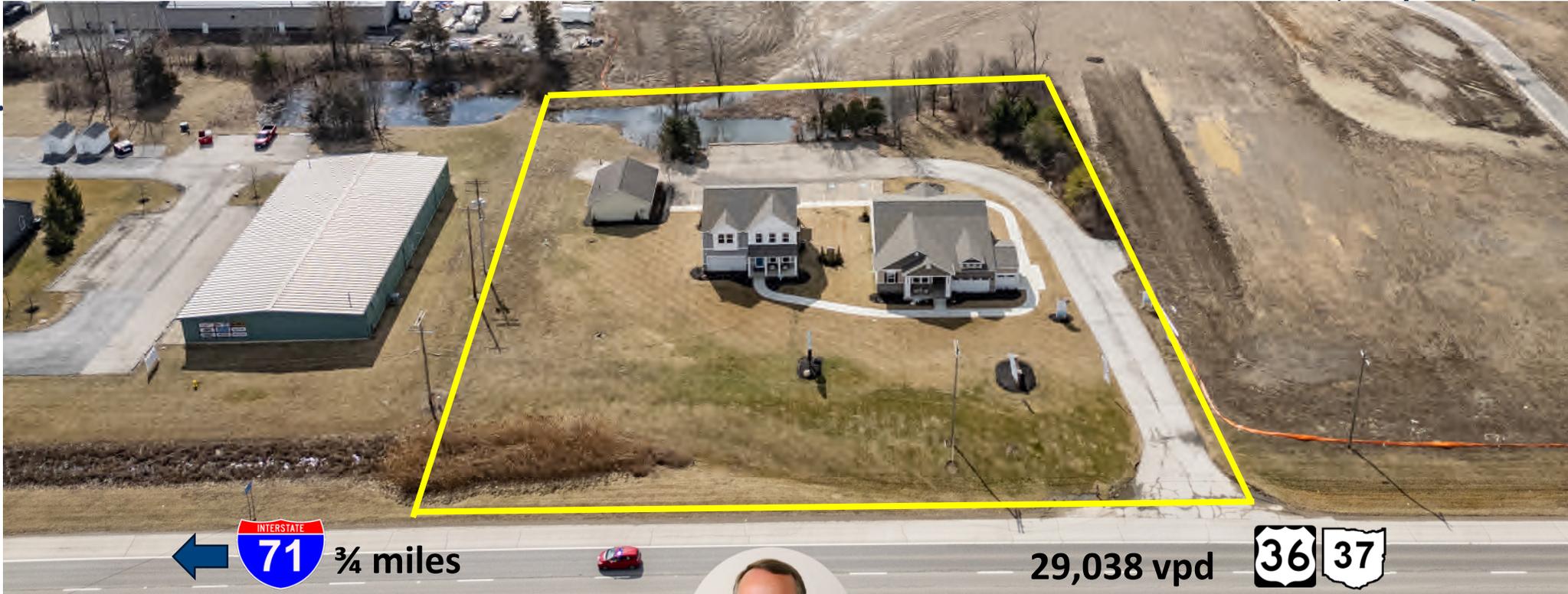


# 1.865 ACRES

## LAND & BUILDINGS FOR SALE

6830 STATE ROUTE 37 E, SUNBURY, OHIO 43074



SCOTT CUBBERLY SENIOR ADVISOR

MOBILE 614.395.5718 | DIRECT 614.334.7843  
SCUBBERLY@EQUITY.NET

**equity** | brokerage

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# PROPERTY HIGHLIGHTS

- +/- 1.865 acre lot with three buildings
- Potential uses include repurposing for retail, medical, office and more
- Tanger Outlets located at the same cloverleaf
- 29,038 vehicles per day on Route 36/37
- 80,675 vehicles per day on I-71
- Excellent area demographics

