

**westwood**  
COMMERCIAL  
REAL ESTATE CO.

## 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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Commercial Realtor®

**Westwood Commercial**

**Real Estate Co.**

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(614) 869-7139

## 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. **Adjacent, contiguous land could be included in separate transaction.**
- **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 Photo

5201 & 5305 US 23

Delaware, OH 43015



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18.6 Acres

Troutman Road

RV Wholesalers  
(Sales and Storage)

Delaware  
State Park



S ← US 23 → N

# Aerial Photo

5201 & 5305 US 23

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Professional  
Pavement Services

RV Wholesalers  
(Sales and Storage)



Delaware  
State Park

18.6 Acres



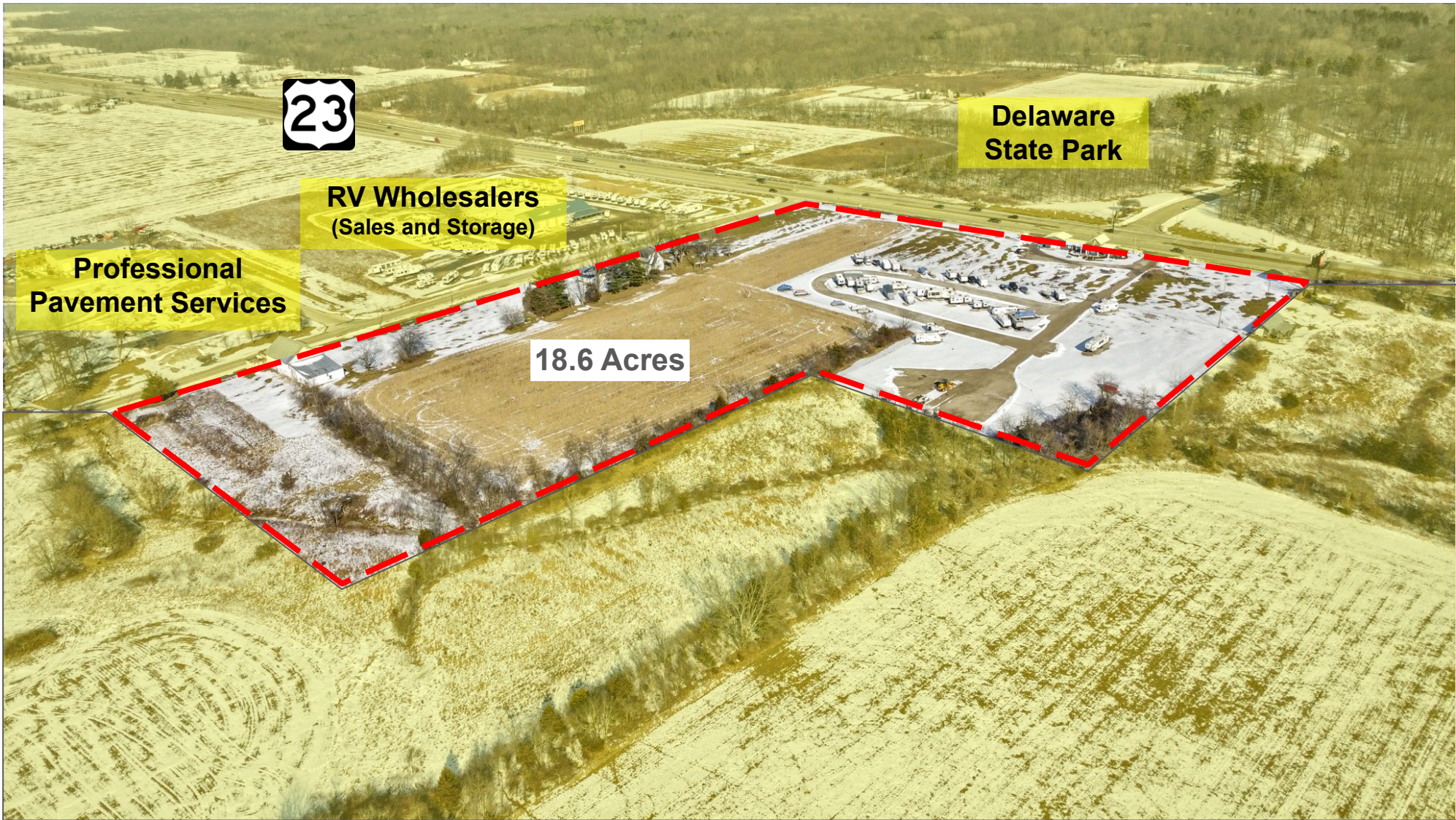
# Aerial Photo

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**Delaware  
State Park**

**RV Wholesalers  
(Sales and Storage)**

**Professional  
Pavement Services**

**18.6 Acres**

# Parcel Map

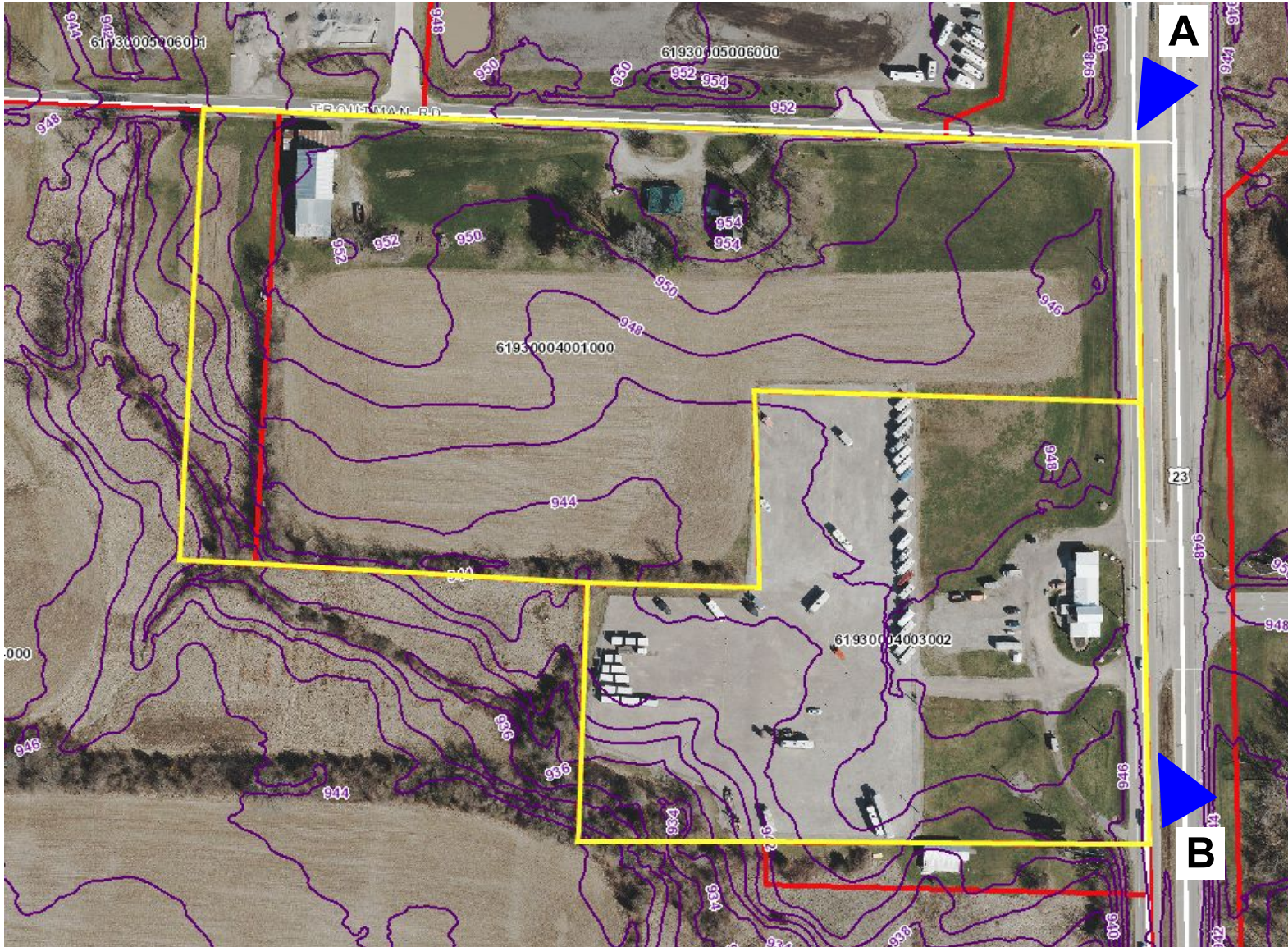
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See photos on the following pages for corresponding keyed letters above.

