

For Sale

Price: \$3.63 Million (\$195k/Acre)

Parcel Numbers:

7.0 Acres: 619-300-04-003-002 Zoning: Highway Service District (HSD) 11.6 Acres: 619-300-04-001-000 Zoning: Farm Residential (FR-1)

Contact:

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5201 & 5305 US 23

Delaware, OH 43015

Property Highlights

- Sellers would be open to a potential Joint Venture or equity stake for the right opportunity/Buyer/Development
- 18.6 Total Acres of land with a hard corner on Troutman Road
- 29,000+ vehicles per day traffic count on US 23
- Utilities include Electric, Del-Co Water, Natural Gas
- Across US 23 from Delaware State Park (signalized intersection) and across Troutman Road from RV Wholesalers which includes boat and RV storage (both with extensive convenience and fuel traffic)
- 820' of frontage on US 23 and 1,000' of frontage on Troutman Road
- The 7 Acre Property currently has boat and RV storage that could be continued during an extended development process for additional income or incorporated into a new development and expanded.

Aerial Map

5201 & 5305 US 23

Delaware, OH 43015



Parcel Map

5201 & 5305 US 23

Delaware, OH 43015



See photos on the following pages for corresponding keyed letters above.

Street View

5201 & 5305 US 23

Delaware, OH 43015





Street View

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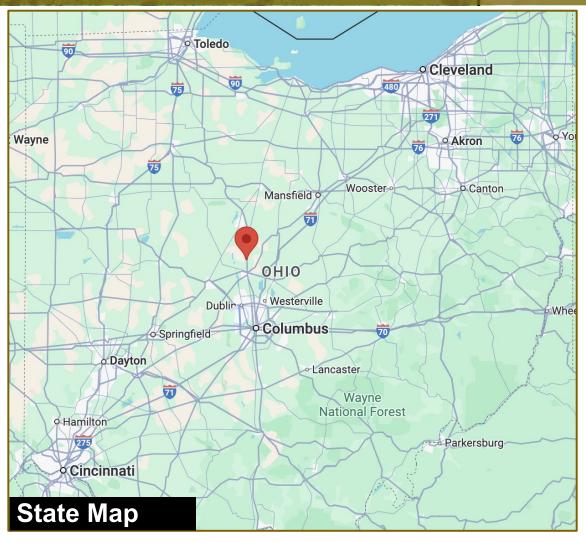


Location Maps

5201 & 5305 US 23

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Locations Stats

5201 & 5305 US 23

Delaware, OH 43015



7

Largest 2-digit NAICS Industries by Employment in Qtr 2 2024

2-Digit NAICS	Employment	% of Total	Annualized Earnings per Job	Relative to Total
00 Total	62,785,910	100.0%	\$69,400	100.0%
62 Health Care and Social Services	9,763,664	15.6%	\$63,945	92.1%
44-45 Retail Trade	6,282,397	10.0%	\$39,124	56.4%
31-33 Manufacturing	6,151,823	9.8%	\$75,516	108.8%
72 Accommodation and Food Services	5,506,018	8.8%	\$27,697	39.9%
61 Educational Services	4,329,025	6.9%	\$65,085	93.8%
54 Professional, Scientific, and Technical Services	3,929,701	6.3%	\$117,336	169.1%
56 Admin. & Support & Waste Mgt. & Rem. Services	3,445,031	5.5%	\$52,724	76.0%
92 Public Administration	3,178,538	5.1%	\$83,591	120.4%
48-49 Transportation & Warehousing	2,978,440	4.7%	\$63,634	91.7%
23 Construction	2,917,958	4.6%	\$76,856	110.7%

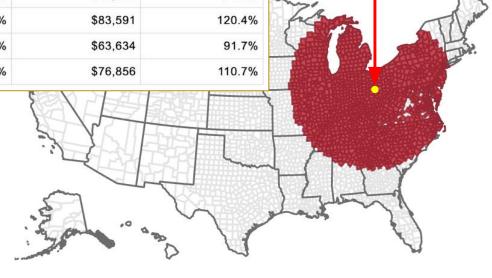
Data provided by StatsAmerica

Site

500-Mile Radius Report for:

