

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)

[Click Here for Video](#)

Contact:

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Real Estate Co.

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5201 & 5305 US 23

Delaware, OH 43015

Property Highlights

- **18.6 Total Acres** of land with a hard corner on Troutman Road. **Adjacent, contiguous land could be included in separate transaction.**
- The 7 Acre Property has a **2,257 SF office building with a 625 SF Garage** and 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. Annual Boat & RV storage revenue is in excess of \$50k.
- **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
- Sellers would be open to a **potential Joint Venture** or equity stake for the right opportunity/ Buyer/Development



Aerial Photo

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S ← US 23 → N

18.6 Acres

Troutman Road

RV Wholesalers
(Sales and Storage)

Delaware
State Park



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Professional
Pavement Services

RV Wholesalers
(Sales and Storage)



Delaware
State Park

18.6 Acres



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Delaware
State Park

RV Wholesalers
(Sales and Storage)

Professional
Pavement Services

18.6 Acres

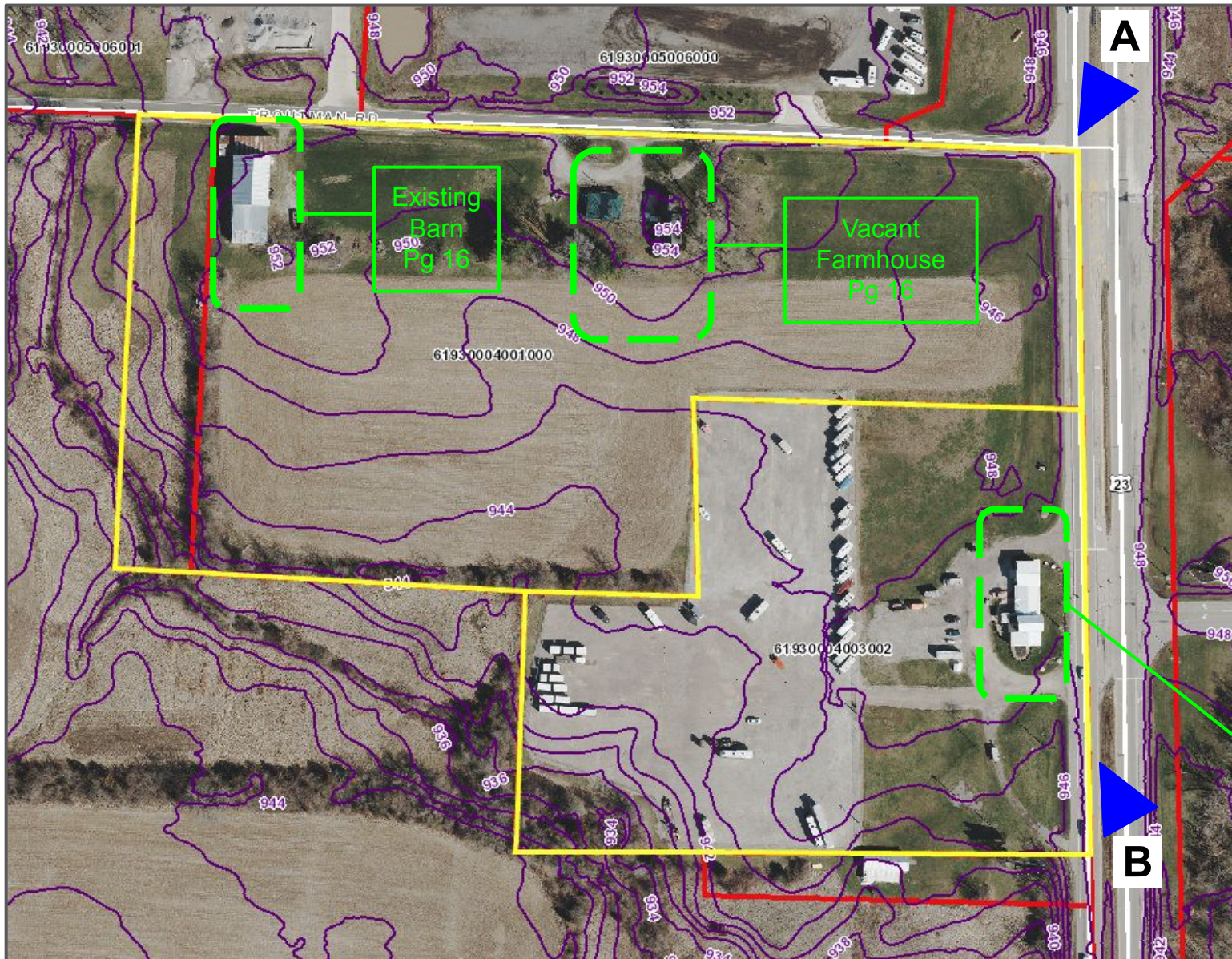
Parcel Map

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Prime Location

The 7 Acre Property has a 2,257 SF office building with a 625 SF Garage and 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. Annual Boat & RV storage revenue is in excess of \$50k.