1.865 ACRES

LAND & BUILDINGS FOR SALE  
6830 STATE ROUTE 37 E, SUNBURY, OHIO 43074



# PARCEL AERIAL



**Ravines at Meadow Ridge Apartments:  
792 Units**

# AERIAL (looking Southeast)



# AERIAL (looking East)



Carlton at  
Berkshire  
312 Units

District at  
Berkshire  
300 Units

**Tanger  
Outlets**



Woodland Lake  
480 Units

Northlake Preserve

**NORTHLAKE SUMMIT**  
252 Units

**CORTLAND  
NORTHLAKE**  
144 Units



Schottenstein  
The Cottages at Northlake  
Homes

**WAYNE HOMES**

29,038 vpd



Ravines at  
Meadow Ridge  
Apartments:  
792 Units

# AERIAL (looking Northwest)



Ravines at Meadow Ridge 792 units



3 Bs and K Road



Four Winds Dr.



Four Winds Ct.



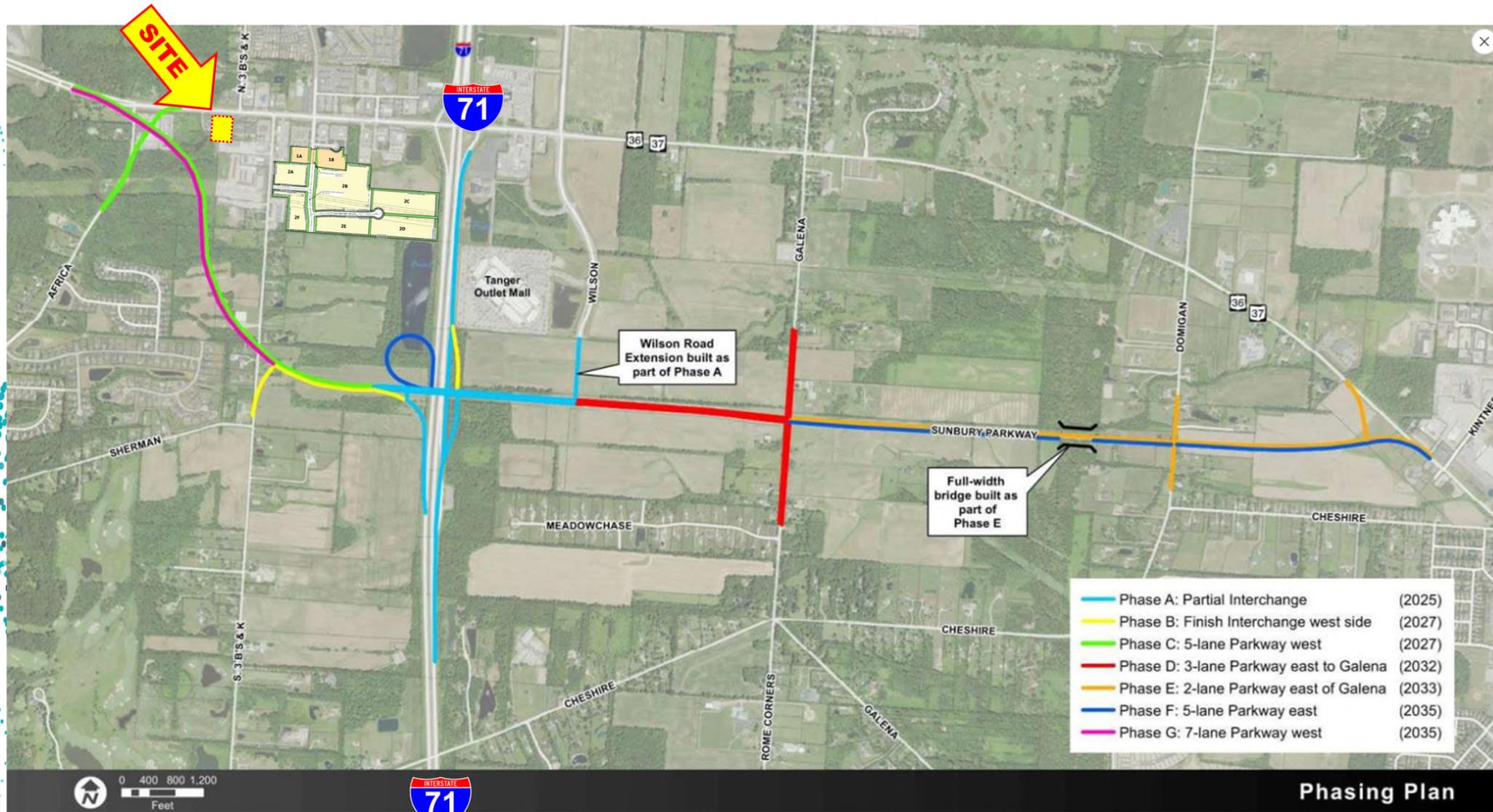
Woodland Lake 480 Units

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# ODOT PHASING PLAN

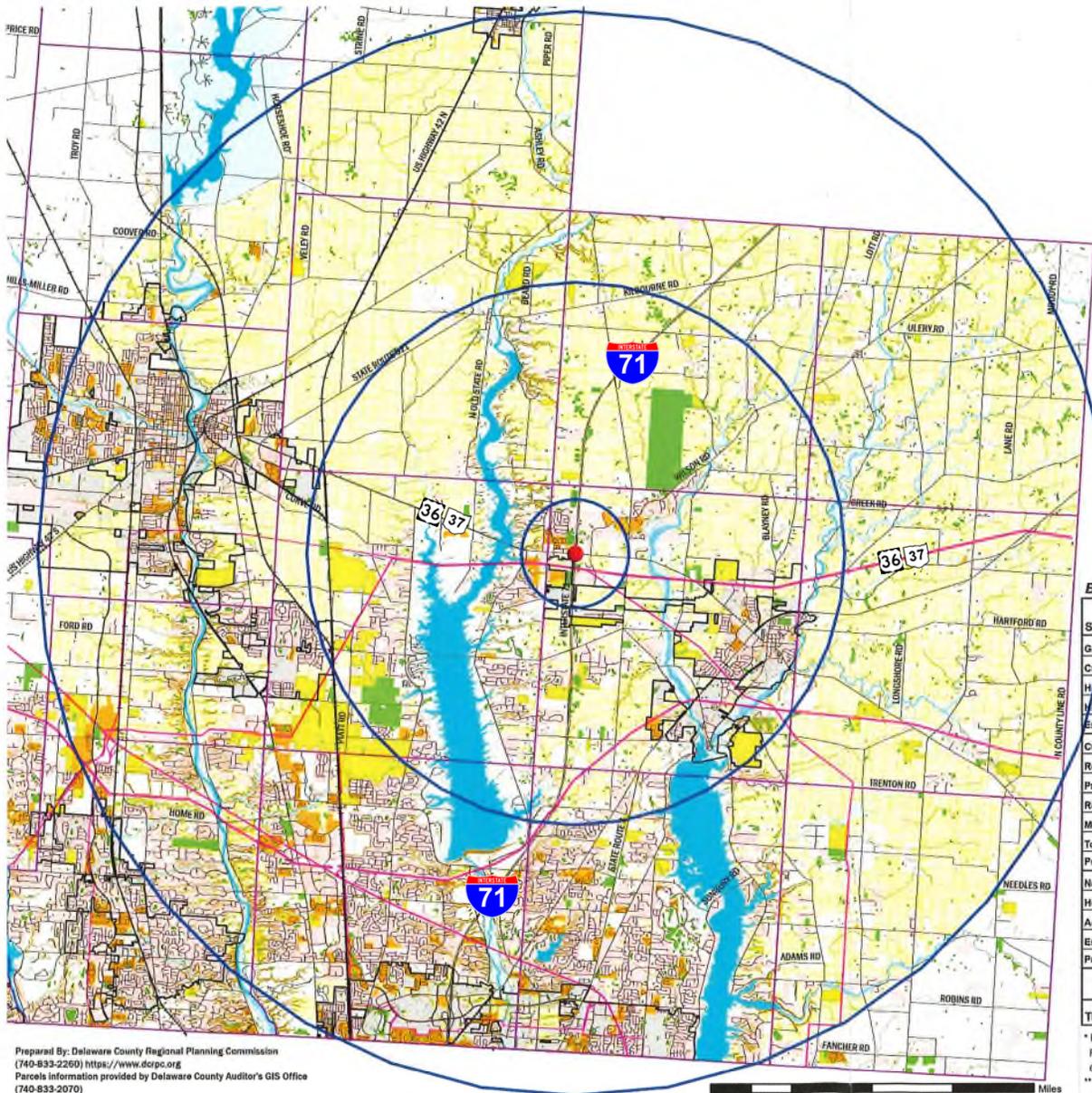


Updated 3-14-2025

# ESTIMATED GROWTH

## Build Out Analysis

1, 5, 10 miles Radius from Intersection of I 71 and US 36  
Delaware County, Ohio  
February, 2022



- Study Site
- Study Area