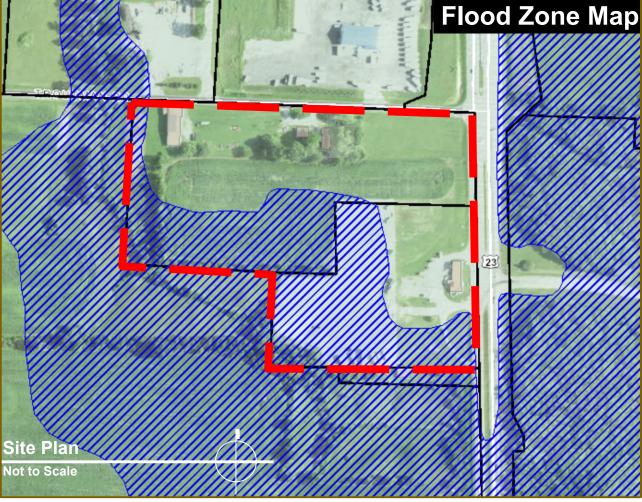
Delaware County, Ohio

2023 Population within 500 Mile Radius: **139,591,941**10 Year Projected Growth within 500 Mile Radius: **3.5%**The Greater Columbus Region is a key global logistics hub, connecting major brands and leading service providers to industrial and consumer supply chains throughout the world.









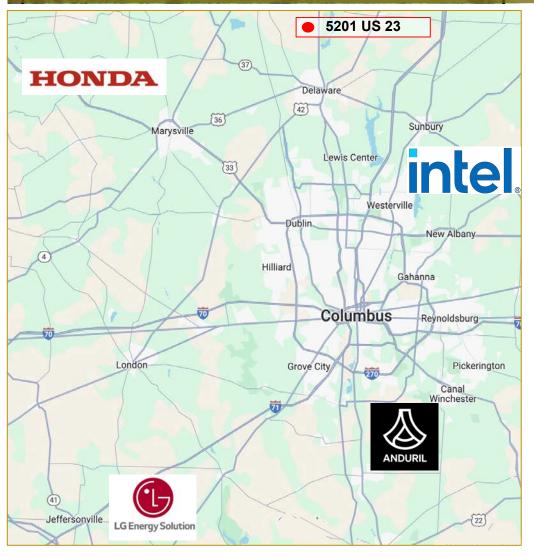
Drive Times

5201 & 5305 US 23

Delaware, OH 43015



9



5201 US 23, enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility near Rickenbacker Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility in New Albany, and LG Energy Solutions' Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity.

Drive times to the following landmarks:

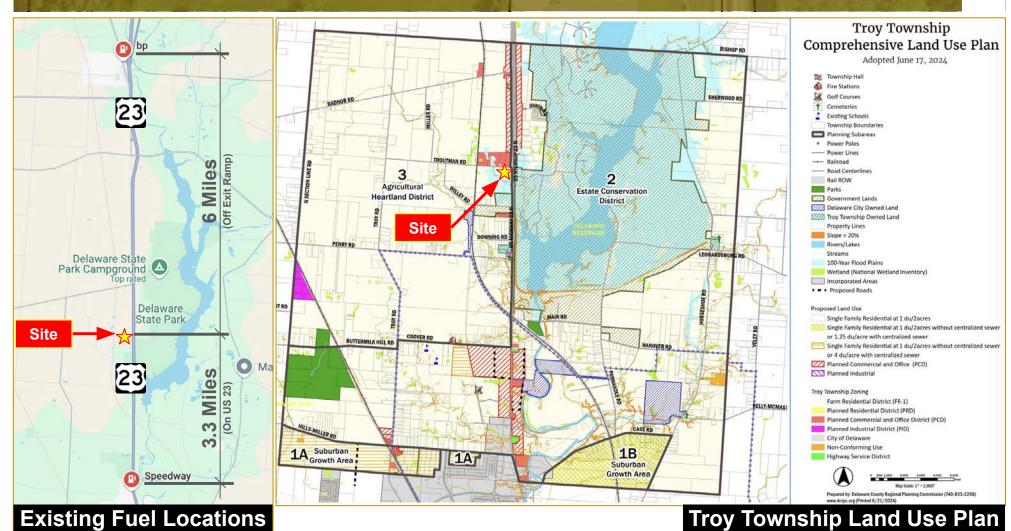
Miles	То	Miles	То
6	Downtown Delaware	41	US 30
13	I-71	49	Anduril Industries
19	I-270	68	I-75
21	Downtown Marion	72	LGES Battery Plant
31	Downtown Columbus	97	I-475 (Toledo)
32	Intel	100	Downtown Toledo
32	Honda	135	Downtown Cincinnati
33	John Glenn Airport	160	Downtown Detroit
38	I-70	236	Downtown Louisville

