



FOUR SEASONS
LAND COMPANY

SUNBURY GATEWAY DISTRICT

60 ACRES
SITES 1-30 ACRES

RETAIL, COMMERCIAL, MULTI-FAMILY

EXCLUSIVELY MARKETED BY:

Ron Beitzel
(614) 746-3533

SUNBURY GATEWAY DISTRICT

PROPERTY AERIAL



SUNBURY GATEWAY DISTRICT

EXECUTIVE SUMMARY

The Sunbury Gateway District is a 60-acre mixed-use site in Sunbury, Ohio. The site is adjacent to the I-71 and Sunbury Parkway interchange scheduled to start construction in 2025, and adjacent to a 27-acre site recently sold to Ohio Health.

Sunbury is emerging as one of the most strategic geographic locations in Delaware County, Ohio; located only 8 miles north of Polaris, 6 miles east of Delaware and 22 miles west of Johnstown.

Ideally located to capitalize on high traffic volumes, strong market demand, robust demographic trends, and comprehensive infrastructure improvements, the site is a compelling destination for commercial, retail, and multifamily uses looking to establish a presence in one of the fastest-growing affluent counties in America.

Parcels ranging from 1 to 30 acres are available. The site lies within the Sunbury Parkway Master Plan Area and is eligible for future zoning in the Gateway Mixed Use and Gateway Residential districts, which allow a full spectrum of land uses and project types.



