



MIXED-USE DEVELOPMENT SITE AVAILABLE

FOR SALE OR BUILD-TO-SUIT
At the Intersection of
US 42 & Sawmill Parkway
in Delaware, Ohio



NEWMARK

**THE CAMBER
COMPANY**

THE SITE

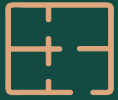
Positioned at the intersection of growth and accessibility, the ±31 and ±7 acre land sites in Delaware, Ohio present unique opportunities for mixed-use development in one of Central Ohio's most dynamic and rapidly expanding communities. Accelerating growth in Delaware City and surrounding Delaware County is fueling strong demand for community amenities. With steady population increases year after year, the area represents a prime location for retailers and other uses that thrive on visibility and consumer access.

The sites sit on highly visible corners with excellent frontage, ensuring strong brand exposure for future occupants. Its strategic position also provides quick access to US-23, I-71 and I-270, linking it seamlessly to the broader Columbus metro area.

For developers, retailers and service providers, this property offers visibility and market momentum — making it an ideal development site for a wide range of uses.



HIGHLIGHTS



Can be divided into smaller sites.



State and local development incentives are available depending on the use.



The comprehensive plan calls for a wide range of potential uses.



Additional land is available.

Utilities

Water Delaware City

16" water main along US 42

Sewer Delaware City

24" sewer main along US 42

Gas NiSource

High and medium pressure lines at Slack Rd & US 42

Electric AEP

Electric available from Slack Rd substation



MAJOR AREA PLANNED PROJECTS



MARIDEL
250-acre mixed-use & entertainment project with a hockey arena, driving school and 6,000 seat amphitheater

NEW HOUSING DEVELOPMENT
±750 single family homes and townhome units

NEW OLENTANGY HIGH SCHOOL

A DYNAMIC AND RAPIDLY EXPANDING COMMUNITY



30,530

Daytime Population (3 Miles)



184,561

Total Population (10 miles)

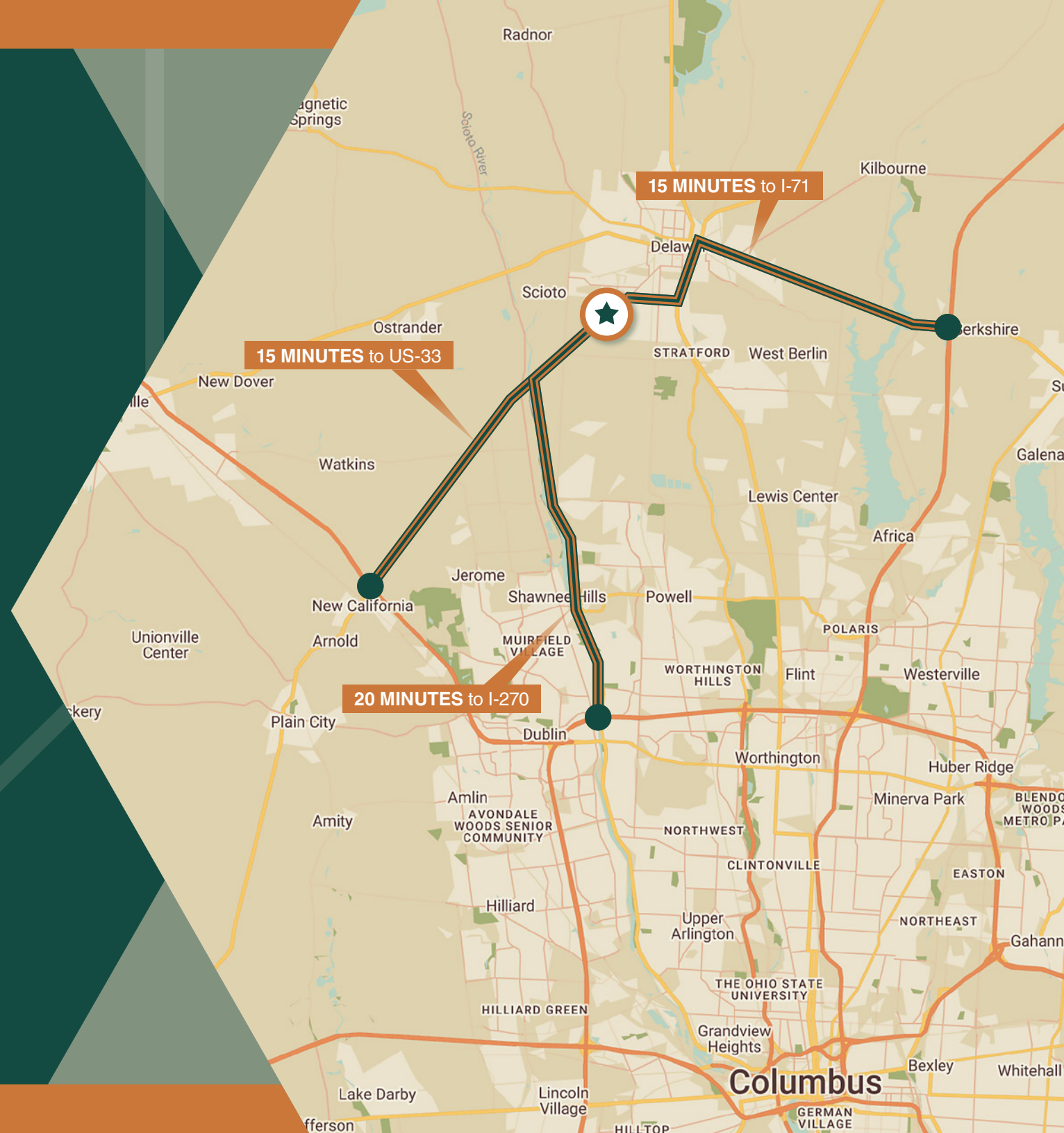
- From 2000-2024 Delaware County added 124,843 new residents (most of any county in Ohio).
- By 2050 Delaware County is projected for more growth (75%) than any other county in Ohio.

GATEWAY DEVELOPMENT CONCEPT PLAN



PRIME RETAIL LOCATION

- At the gateway to a rapidly expanding Delaware business and manufacturing hub.
- Two highly visible corners with excellent frontage to both US 42 and Sawmill Parkway.
- Over 13,000 vehicles pass by each day on US 42.
- Adjacent to US 42 and 2.5 miles to US 23, just a short drive to I-71, I-270 and US 33.
- 2 miles away from the Delaware Municipal Airport.



AREA EMPLOYERS





MIXED-USE DEVELOPMENT SITES FOR SALE

US 42 & Sawmill Parkway in Delaware, Ohio



FOR MORE INFORMATION

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NEWMARK

Agent-Owned Property: Ownership entity includes a licensed Ohio real estate salesperson.

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