The 11.8 Acre property has a vacant farmhouse and a barn structure.

See Floor Plan
Page 6

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

Office Floor Plan

5201 & 5305 US 23

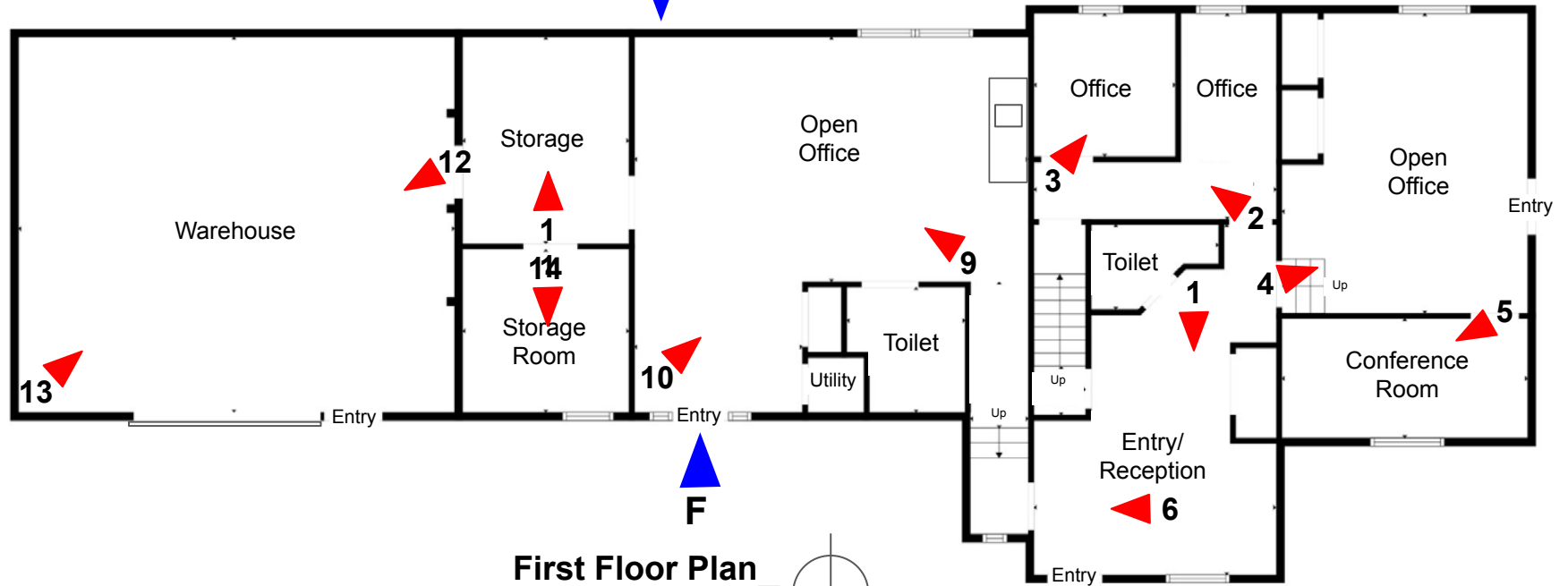
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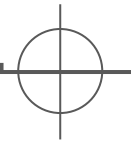
D ▲

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First Floor Plan

For Reference Only

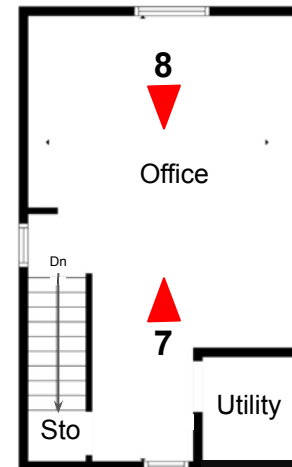


C ▲

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Second Floor Plan

For Reference Only



See photos on the following pages for corresponding keyed numbers/ letters.

Interior Photos

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Interior Photos

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Interior Photos

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Interior Photos

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Interior Photos

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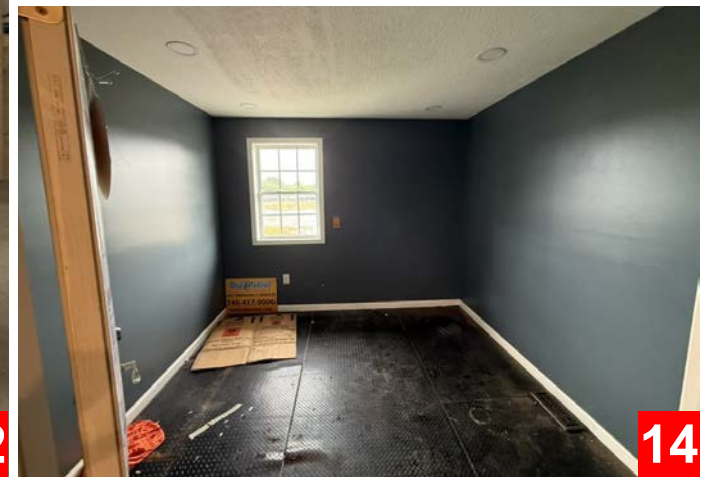
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Street View

