

FOR SALE

Commercial Land | 2.4 Acres | Land Redevelopment

6925 OH-37, SUNBURY, OH 43074



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3CRE

➤ THE OFFERING

6925 E State Route 37 offers approximately 8,440 square feet of commercial/flex space on a 2.4-acre site. The freestanding property is well suited for a large volume gas station, hotel development, mixed-use with retail, or other users requiring a combination of customer-facing and operational space. The site provides prominent exposure along the heavily traveled US 36/SR 37 corridor, with room for customer and service-vehicle circulation.

Located in Sunbury's expanding commercial corridor, the property provides convenient regional access via US 36/SR 37 and nearby Interstate 71. The corridor connects Sunbury, Delaware, and the greater Columbus market while serving as an important route for commercial and freight traffic. The surrounding area continues to benefit from strong residential growth, rising household incomes, and substantial transportation investment. Improvements underway at the I-71/US 36/SR 37 interchange and the planned Sunbury Parkway are expected to improve connectivity and support continued commercial development throughout the area.

➤ PROPERTY HIGHLIGHTS

Offered For Sale : \$2,500,000

Total Acreage: 2.42 Acres + 8,440 SqFt

Commercial/Flex Buildings

- Situated in the Sunbury, Ohio submarket
- Delaware County, Berlin Township – currently zoned Planned Industrial, Commercial overlay zoning available
- Parcel #s: Part of #41811001043000 and #41811001042000







	3 MILE	5 MILE	10 MILE
POPULATION	8,913	30,036	209,295
AVERAGE HOUSEHOLD INCOME	\$177,700	\$162,995	\$148,523
NUMBER OF HOUSEHOLDS	2,957	10,047	76,574
MEDIAN AGE	40.5	39.6	39.9
TOTAL BUSINESSES	278	928	8,698
TOTAL EMPLOYEES	2,674	8,143	81,691



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