

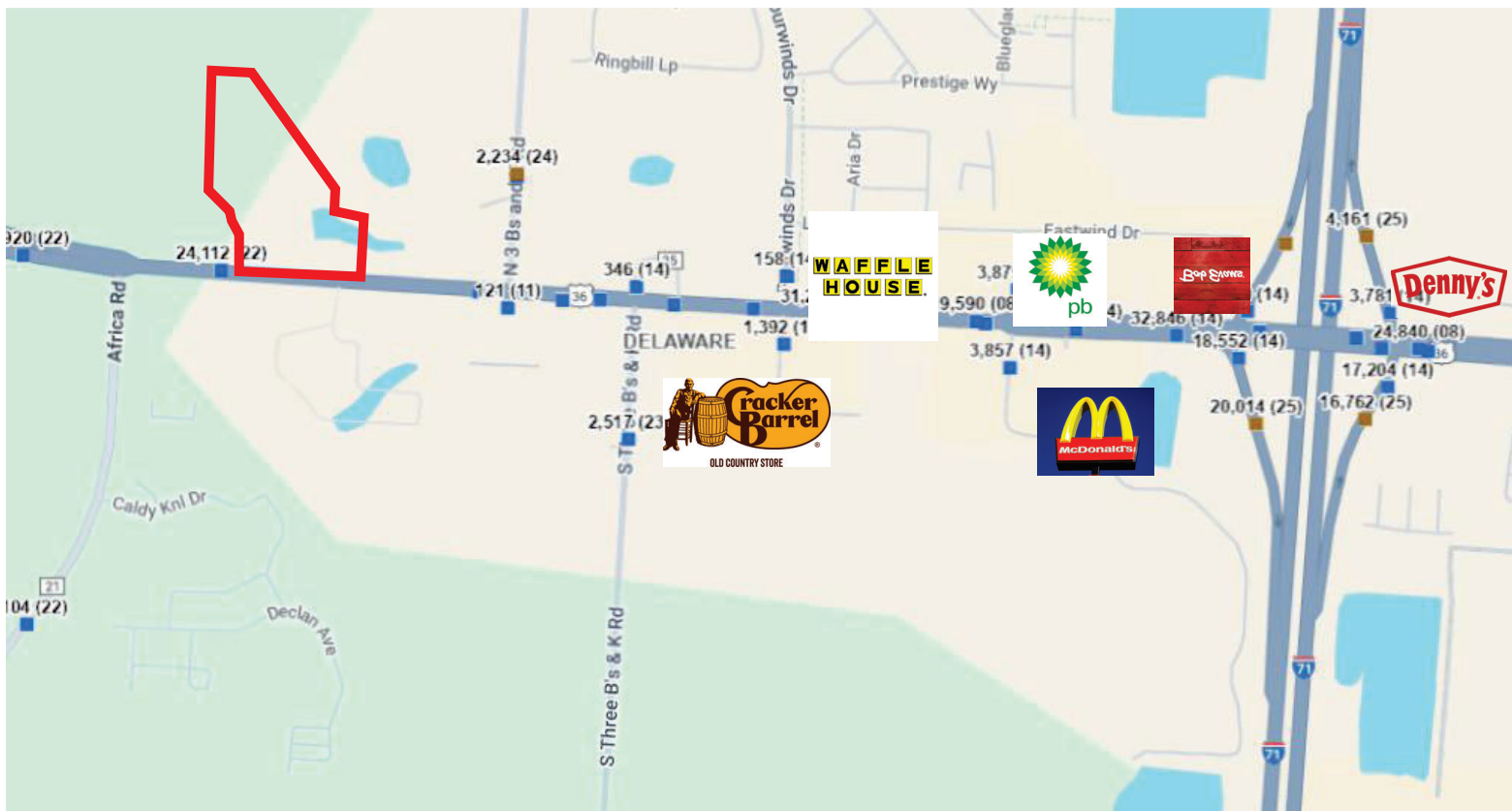
# DEVELOPMENT LAND

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres

24,112 VPD

Line Drawings are Approximate



**Jim Wootton, Broker**  
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# Property Description

**6765 SR-37, Galena, Ohio 43021**

**+/- 4.876 Acres**

**USAGE OVERVIEW:** This exceptional land offering presents the ideal opportunity for developers and investors seeking a high-visibility, high-traffic location. With proper zoning this site would be a great fit for multifamily or high traffic commercial uses making it an ideal choice for a dynamic, high-demand area.

**LOCATION OVERVIEW:** Located north of Columbus, being +/- 0.6 mile west of the Delaware exit off I-71 with road access at SR-36, (US-36) with . The county seat, Delaware, Ohio is a thriving city that blends historic charm with modern conveniences. With a strong economy, great schools, and a welcoming community, it's a great place to live, and work.

