



# MIXED-USE DEVELOPMENT SITE AVAILABLE

FOR SALE OR BUILD-TO-SUIT

At the Intersection of  
US 42 & Sawmill Parkway  
in Delaware, Ohio



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# THE SITE

Positioned at the intersection of growth and accessibility, the ±31 and ±7 acre land sites in Delaware, Ohio present unique opportunities for mixed-use development in one of Central Ohio's most dynamic and rapidly expanding communities. Accelerating growth in Delaware City and surrounding Delaware County is fueling strong demand for community amenities. With steady population increases year after year, the area represents a prime location for retailers and other uses that thrive on visibility and consumer access.

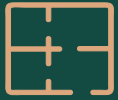
The sites sit on highly visible corners with excellent frontage, ensuring strong brand exposure for future occupants. Its strategic position also provides quick access to US-23, I-71 and I-270, linking it seamlessly to the broader Columbus metro area.

For developers, retailers and service providers, this property offers visibility and market momentum — making it an ideal development site for a wide range of uses.





# HIGHLIGHTS



Can be divided into smaller sites.



State and local development incentives are available depending on the use.



The comprehensive plan calls for a wide range of potential uses.



Additional land is available.

## Utilities

**Water** Delaware City

16" water main along US 42

**Sewer** Delaware City

24" sewer main along US 42

**Gas** NiSource

High and medium pressure lines at Slack Rd & US 42

**Electric** AEP

Electric available from Slack Rd substation





# MAJOR AREA PLANNED PROJECTS





# A DYNAMIC AND RAPIDLY EXPANDING COMMUNITY



30,530

Daytime Population (3 Miles)



184,561

Total Population (10 miles)

- From 2000-2024 Delaware County added 124,843 new residents (most of any county in Ohio).
- By 2050 Delaware County is projected for more growth (75%) than any other county in Ohio.

## GATEWAY DEVELOPMENT CONCEPT PLAN



# PRIME RETAIL LOCATION

- At the gateway to a rapidly expanding Delaware business and manufacturing hub.
- Two highly visible corners with excellent frontage to both US 42 and Sawmill Parkway.
- Over 13,000 vehicles pass by each day on US 42.
- Adjacent to US 42 and 2.5 miles to US 23, just a short drive to I-71, I-270 and US 33.
- 2 miles away from the Delaware Municipal Airport.





# AREA EMPLOYERS







# MIXED-USE DEVELOPMENT SITES FOR SALE

US 42 & Sawmill Parkway in Delaware, Ohio

## FOR MORE INFORMATION

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