# Street View

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A

# Street View

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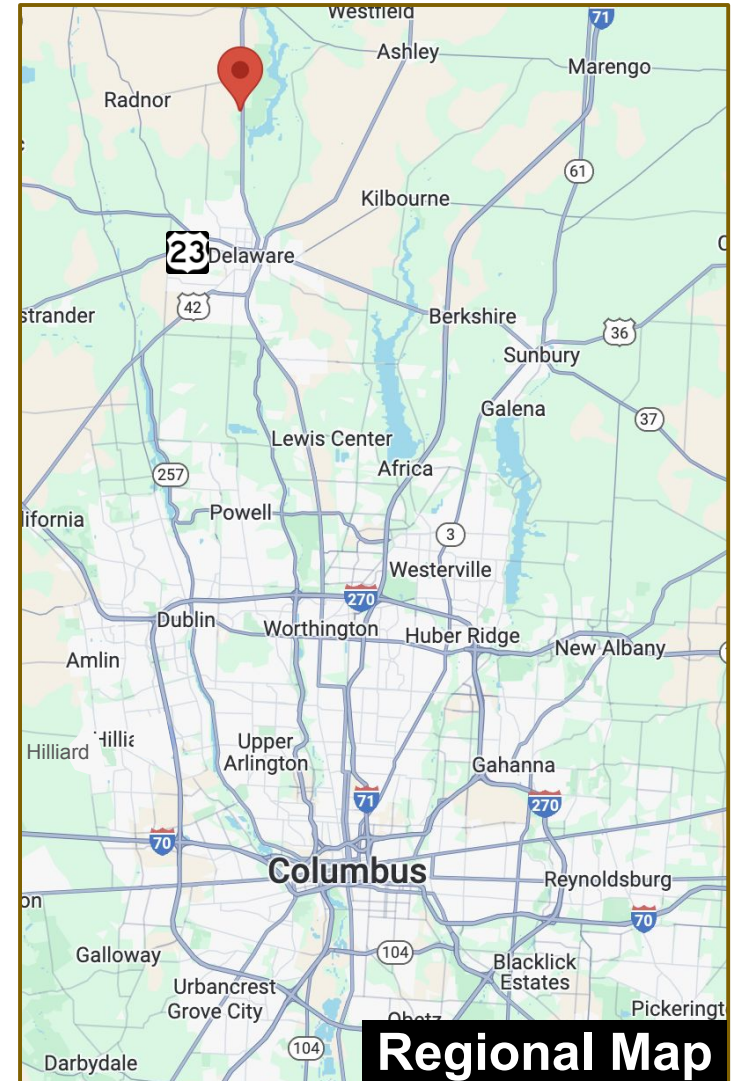
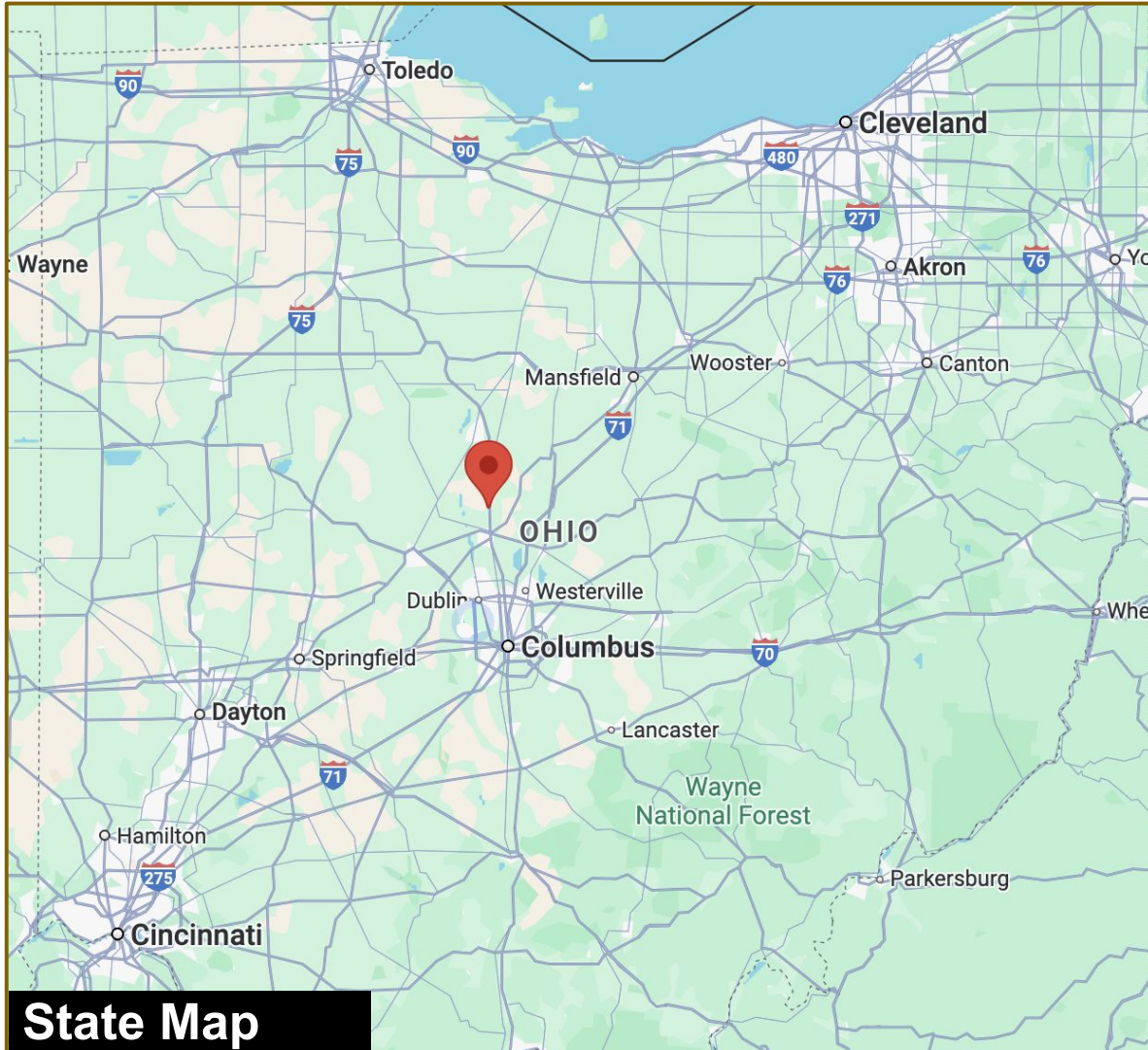
# Location Maps

