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For Sale

\$1,090,000

\$115/SF

1.02 Acres

APN: 418-120-01-010-000

Township: Berlin

Total SF: 9,470 SF

[Click Here For Video](#)

Contact:

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Commercial Realtor®

Westwood Commercial

Real Estate Co.

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(614) 869-7139

5605 SR 37 East

Delaware, OH 43015

Retail/Office and Warehouse

Property/Location Highlights:

- **Flexibility:** Property consists of a 3,470 SF Retail/Office with a 6,000 SF Warehouse (+ Mezzanine).
- **Strong Traffic Counts/Exposure:** On a hard corner of US 36/37 which carries consistent daily traffic volumes of 24,000+ VPD connecting Delaware to I-71, providing excellent exposure for retail and service users.
- **Direct Access to I-71:** Quick connectivity to the regional highway system, enabling efficient access to Columbus, Polaris, and statewide logistics routes
- **Diverse Commercial Mix:** Established corridor featuring retail, automotive users, contractors, and service-oriented businesses
- **Ideal for Owner/User & Small Industrial:** Strong fit for contractors, suppliers, flex users, and retail/showroom concepts needing both visibility and functionality
- **Regional Growth Drivers:** Benefit from broader North Columbus expansion, including Polaris, Sunbury, and continued infrastructure investment including Sunbury Parkway.



Community Profile

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Community Profile: US 36/OH 37 Corridor/Delaware County

The US 36/37 corridor connecting the City of Delaware to Interstate 71 represents **one of the most active and evolving commercial corridors in Northern Delaware County**. This stretch serves as a **critical east-west connector**, linking US 23, downtown Delaware, Ohio Wesleyan University, and surrounding residential growth areas to regional and interstate traffic via I-71. It is also a **direct link to Ohio One, Intel's state of the art Semiconductor facility in New Albany and Honda's manufacturing facilities in Marysville and East Liberty**. The corridor has experienced steady expansion driven by strong population growth, continued housing development, and increasing demand for convenience retail, service-oriented businesses, and light industrial users. With a blend of local businesses, national retailers, and emerging commercial nodes, **the area offers excellent visibility, accessibility, and long-term upside** as Delaware County continues to rank among the **fastest-growing counties in the State of Ohio**.

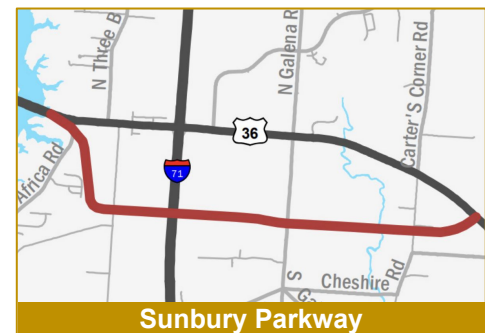
The **planned extension of Sunbury Parkway** and the development of a **new interchange at I-71** are expected to further enhance connectivity and significantly increase traffic flow through the corridor, reinforcing its position as a key commercial growth area. **These infrastructure improvements are anticipated to unlock additional development opportunities** and drive continued investment along the US 36/37 corridor.



Strategically Located



Key Global Logistics Corridor



Sunbury Parkway

Building Details

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Doors

Total Acreage:	1.02 Acres
Total SF:	9,470 SF
Warehouse SF:	6,000 SF (+ Warehouse Mezzanine)
Office SF:	3,470 SF
Year Built:	1970/1985
Traffic Counts:	24,205 VPD (MORPC 2022)
Drive-In Doors:	(A): 2 (10' x 10') Sliding Doors
Roof:	Whse: Metal; Office: Asphalt
Utilities:	Propane, Electric, Delco Water
Location:	5 minutes from I-71
Zoning:	Planned Industrial District (PID)
APN:	418-120-01-010-000

Property Details



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Warehouse Features:

- 6,000 SF warehouse
- Conditioned sections
- Mezzanine storage
- Two drive-in doors
- Functional loading
- Outdoor staging capability
- Contractor-friendly configuration
- Easy truck circulation
- Hard corner visibility

Potential Uses/Owner-User Opportunities:

- Contractor
- Landscape company
- HVAC/plumbing supplier
- Cabinet company
- RV/service support
- Showroom + warehouse
- e-commerce
- Equipment sales
- Building products
- Flex industrial

*Replacement of a comparable warehouse/showroom facility in today's construction environment would likely exceed the asking price **before land acquisition costs.***