Proximity Maps

5201 & 5305 US 23

Delaware, OH 43015





Route 23 Connect

5201 & 5305 US 23

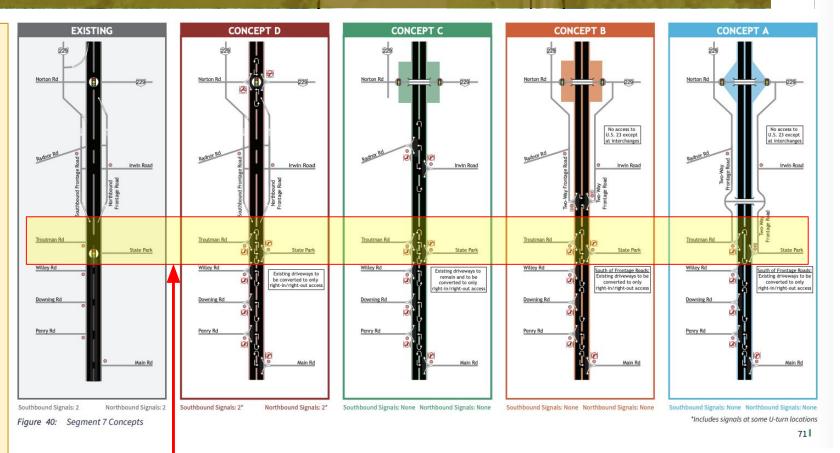
Delaware, OH 43015



11

Route 23 Connect is an ODOT initiative to improve traffic flow and safety along U.S. 23 between I-270 in Franklin County and Waldo in Marion County. The project aims to reduce congestion and crash rates through proposed solutions like new interchanges, connector roads, and restricted crossing U-turns.

The plans at right are preliminary concepts proposed for US 23 in proximity to the project site.



For more information on the Route 23 Connect study and for the latest information, click here.

Site

westwood Demographics COMMERCIAL 5201 & 5305 US 23 Delaware, OH 43015

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5201 U.S. 23, Delaware, OH 43015

CITY, STATE

Delaware, OH

POPULATION

20,249

AVG. HHSIZE

2.48

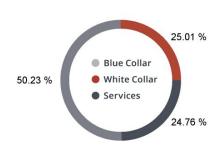
MEDIAN HHINCOME

\$52,296

HOME OWNERSHIP



EMPLOYMENT



46.92 %

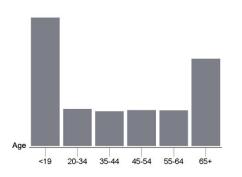
0.91 %

EDUCATION

35.76 % High School Grad: 20.57 % Some College: 5.51 % Associates: 27.69 %

Bachelors:

GENDER & AGE 48.86 % 51.14 %

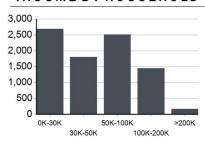


RACE & ETHNICITY

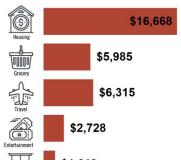
White: 94.89 % 0.08 % Asian: 0.06 % Native American: 0.00 % Pacific Islanders: 1.08 % African-American: 1.27 % Hispanic: 2.62 % Two or More Races:

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

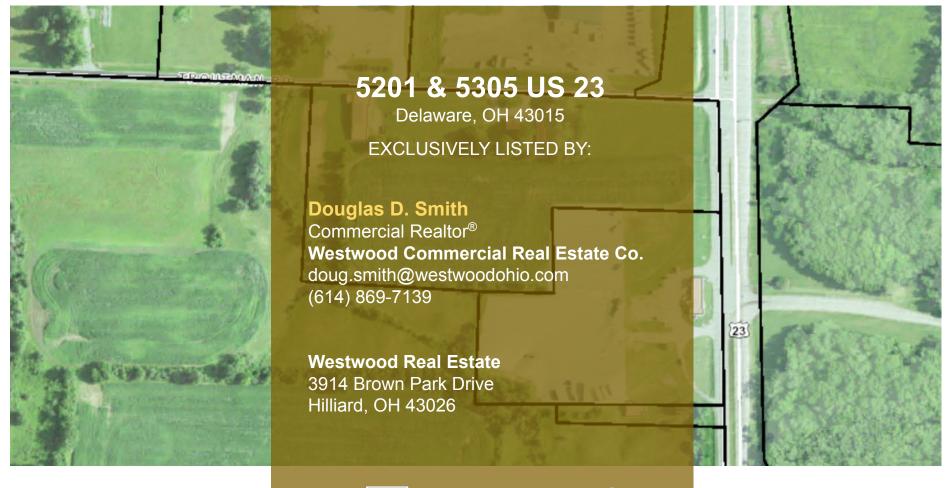








\$369







Thank you!