**NEARBY COMMERCIAL ESTABLISHMENTS:** Include Holiday Inn, Hampton Inn, BP, Shell, Wendys, McDonalds, Panera, Taco Bell, Waffle House, Dennys, and Cracker Barrel. The subject +/- 4.876 acres is located +/- 1,100 feet west of Cracker Barrel.

**PROPERTY HIGHLIGHTS:** Ideal opportunity for development • Delco water and Delaware County Regional Sewer District service available • Multifamily residential units currently in development directly across the road.

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# Aerial Plat Map

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres

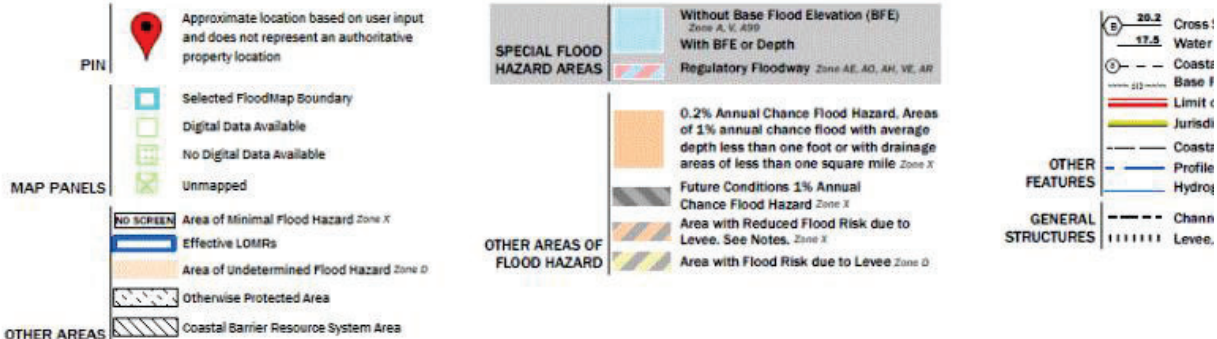
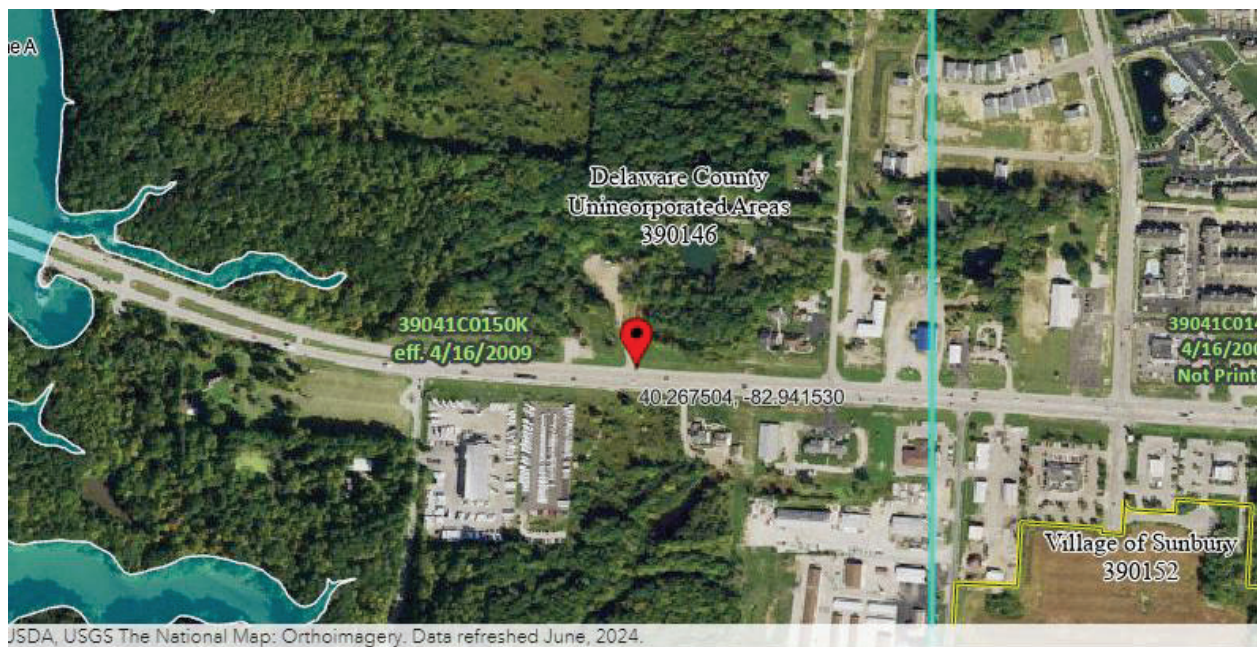
Line Drawings are Approximate