Floor Plan - Office

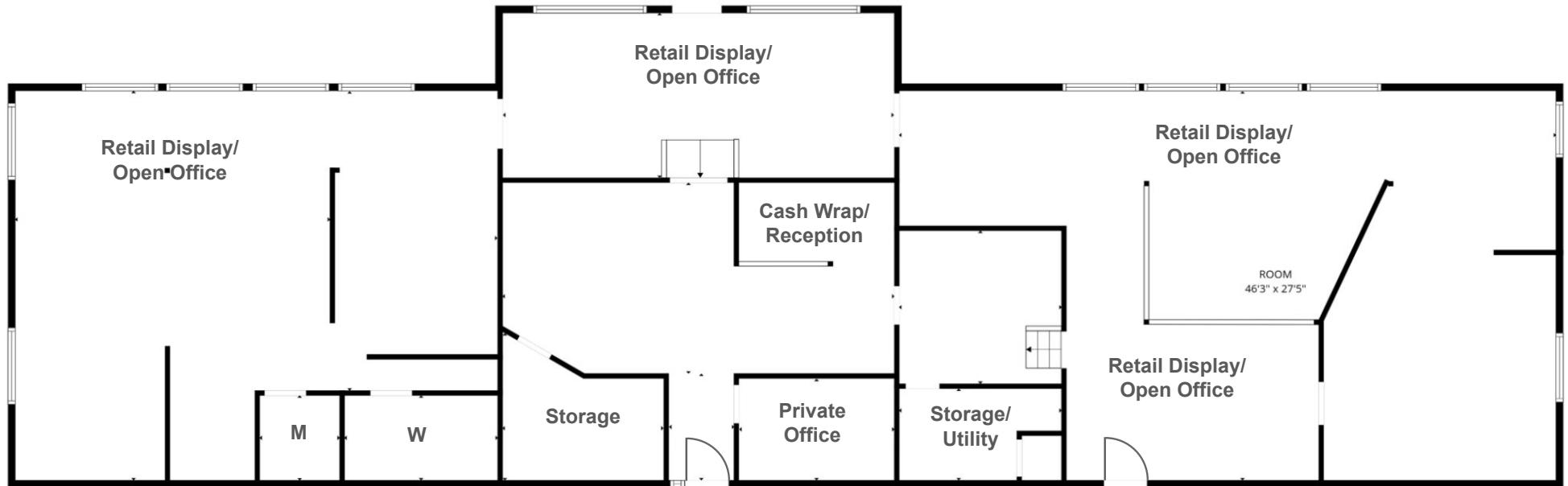


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Retail/Office Floor Plan

Not to Scale/For Reference Only



Floor Plan -

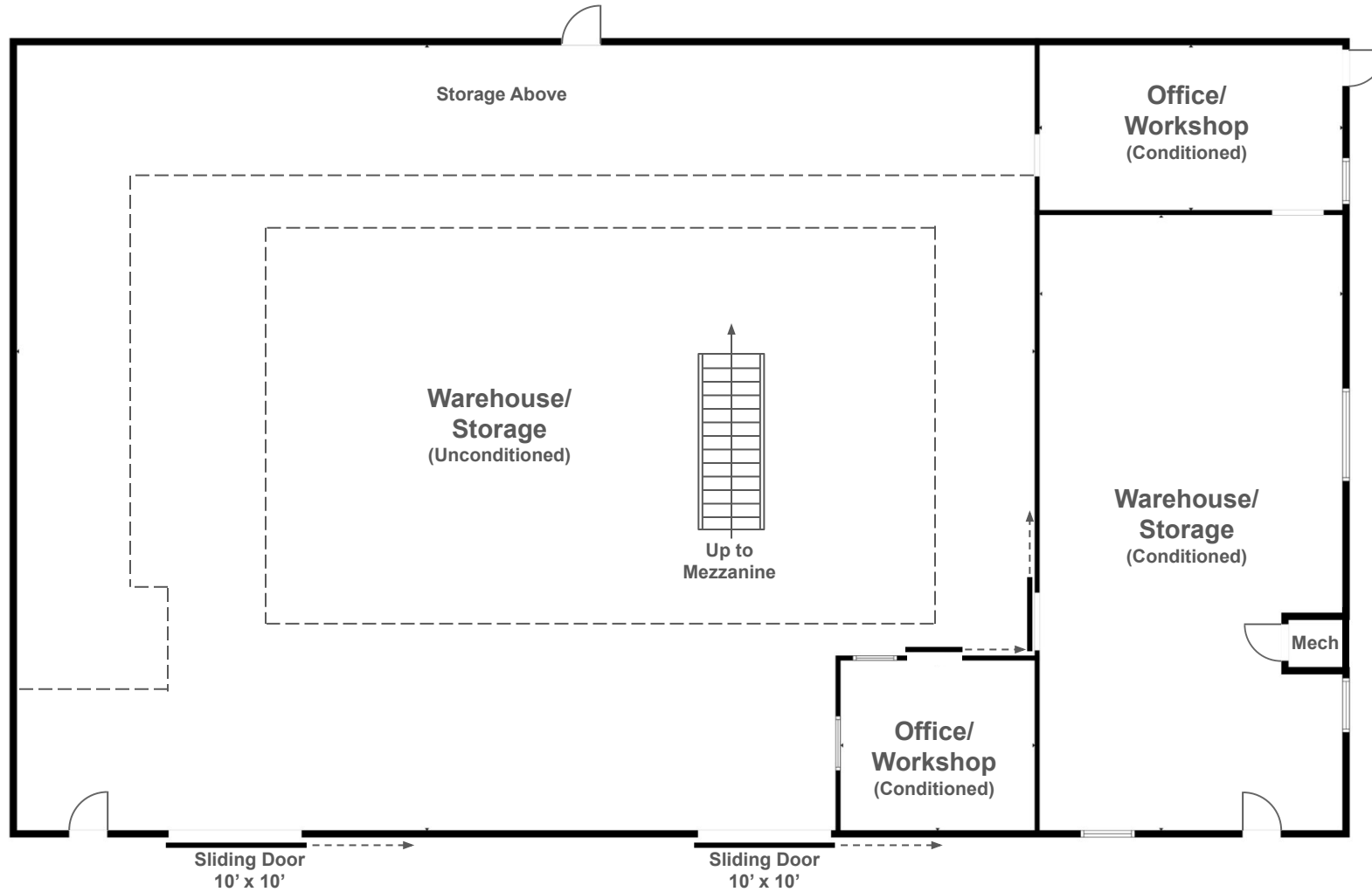
Warehouse

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