- Township Boundary
- Incorporated Area
- Road Centerlines
- Rail road
- AEP Powerline Easement
- Rivers/ Lakes/Ponds
- Floodway
- 500 Year Flood Plains
- 100 Year Flood Plains
- NWI Wetland
- Slope > 20%
- Multi Family
- Recorded Subdivision
- Proposed Subdivision
- Rezoning Subdivision
- Net Developable Land to be Build-Out



Build-Out Analysis by Radius (1/2022)

Subarea	within 1 mile radius	1 to 5 miles radius	5 to 10 miles radius	Total
Gross Acreage	2,000	46,010	150,032	200,043
Current Housing Unit (1/2022)	719	8,246	54,186	63,151
Housing within Morrow County	-	-	697	697
Housing within Franklin County	-	-	4,253	4,253
Estimated Current population (1/2022) - A	1,992	22,841	163,807	198,640
<b>Census 2020 average Population Index (2.77) for covered Jurisdictions</b>				
Recorded Vacant Lot (SF)	110	439	1,027	1,576
Proposed Residential Lot (SF)	-	1,875	3,262	5,137
Rezoned Residential Lot (no proposed plat) (SF)	-	1,208	22	1,230
Multi Family units without Building Permits (MF)	843	400	2,992	4,235
Total Residential Lot (Housing Unit) Increased (SF+MF)	963	3,922	7,303	12,178