SITE

60 ACRES +/-

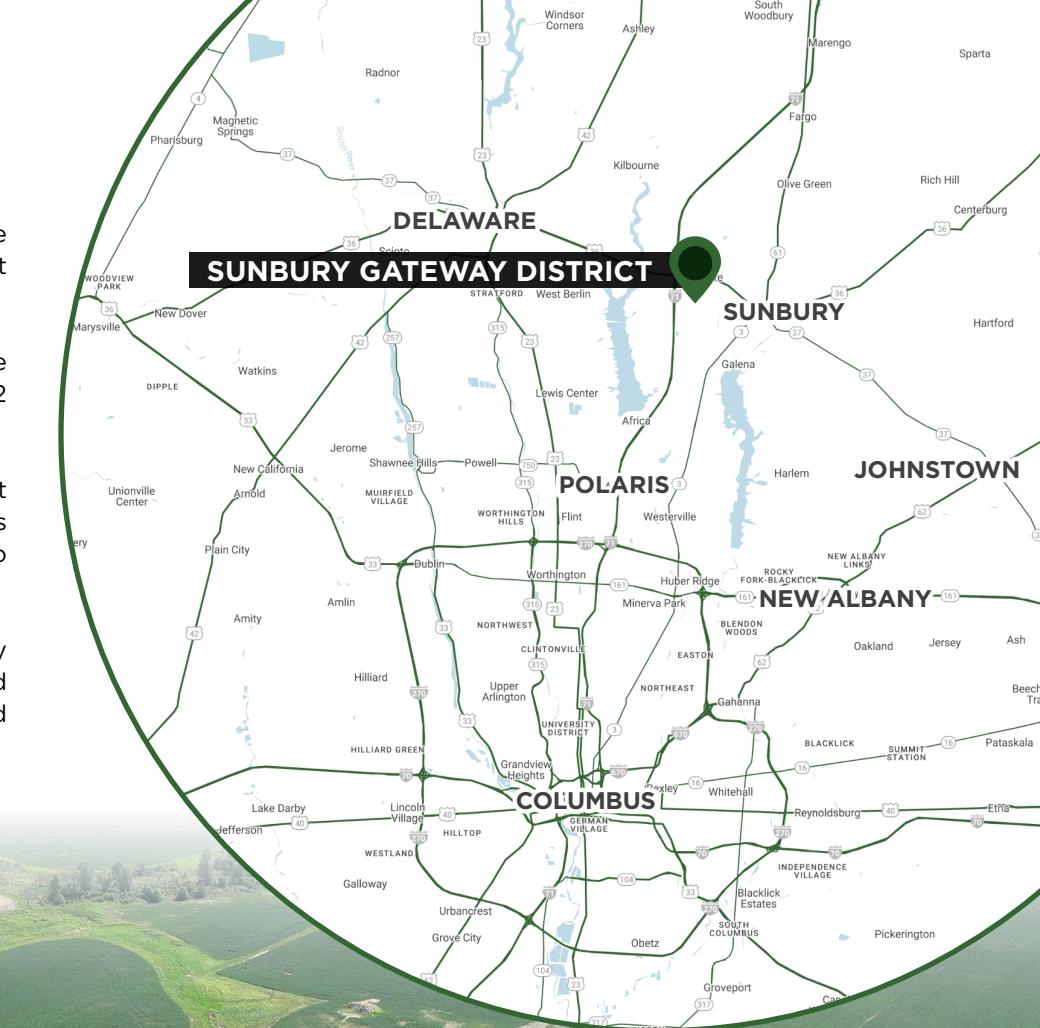
PARCELS: 1 TO 30 ACRES

ZONING

GATEWAY MIXED USE
GATEWAY RESIDENTIAL

PRICE

SITE DEPENDENT



EXECUTIVE SUMMARY

KEY HIGHLIGHTS:

Parcels Available 1 to 30 Acres

Adjacent to 27-Acre Ohio Health Site

Adjacent to I-71 Interchange (88,000+ ADT) – Construction Begins July 2025

- 6 miles southeast of the City of Delaware
- 8 miles north of Polaris Center of Commerce
- 10 miles north of I-270 Columbus Outerbelt
- 22 miles northwest of Johnstown

Frontage on Wilson Road

2nd Fastest Growing City in Ohio

- 3,600+ new residential units (multi-family & single-family) planned or under construction in area.

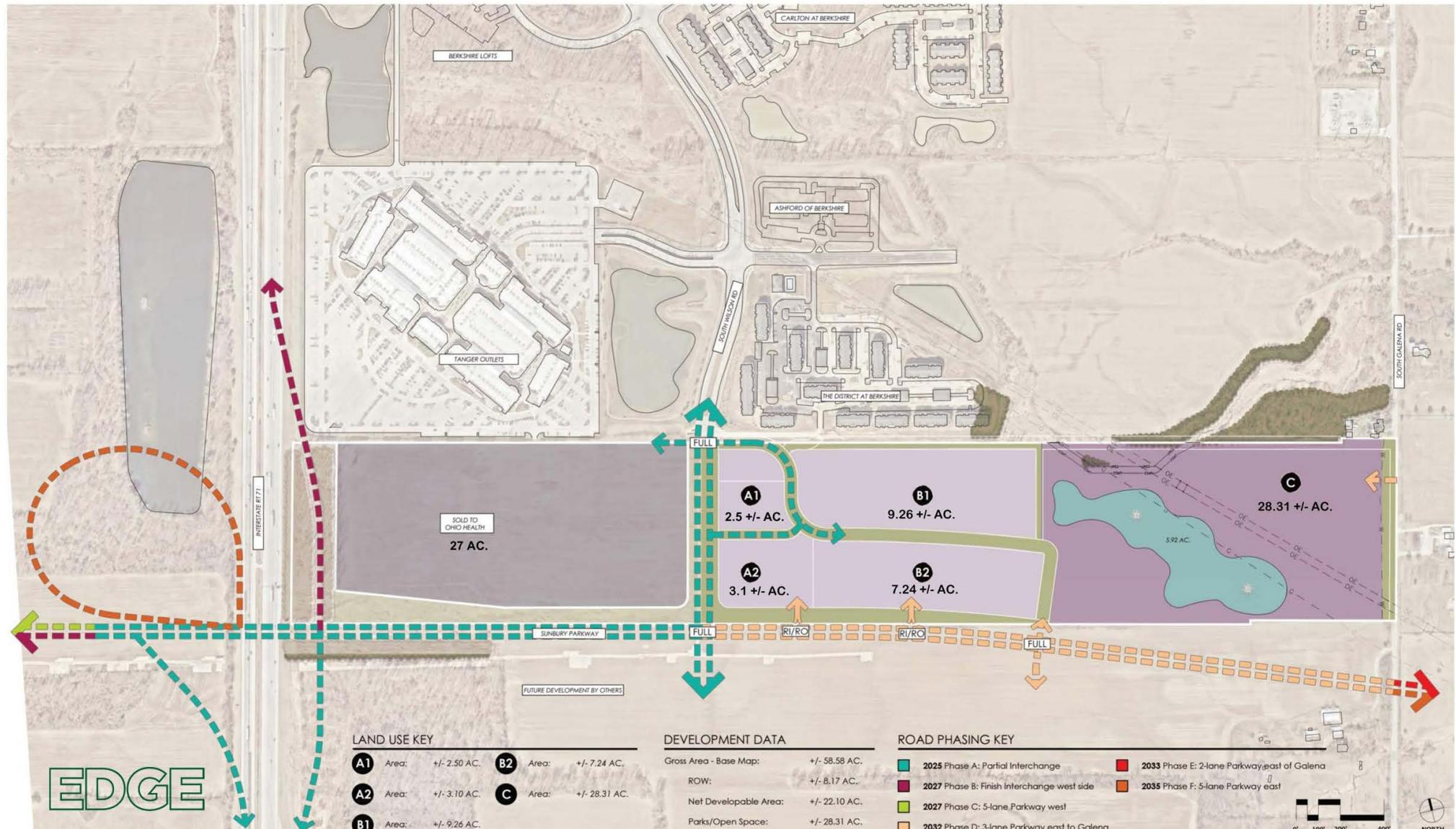
Zoning: Sunbury Parkway Master Plan Adopted 2024