# FLOOD MAP

6765 SR-37, Galena, OH 43021

+/- 4.876 Acres



# TOPOGRAPHIC MAP

6765 SR-37, Galena, Ohio

+/- 4.88 Acres

Parcel # 41811001046000



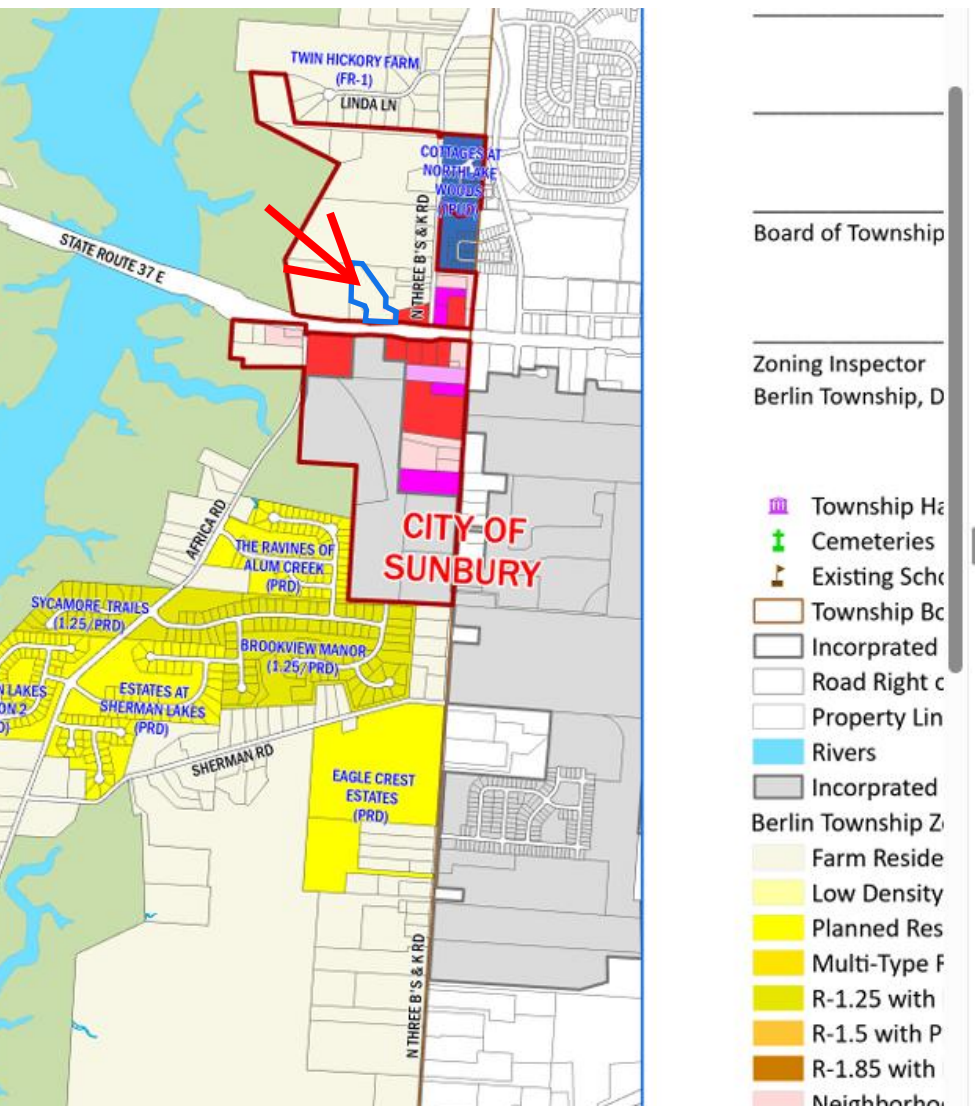
# Zoning Map

6765 SR-37, Galena, Ohio

+/- 4.88 Acres

Parcel # 41811001046000

Line Drawings are Approximate



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- **EACH PARTY MUST CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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  - *Note:* Any financial projections (e.g., market or projected rents) may differ from actual performance. Estimates of rents do not guarantee that rents can be established at or increased to that level; parties must evaluate market conditions and contractual/governmental limitations.

### 4. Professional Consultations

Parties are advised to consult with appropriate independent professionals regarding specific areas of concern.

The logo for Standard Realtors features the company name in a stylized blue font with a white outline, set against a red background with a white swoosh graphic.

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