Population Increased - B	2,649	10,864	20,229	33,733
Net Developable Acreage (NDA)**	367	16,155	49,877	66,999
Housing Unit increased after NDA overlay with Density	100	14,505	30,244	44,849
Acreage within Morrow County	-	-	13,827	13,827
Estimated Housing Unit Increased within Morrow County (Density 0.5)	-	-	6,914	6,914
Population Increased - C	277	40,179	102,826	143,382
<b>Total Build-Out Population (A + B + C)</b>	<b>4,908</b>	<b>73,884</b>	<b>286,962</b>	<b>365,755</b>

**Total Build-Out Population for Study Area:**

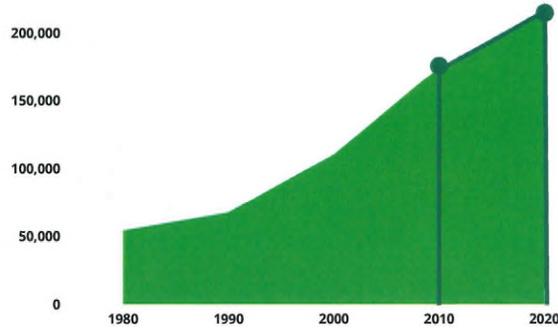
\* Existing Land Use layer was created based on County Auditor's Office DALIS parcel layer dated 1/29/2022.  
From the existing land use classifications, only Agricultural, Agricultural Vacant Land, Residential Vacant Land, Other Uses Vacant Land, Other Uses Vacant Land, and Single Family Lot with acreage greater than 10 acres, were selected as "Vacant Land".  
\*\* This figure was based on Vacant Land excluded NWI Wetland, 100-Year Floodplains, powerlines easement from AEP, and Developed Areas

