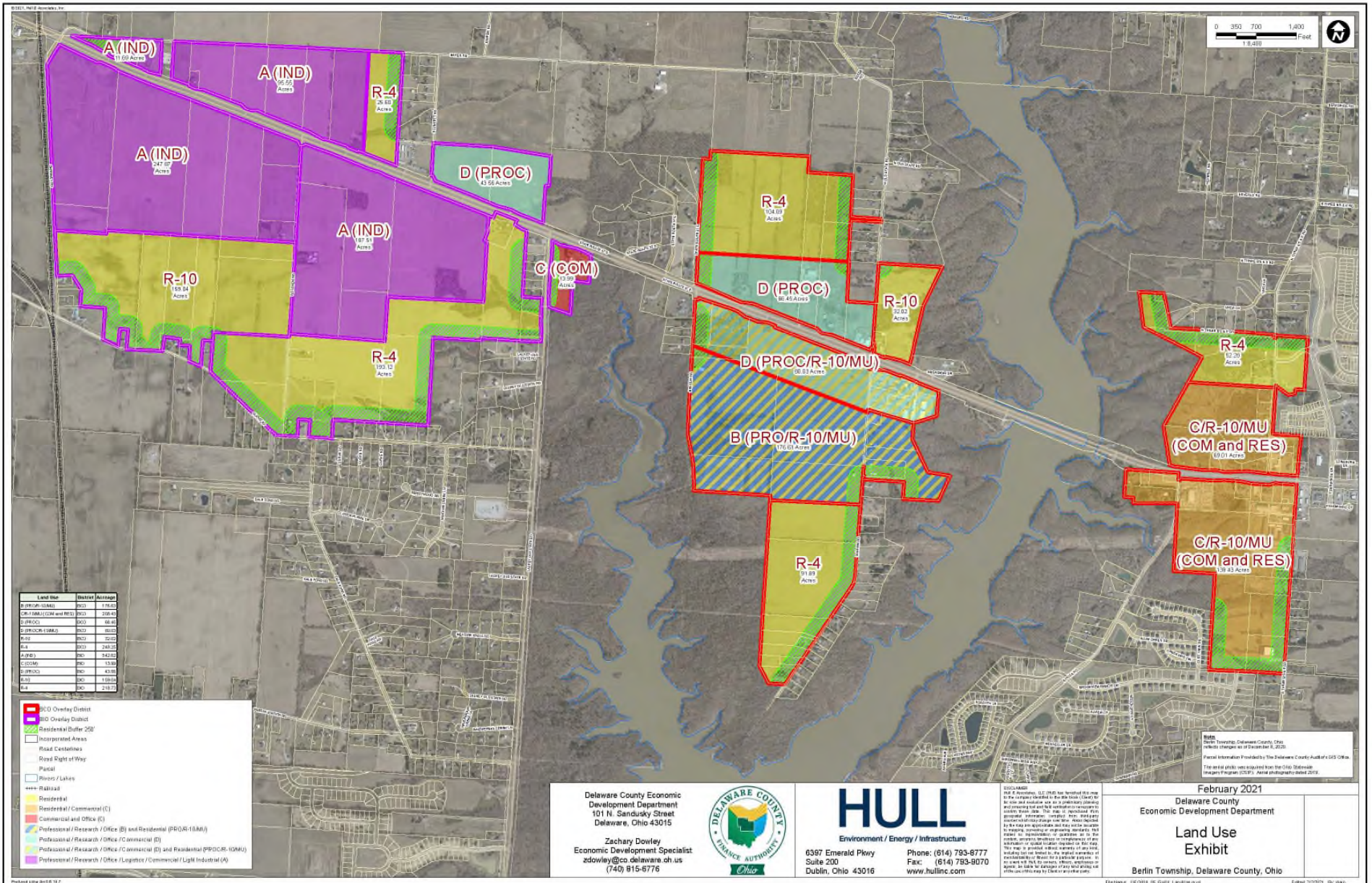


— Existing Del-Co water line

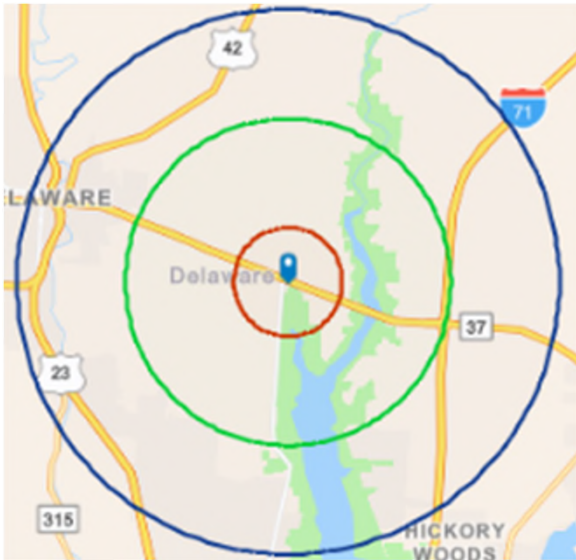
## Utility Status

- Sewer: installation to be completed by 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



Total Businesses

**8**



Total Employees

**73**

## 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 %



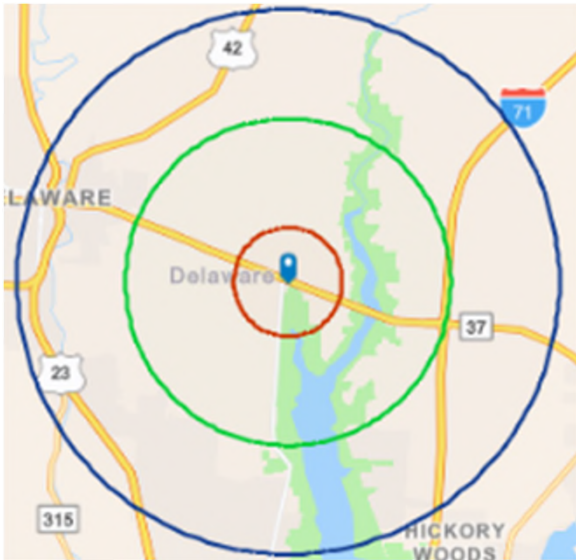
**21.7**

Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**6,468**  
Population

**2.8**  
Average  
Household Size

**39.5**  
Median Age

**\$118,704**  
Median Household Income

## BUSINESS

**154**

Total Businesses

**1,713**

Total Employees

## 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 %

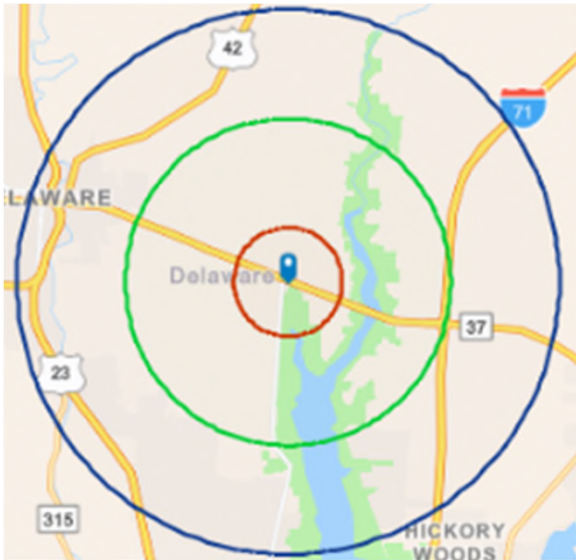
**11.5**  
Blue  
Collar %

**17.4**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**36,258**  
Population

**2.8**  
Average  
Household Size

**37.9**  
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

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