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A

Street View

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B

Exterior Photos

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Exterior Photos

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Exterior Photos

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Existing Farmhouse



Existing Barn

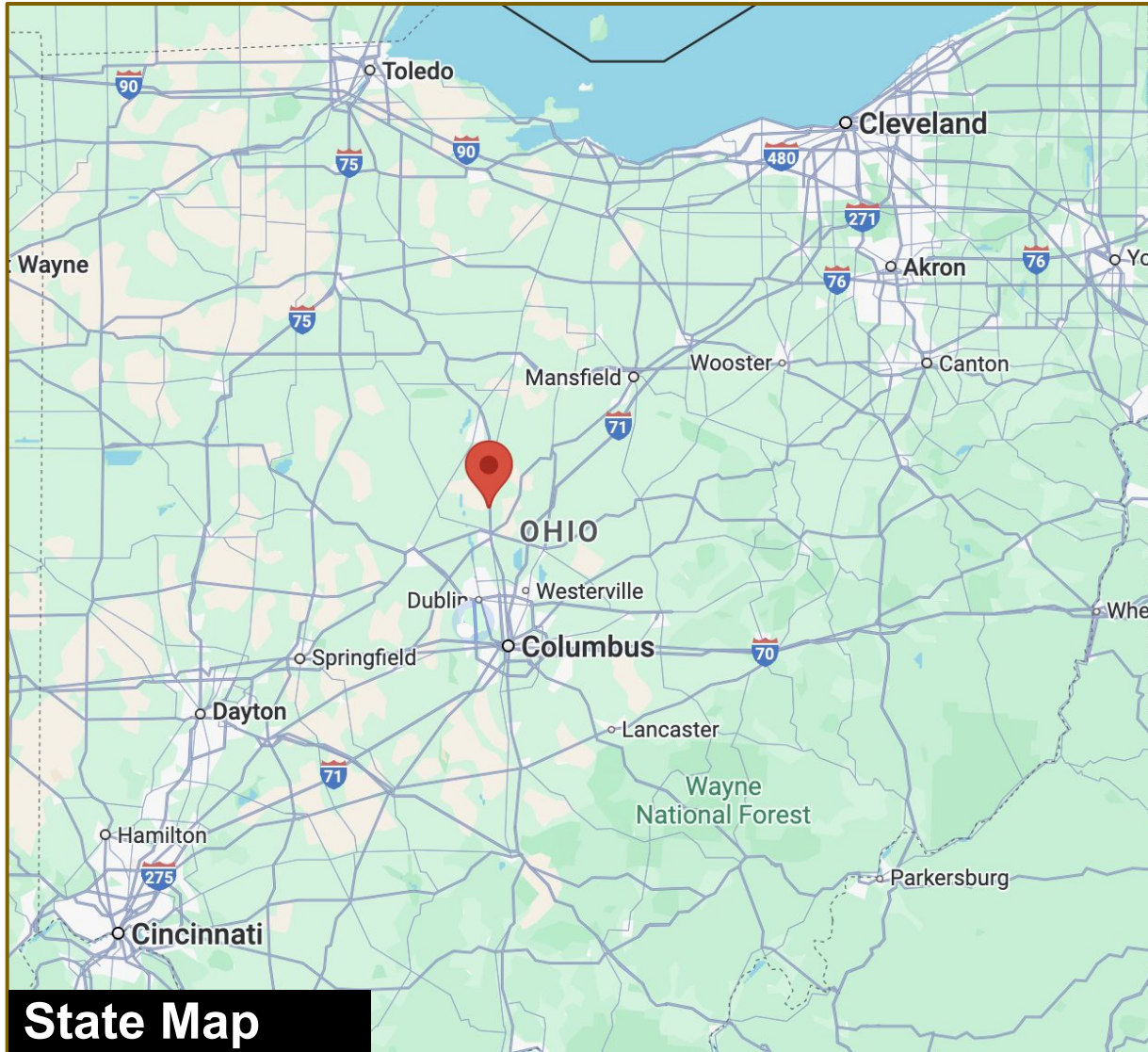
Location Maps