Prepared By: Delaware County Regional Planning Commission  
(740-833-2260) <https://www.dcrpc.org>  
Parcels information provided by Delaware County Auditor's GIS Office  
(740-833-2070)

# DELAWARE DATA

## Fastest growing county in Ohio

population



**214,124**

Total Population  
(2020 U.S. Census)

**23%**

population increase from  
2010-2020 U.S. Census.



## Infrastructure Investments

**\$80M** projected in Regional Sewer capital projects in 2022-2023

**2 new** sewer pump stations completed in 2021

**23%**  
increase in residential permits

**27%**  
increase in sewer tap connections

**11.5%**  
increase in commercial permits

**55.5%**

adults with a bachelor's degree or higher

**39.2**

median age

**23%**

of our population is Generation Z (born 1999-2016). This is the largest group

## 2022 Budget

**\$128.8M** county general fund budget

## Berkshire Township

Berkshire Township saw the largest percentage increase of any township from 2010-2020 according to U.S. Census data.

**84%**

population increase from 2010-2020

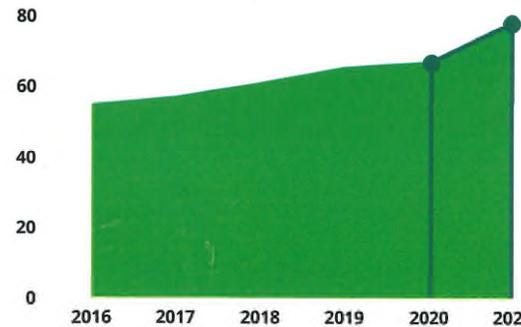
## City of Sunbury

With the certification of the 2020 U.S. Census, Sunbury officially became a city. It joins the cities of Delaware, Powell, parts of Dublin, Westerville, and Columbus.

**6,614**

total population in 2020

sales tax revenue



**\$76.8M**

2021 sales tax revenue

**15.5%**

increase in sales tax revenue from 2020 to 2021

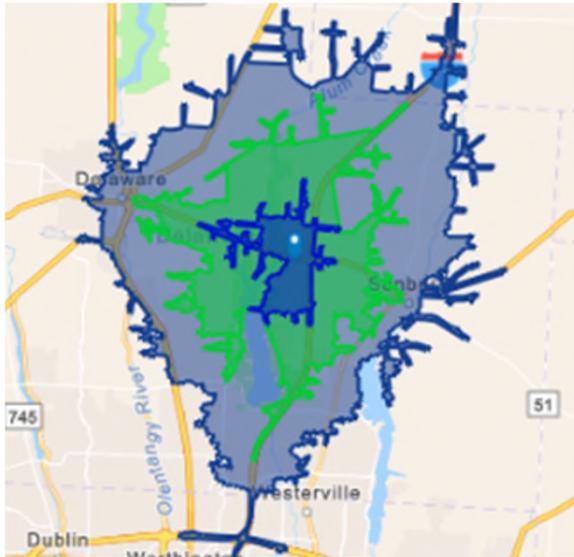
find more Delaware County Census data: <https://regionalplanning.co.delaware.oh.us/data/census/>

**equity** | brokerage

[www.equity.net](http://www.equity.net)