- **Gateway Mixed Use District**
- **Gateway Residential District**



SUNBURY GATEWAY DISTRICT

PROPOSED SITE PLAN



SUNBURY GATEWAY DISTRICT

GROWTH & DEVELOPMENT

RAVINES AT MEADOW RIDGE
750 MF UNITS

NORTHSTAR COMMUNITIES

DEL-WEBB
624 SF UNITS

NORTHSTAR FLATS
240 MF UNITS

BERKSHIRE CROSSING
100 SF RENTAL UNITS

BERKSHIRE COMMONS
58 MF UNITS

MERCEDES-BENZ AMG
NORTH COLUMBUS

CARLTON AT BERKSHIRE
312 MF UNITS

ASHFORD OF BERKSHIRE
108 UNIT ASSTD LVG/MEM CARE

THE DISTRICT AT BERKSHIRE
300 MF UNITS

KINTNER CROSSING
190 SF & MF UNITS

PHASE A INTERCHANGE
CONSTRUCTION
STARTS JULY 2025

EAGLE CREEK &
EAGLE CREEK HIGHLANDS
460 SF HOMES

OHIO HEALTH
SOLD YE 2024

MAGNOLIA PARK
40 SF HOMES

INTERCHANGE PHASE A
STARTS JULY 2025

FUTURE
CONSTRUCTION

ROLLING HILLS
150 SF HOMES

AEP/AMAZON DATA
700+ AC

PRICE PONDS
340 SF HOMES

SUNBURY GATEWAY DISTRICT

AREA MAP



36



71



36

INTERCHANGE PHASE A
STARTS JULY 2025

FUTURE
CONSTRUCTION

HIGHEST GROWTH MARKET IN OHIO

Delaware County

- #1 in Ohio for absolute population gain (2020 - 2023)
- Top 3 cities in Ohio for percentage population growth since 2013

City of Sunbury

- Fastest-growing city in Ohio
- +26% population growth since 2020
- +69% population growth since 2014
- 3,600+ new residential units (single-family and multi-family) planned or under construction