5201 & 5305 US 23

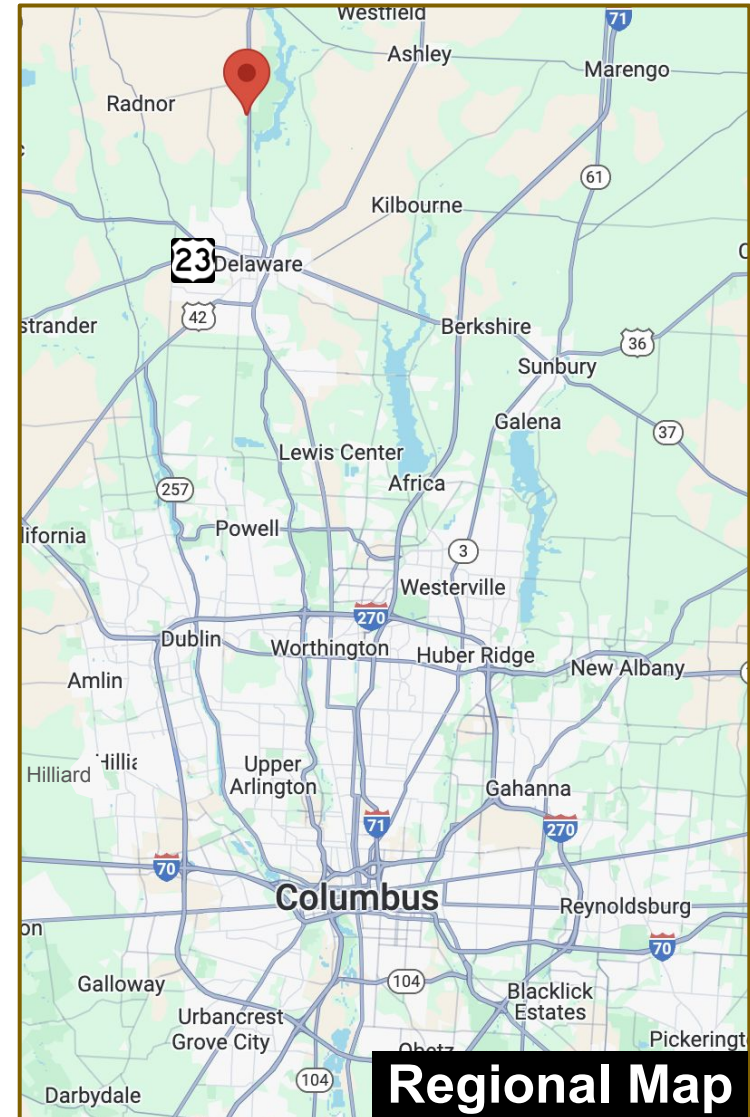
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State Map



Regional Map

Location Statistics

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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%

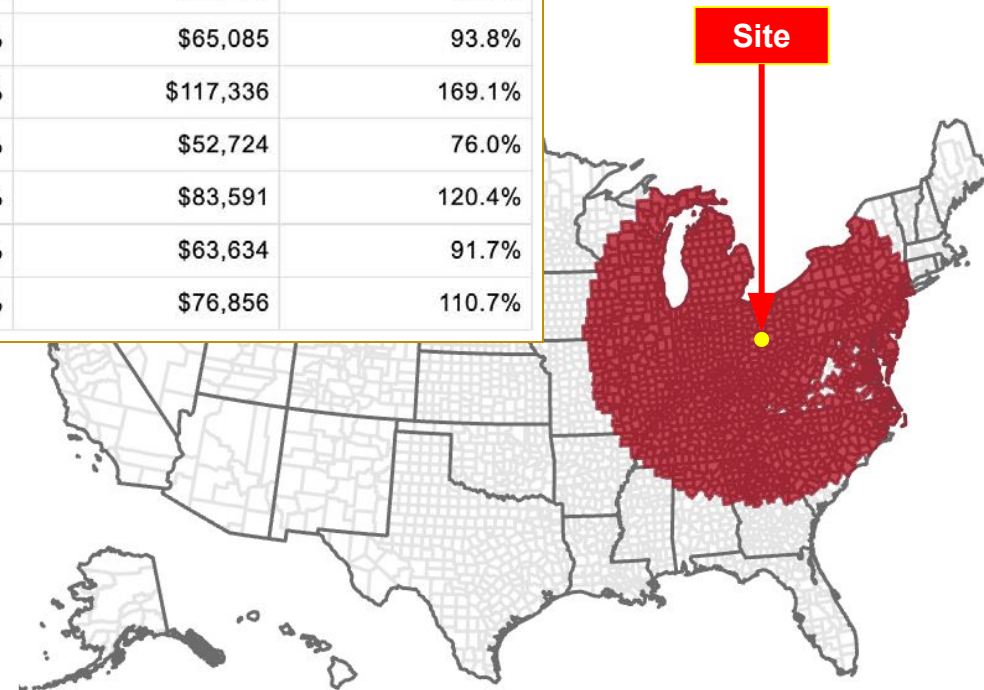
Data provided by [StatsAmerica](https://www.statsamerica.com)

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.