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# 5-MIN. DRIVE DEMOS



## KEY FACTS

**3,165**  
Population

**2.8**  
Average  
Household Size

**39.2**  
Median Age

**\$141,950**  
Median Household Income

## BUSINESS

**75**

Total Businesses

**811**

Total Employees

## EDUCATION

**2%**

No High School  
Diploma

**18%**

High School  
Graduate

**21%**

Some  
College

**59%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$62,302**  
Per Capita  
Income



**\$141,950**  
Median  
Household  
Income



**\$183,841**  
Average  
Household  
Income

## EMPLOYMENT

**74.2**  
White  
Collar %

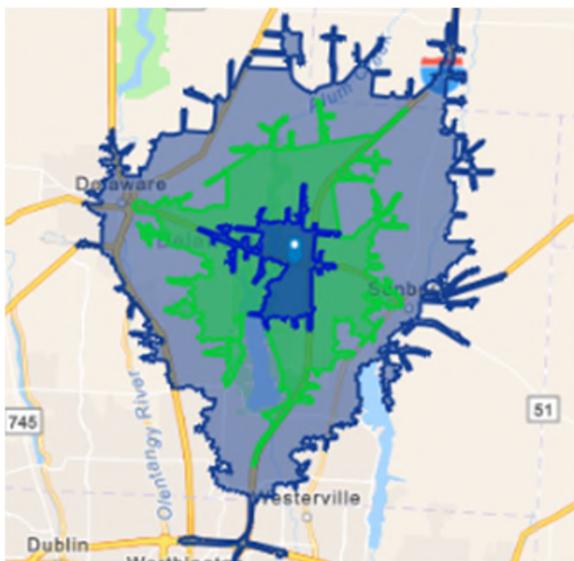
**12.7**  
Blue  
Collar %

**13.3**  
Services  
%

**equity** | brokerage

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# 10-MIN. DRIVE DEMOS



## KEY FACTS

**19,945**  
Population



**2.9**  
Average  
Household Size



**39.2**  
Median Age

**\$136,748**  
Median Household Income

## BUSINESS



**560**

Total Businesses



**7,032**

Total Employees

## EDUCATION



**2%**

No High School  
Diploma



**18%**

High School  
Graduate



**23%**

Some  
College



**58%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$59,252**

Per Capita  
Income



**\$136,748**

Median  
Household  
Income



**\$174,451**

Average  
Household  
Income

## EMPLOYMENT



**75.5**

White  
Collar %



**10.9**

Blue  
Collar %



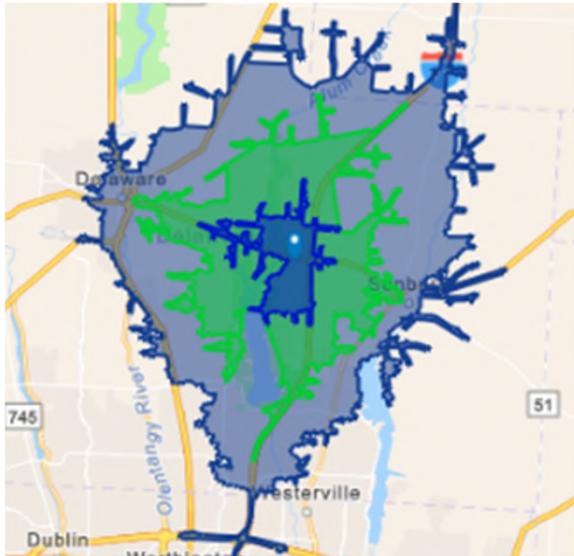
**13.6**

Services  
%

**equity** | brokerage

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# 15-MIN. DRIVE DEMOS



## KEY FACTS

**94,786**  
Population

**2.8**  
Average  
Household Size

**38.0**  
Median Age

**\$121,875**  
Median Household Income

## BUSINESS

**3,204**

Total Businesses

**50,187**

Total Employees

## EDUCATION

**3%**

No High School  
Diploma

**17%**

High School  
Graduate

**22%**

Some  
College

**58%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$56,761**  
Per Capita  
Income



**\$121,875**  
Median  
Household  
Income



**\$160,353**  
Average  
Household  
Income

## EMPLOYMENT

**77.0**  
White  
Collar %

**11.5**  
Blue  
Collar %

**11.5**  
Services  
%

**equity** | brokerage

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