## 5201 & 5305 US 23

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# Location Statistics

**5201 & 5305 US 23**  
Delaware, OH 43015



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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%

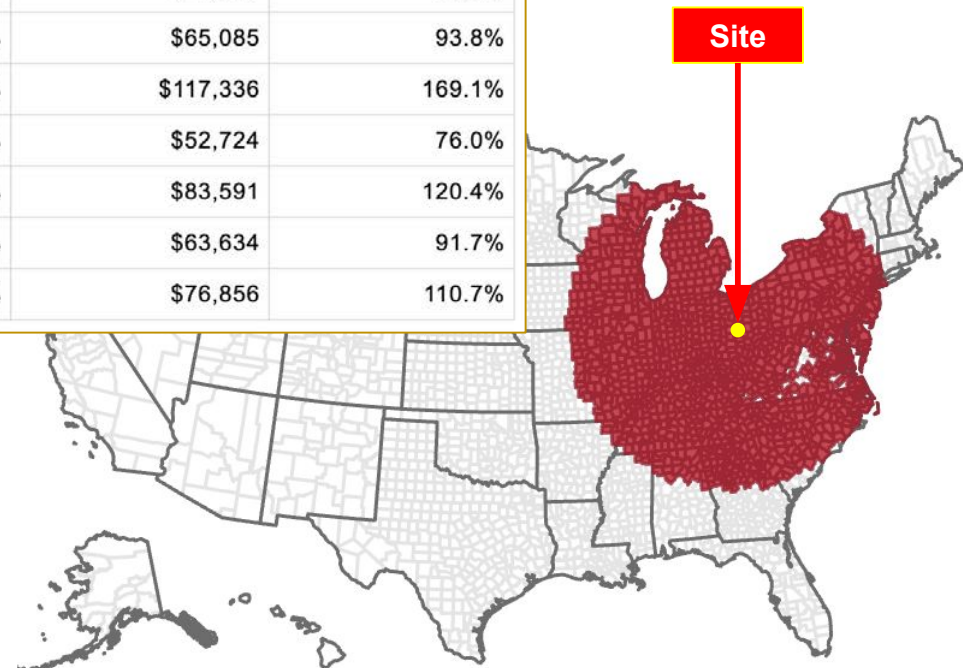
Data provided by [StatsAmerica](https://www.statsamerica.com)