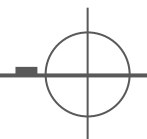


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Warehouse Floor Plan

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Aerial Photos



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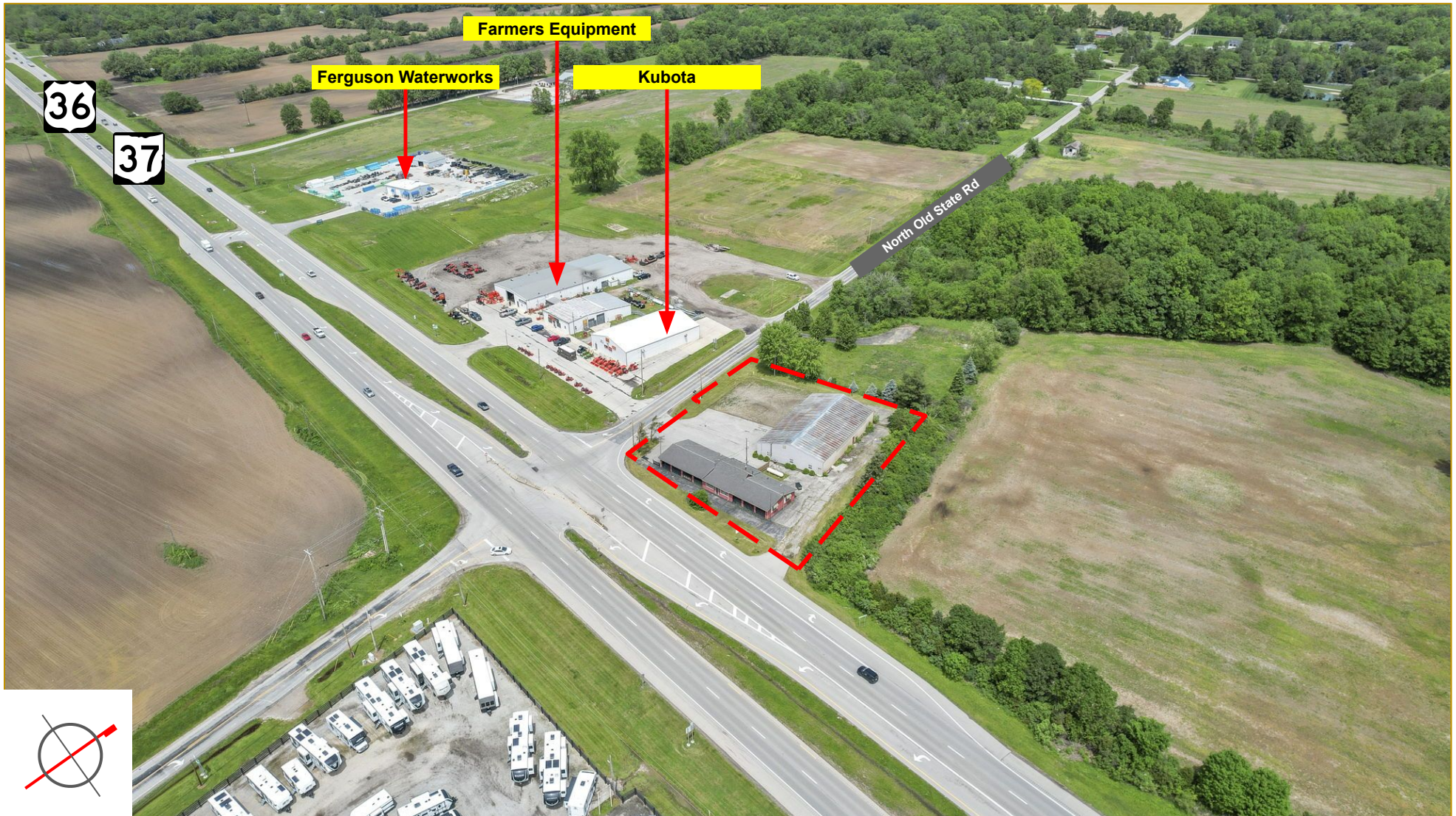