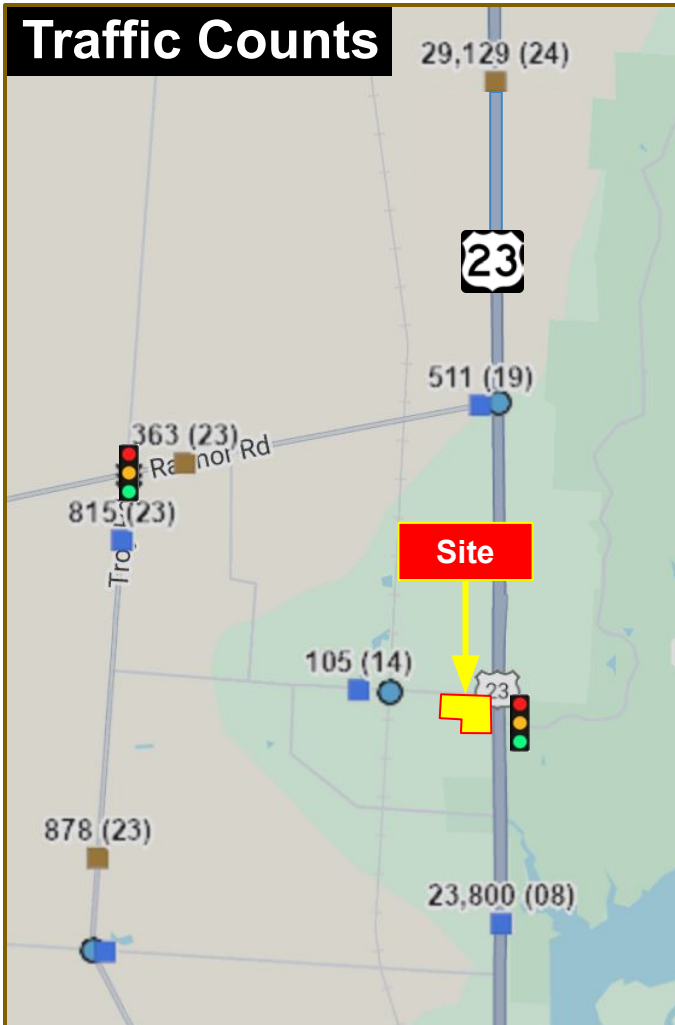
Property Details

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Delaware, OH 43015

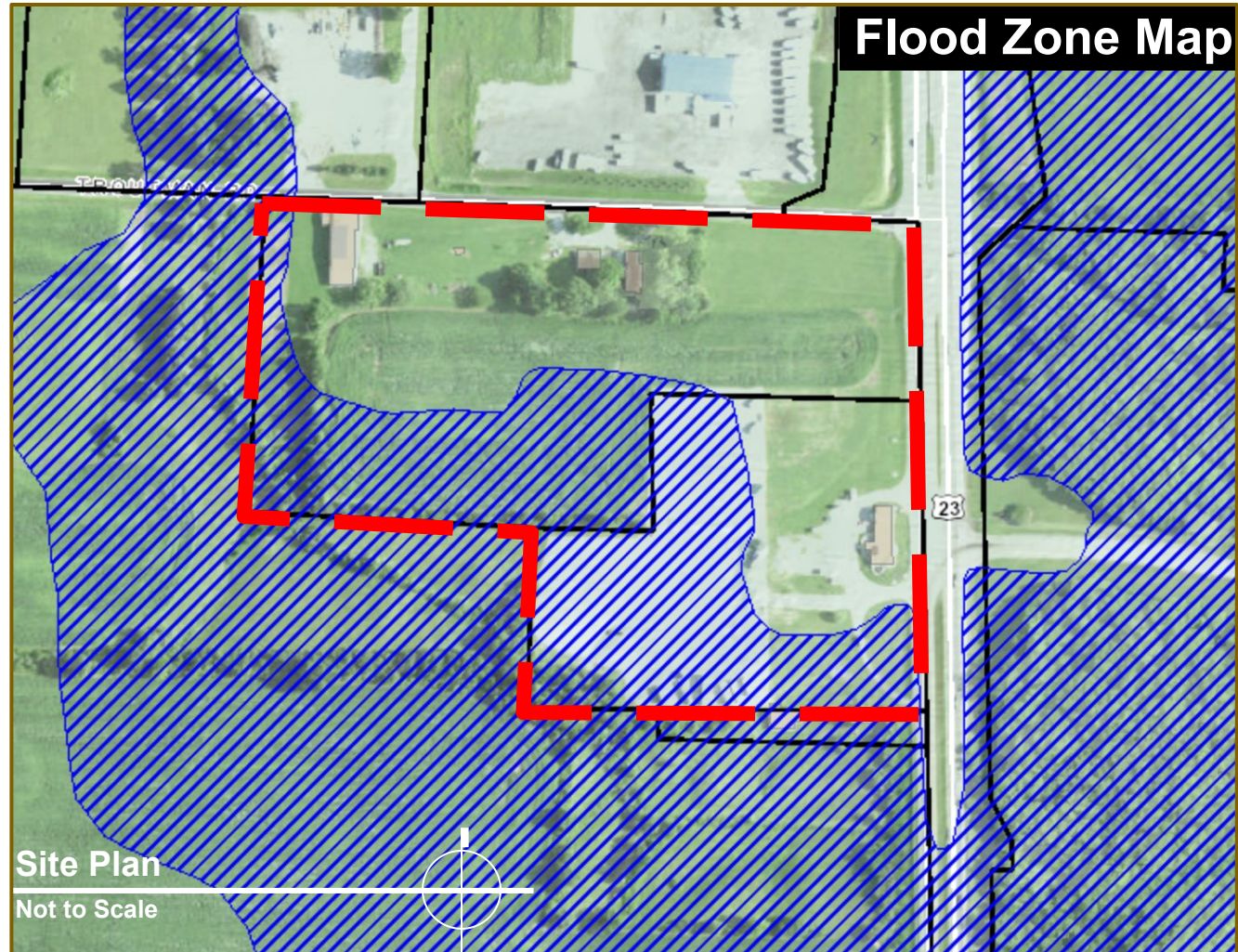


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Traffic Counts



Flood Zone Map



Drive Times

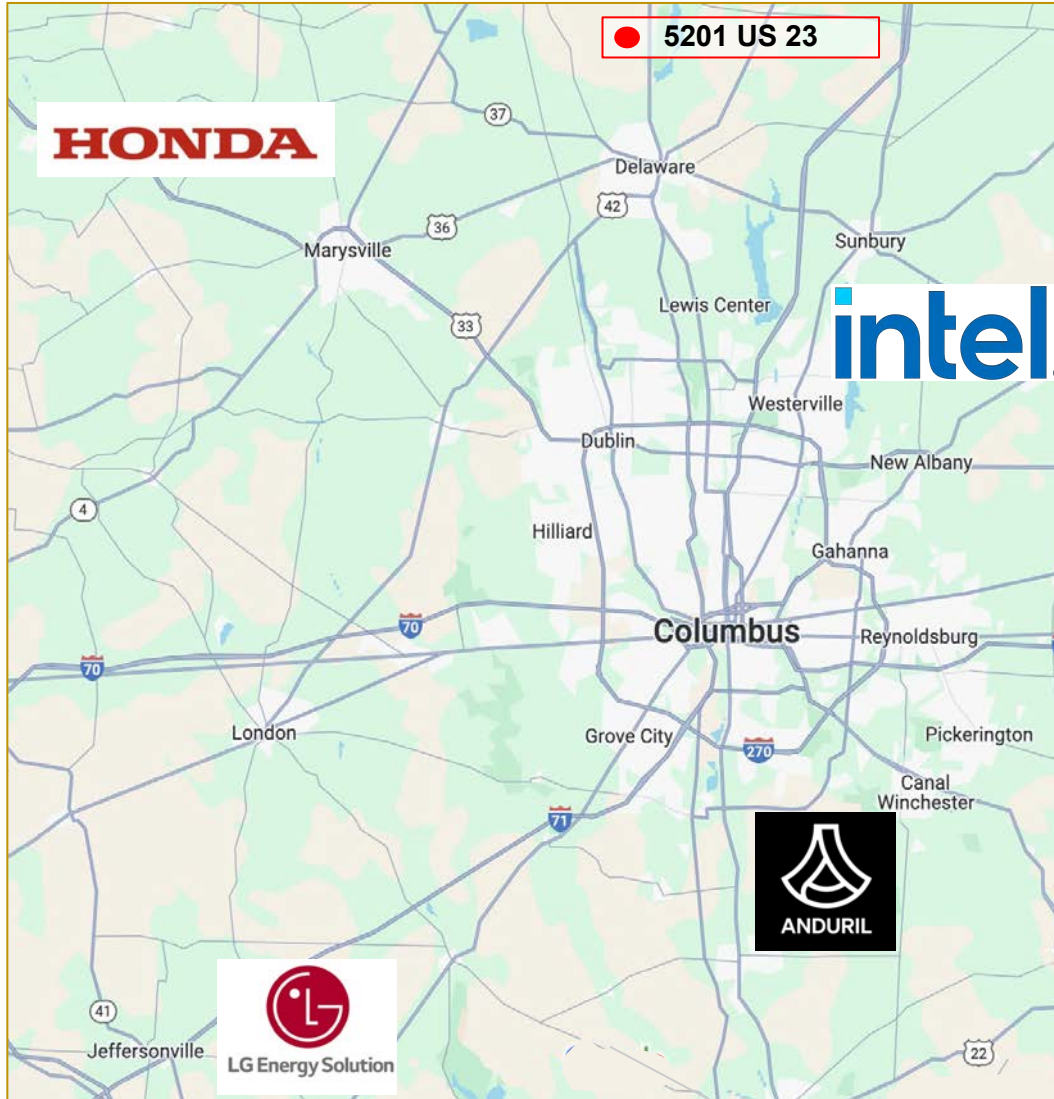
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5201 US 23, enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility near Rickenbacker Airport, Honda's North American Automobile Operations in Marysville, Intel's 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	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