## 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.*



# Property Details

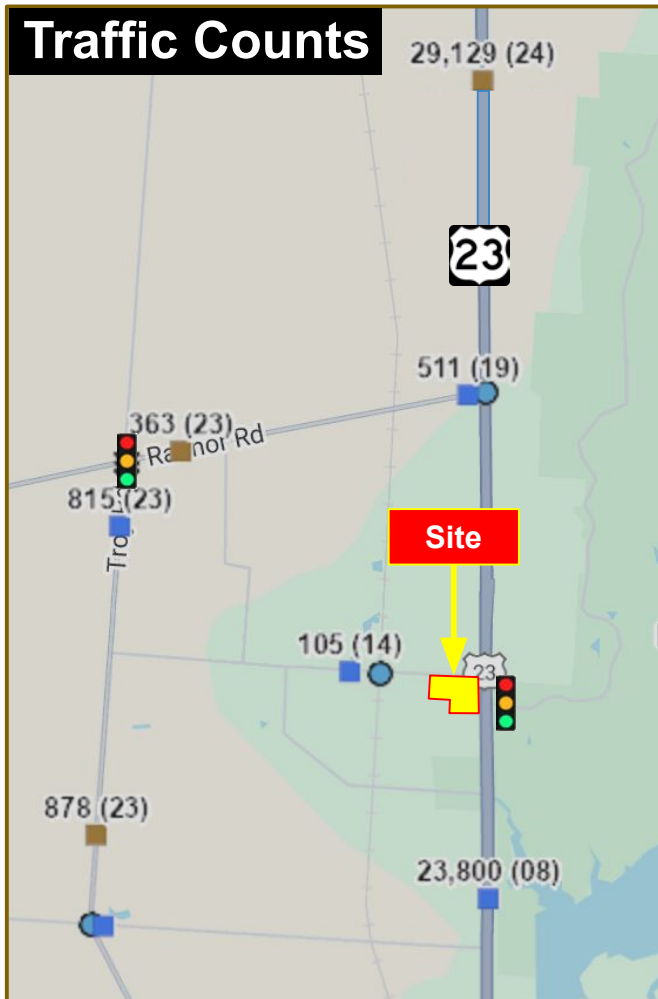
5201 & 5305 US 23

Delaware, OH 43015

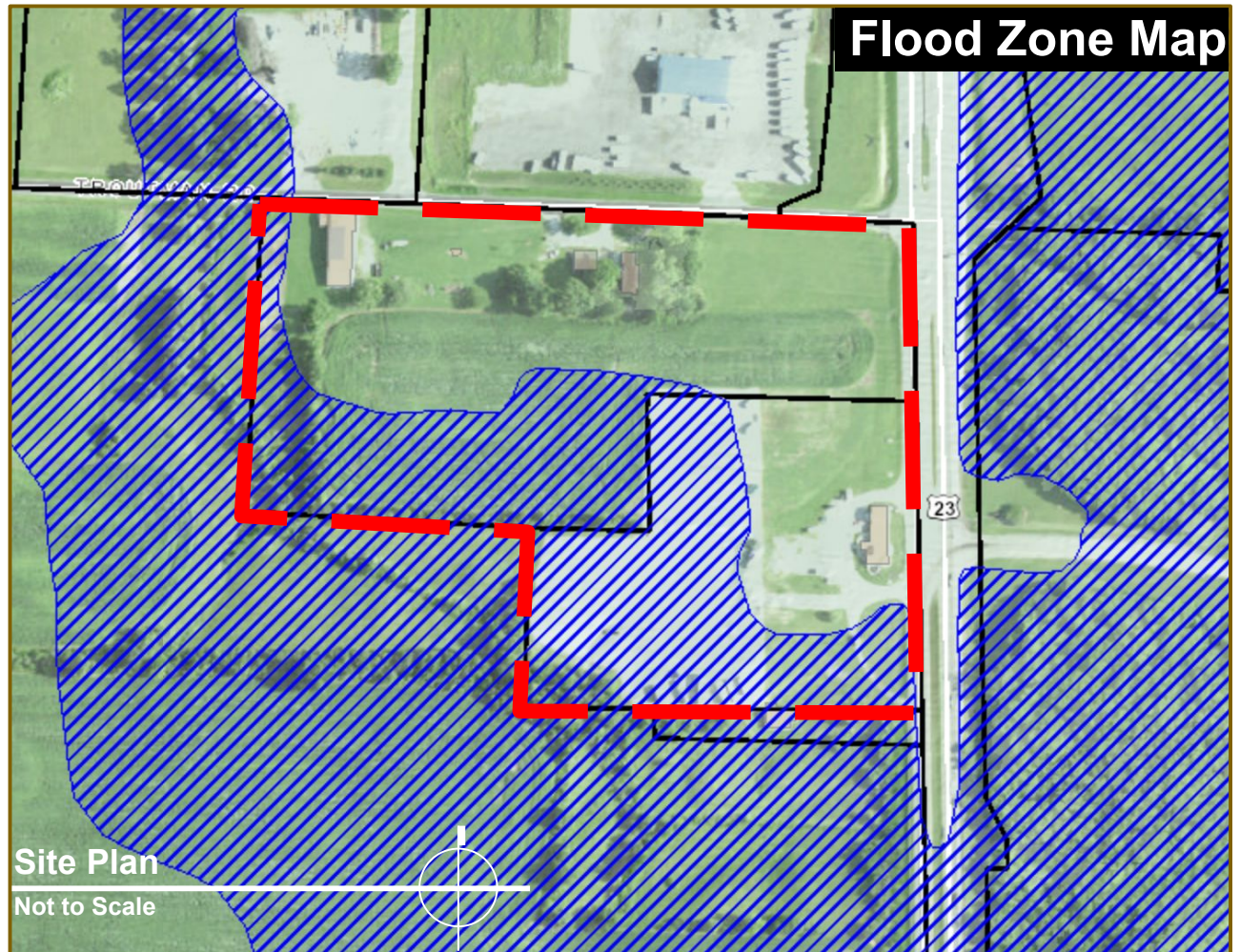


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## Traffic Counts