SUNBURY GATEWAY DISTRICT

DEMOGRAPHIC SUMMARY

POPULATION

YEAR	5 MILE	7 MILE	10 MILE
2024	29,368	74,222	204,964
2029	32,205	81,480	218,302

MEDIAN HOUSEHOLD INCOME

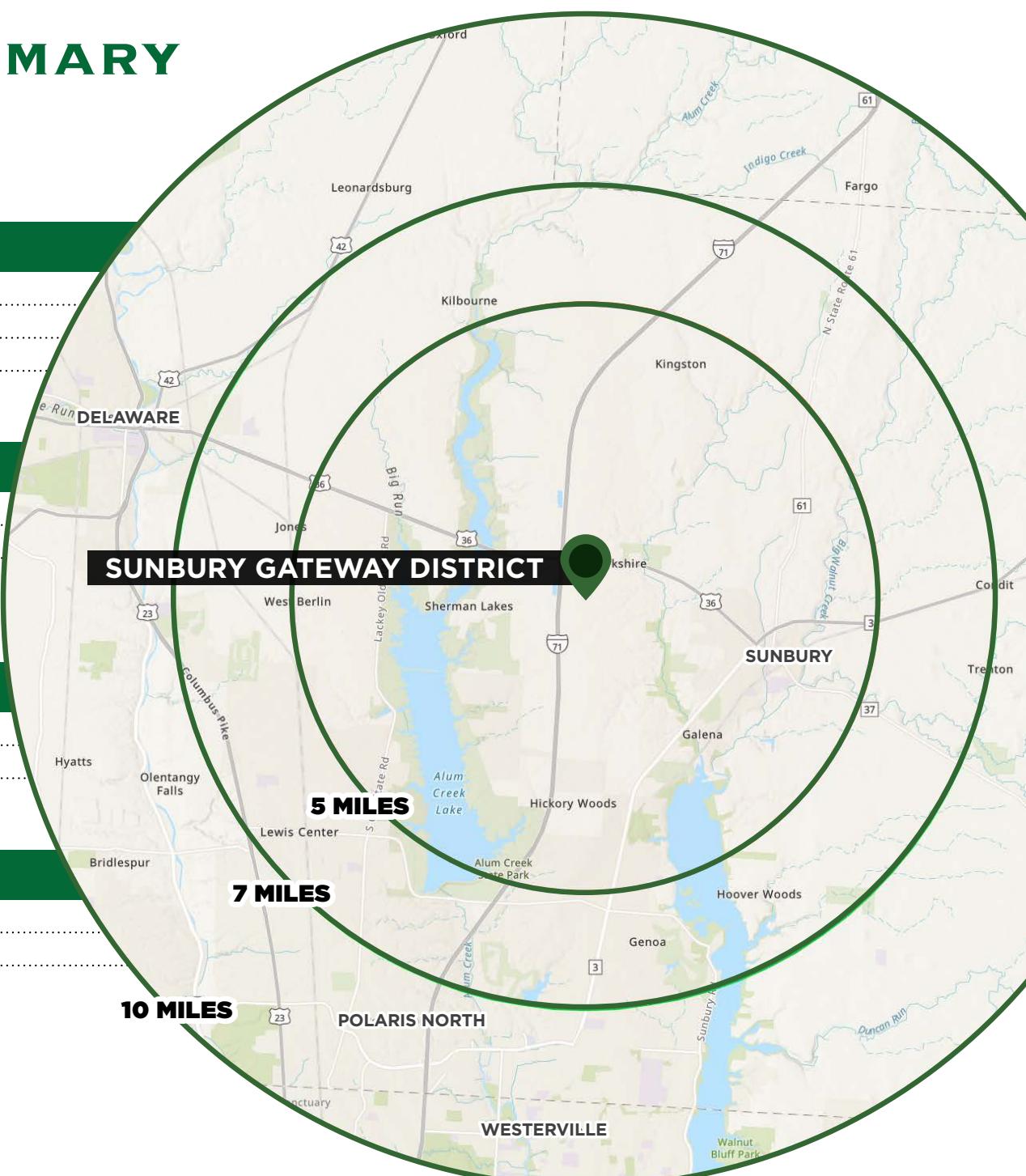
YEAR	5 MILE	7 MILE	10 MILE
2024	\$138,357	\$153,291	\$117,193
2029	\$156,594	\$168,429	\$135,285

AVERAGE HOUSEHOLD INCOME

YEAR	5 MILE	7 MILE	10 MILE
2024	\$175,728	\$189,458	\$155,069

TOTAL EMPLOYMENT

YEAR	5 MILE	7 MILE	10 MILE
2024	15,400	38,741	110,345



LOCATION OVERVIEW



LOCATION

HEALTH CARE

INFRASTRUCTURE

GROWTH

Only 30 miles from Columbus, Ohio; Sunbury's location and rapid growth provides strong economic opportunities.

ECONOMY & JOBS

AVERAGE INCOME

\$175,728 (5 MILES)

KEY INDUSTRIES

**MANUFACTURING,
LOGISTICS, TECH,
& HEALTHCARE**

MAJOR EMPLOYERS



SHOWA



amazon

intel



**FOUR SEASONS
LAND COMPANY**

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TOTAL EMPLOYEES

8,031 (5 MILES)

UNEMPLOYMENT RATE

**3.5%
(4.1% NATIONAL AVG)**

NEARBY ECONOMIC ANCHORS



POLARIS CENTER OF COMMERCE (8.0 MILES SOUTH)

Massive 2,000+ acre mixed-use development
4M+ sq. ft. retail & 4.1M+ sq. ft. Class A office space
40M+ annual visitors to 500+ businesses,
250+ retailers, 90+ restaurants

TANGER OUTLET MALL (ADJACENT TO PROPERTY)

Over 80 brand-name stores
Major retail brands: Nike, Coach, Under Armour, Michael Kors
Dining options & seasonal events draw high foot traffic



SUNBURY GATEWAY DISTRICT

FOR MORE INFORMATION, CONTACT:



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