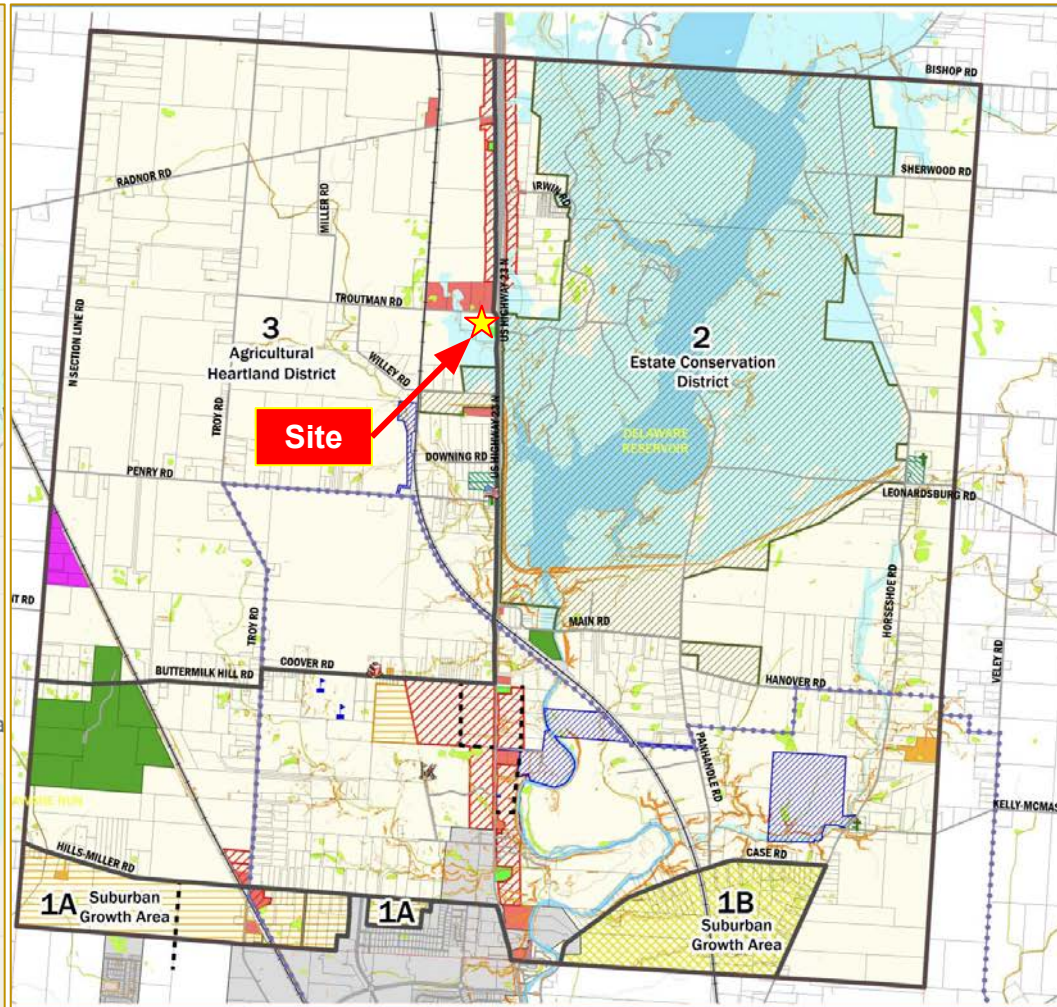
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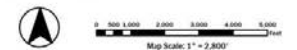
Existing Fuel Locations



Troy Township Land Use Plan

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



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

Route 23 Connect

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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.