## Flood Zone Map



# Drive Times

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

# Proximity Maps

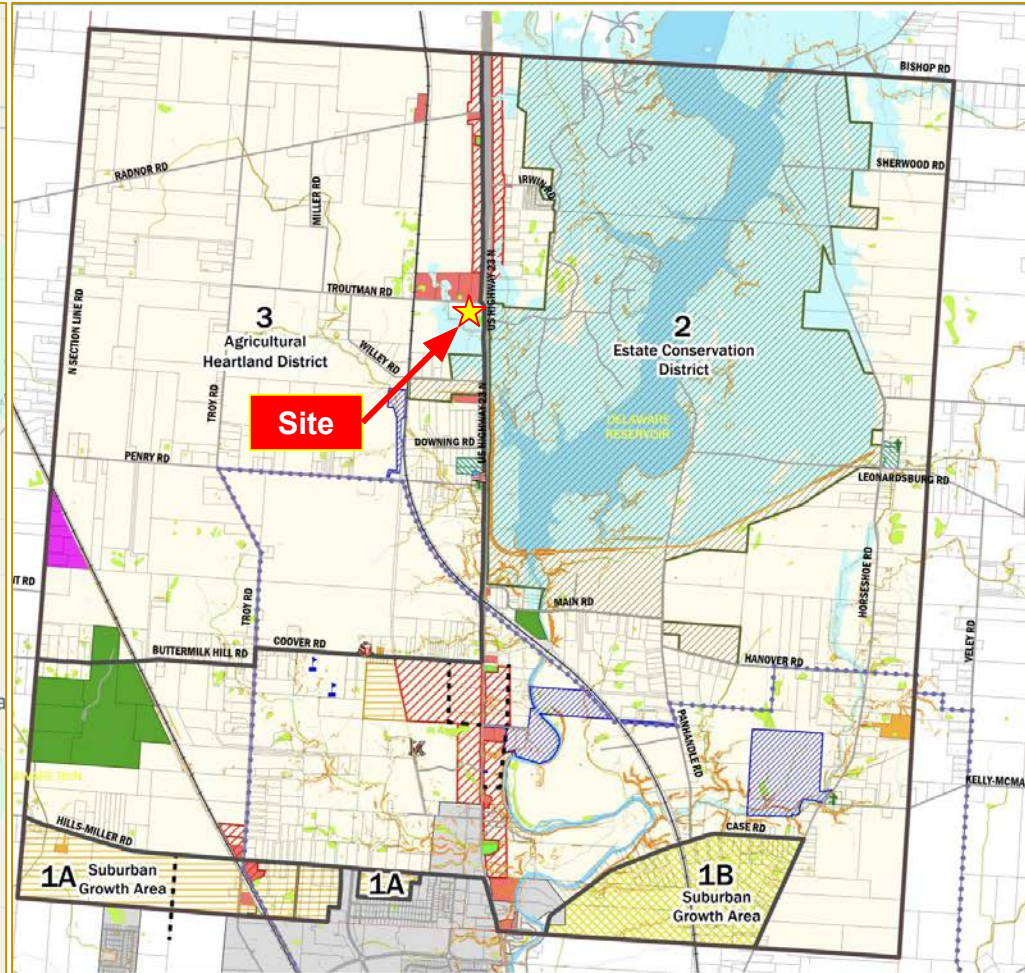
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Existing Fuel Locations



### Troy Township Comprehensive Land Use Plan

Adopted June 17, 2024

- Township Hall
- Fire Stations
- Golf Courses
- Cemeteries
- Existing Schools
- Township Boundaries
- Planning Subareas
- Power Poles
- Power Lines
- Railroad
- Road Centerlines
- Rail ROW
- Parks
- Government Lands
- Delaware City Owned Land
- Troy Township Owned Land
- Property Lines
- Slope > 20%
- Rivers/Lakes
- Streams
- 100-Year Flood Plains
- Wetland (National Wetland Inventory)
- Incorporated Areas
- Proposed Roads

#### Proposed Land Use

- Single Family Residential at 1 du/2acres
- Single Family Residential at 1 du/2acres without centralized sewer or 1.25 du/acre with centralized sewer
- Single Family Residential at 1 du/2acres without centralized sewer or 4 du/acre with centralized sewer
- Planned Commercial and Office (PCD)
- Planned Industrial

#### Troy Township Zoning

- Farm Residential District (FR-1)
- Planned Residential District (PRD)
- Planned Commercial and Office District (PCD)
- Planned Industrial District (PID)
- City of Delaware
- Non-Conforming Use
- Highway Service District

Map Scale: 1" = 2,800'

Prepared by: Delaware County Regional Planning Commission (740-833-2260)  
www.dcrpc.org (Printed 6/21/2024)