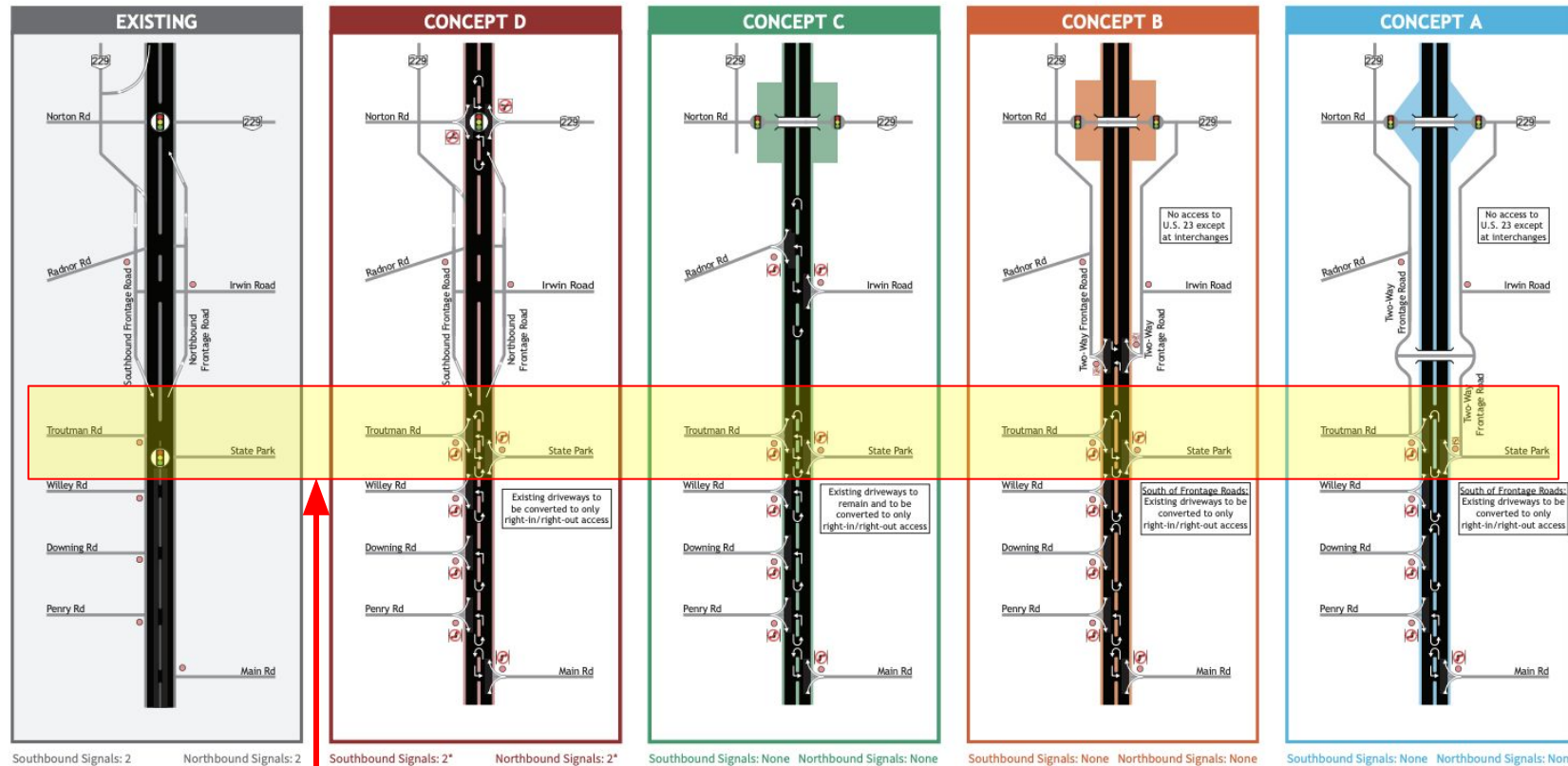


Figure 40: Segment 7 Concepts

Site

*Includes signals at some U-turn locations

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

Demographics

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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 %**

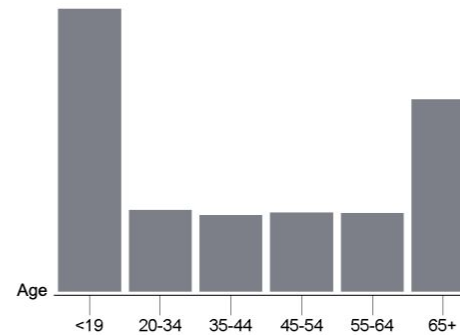
Some College: **20.57 %**

Associates: **5.51 %**

Bachelors: **27.69 %**

GENDER & AGE

48.86 % **51.14 %**

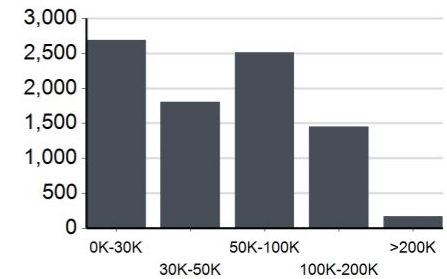


RACE & ETHNICITY

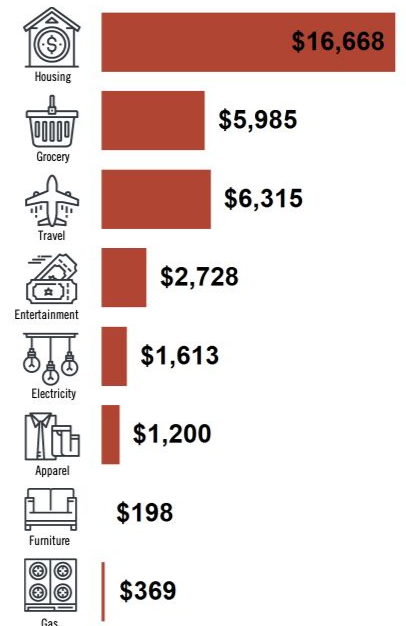
White: **94.89 %**
Asian: **0.08 %**
Native American: **0.06 %**
Pacific Islanders: **0.00 %**
African-American: **1.08 %**
Hispanic: **1.27 %**
Two or More Races: **2.62 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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Thank you!