Troy Township Land Use Plan

# Route 23 Connect

5201 & 5305 US 23

Delaware, OH 43015

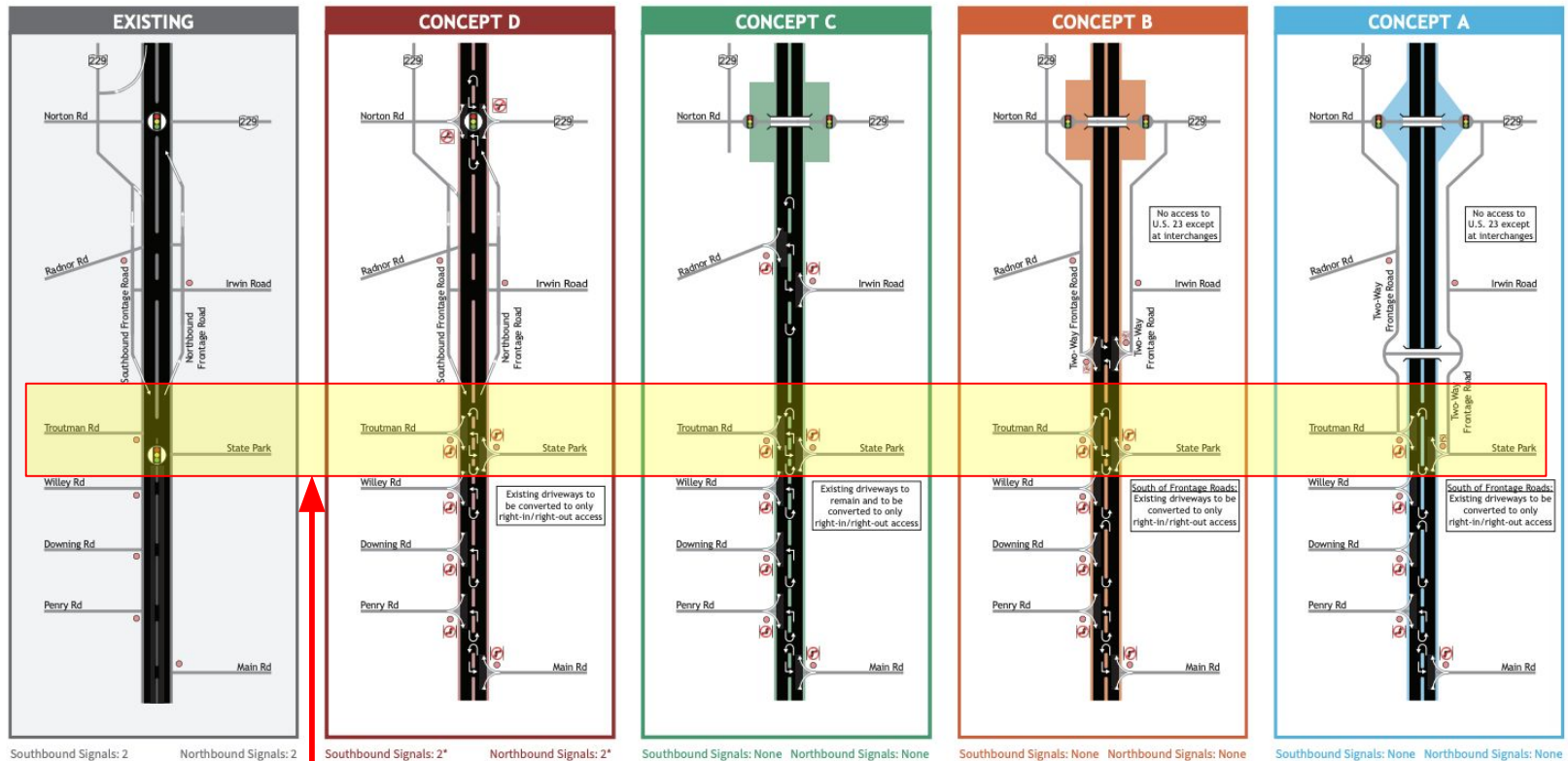


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*Route 23 Connect is an ODOT initiative to improve traffic flow and safety along U.S. 23 between I-270 in Franklin County and Waldo in Marion County. The project aims to reduce congestion and crash rates through proposed solutions like new interchanges,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

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



Site

For more information on the Route 23 Connect study and for the latest information, click [here](#).

# Demographics

5201 & 5305 US 23

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## 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. HH SIZE

2.48

MEDIAN HH INCOME

\$52,296

HOME OWNERSHIP

Renters: 2,933

Owners: 4,854

EMPLOYMENT



46.92 %

Employed

0.91 %

Unemployed

EDUCATION

High School Grad: 35.76 %

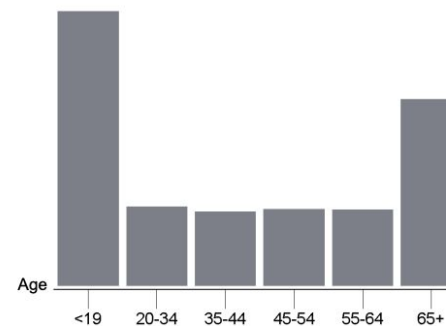
Some College: 20.57 %

Associates: 5.51 %

Bachelors: 27.69 %

GENDER & AGE

48.86 % 51.14 %



RACE & ETHNICITY

White: 94.89 %

Asian: 0.08 %

Native American: 0.06 %

Pacific Islanders: 0.00 %

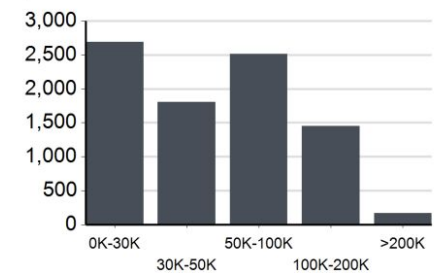
African-American: 1.08 %

Hispanic: 1.27 %

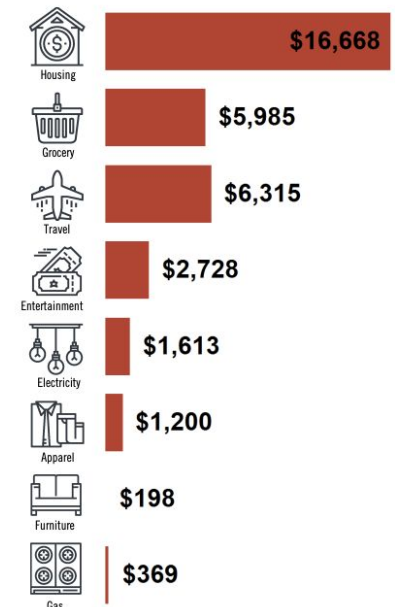
Two or More Races: 2.62 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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*Thank you!*