Aerial Photos



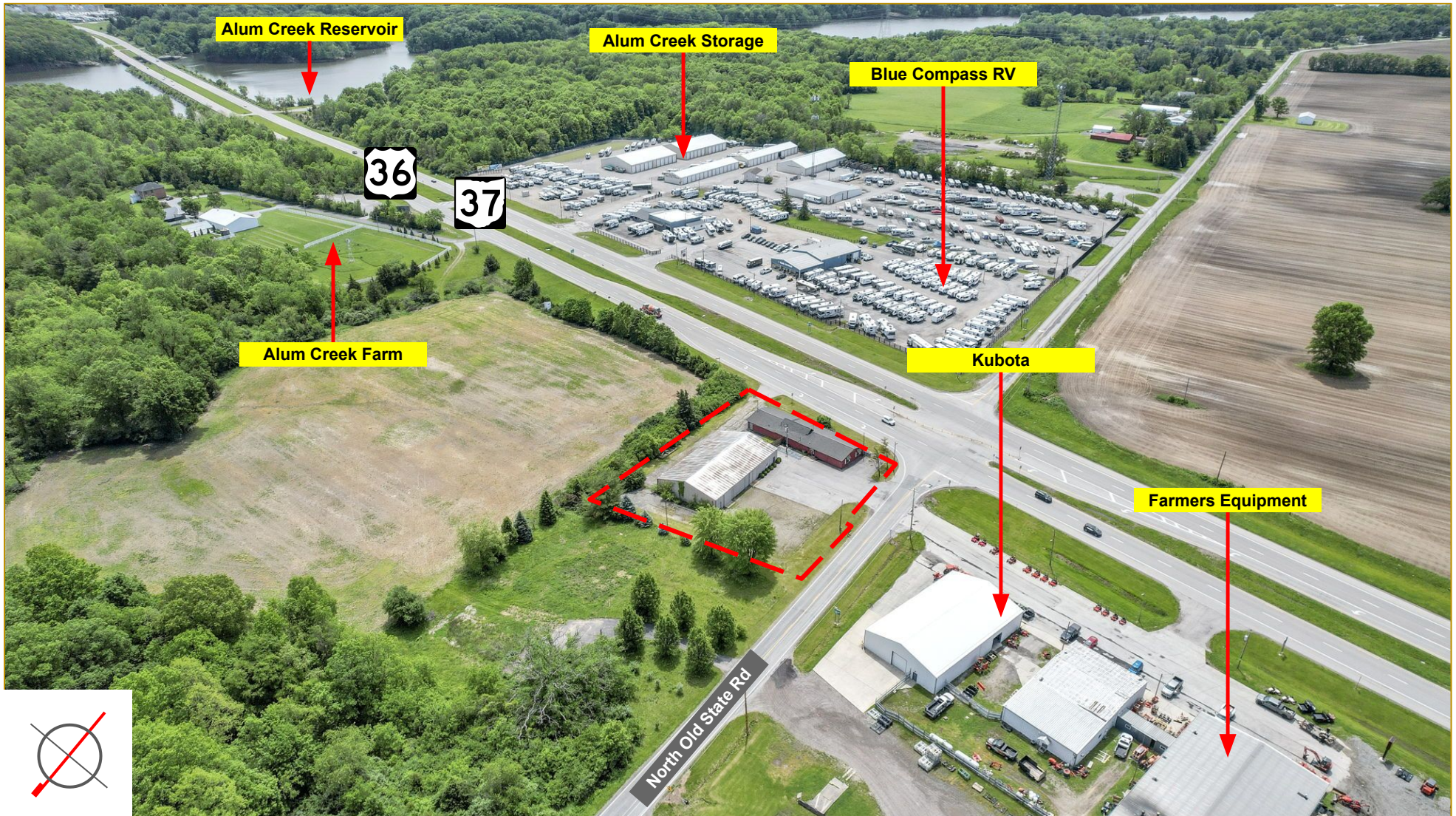
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Aerial Photos

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Aerial Photos

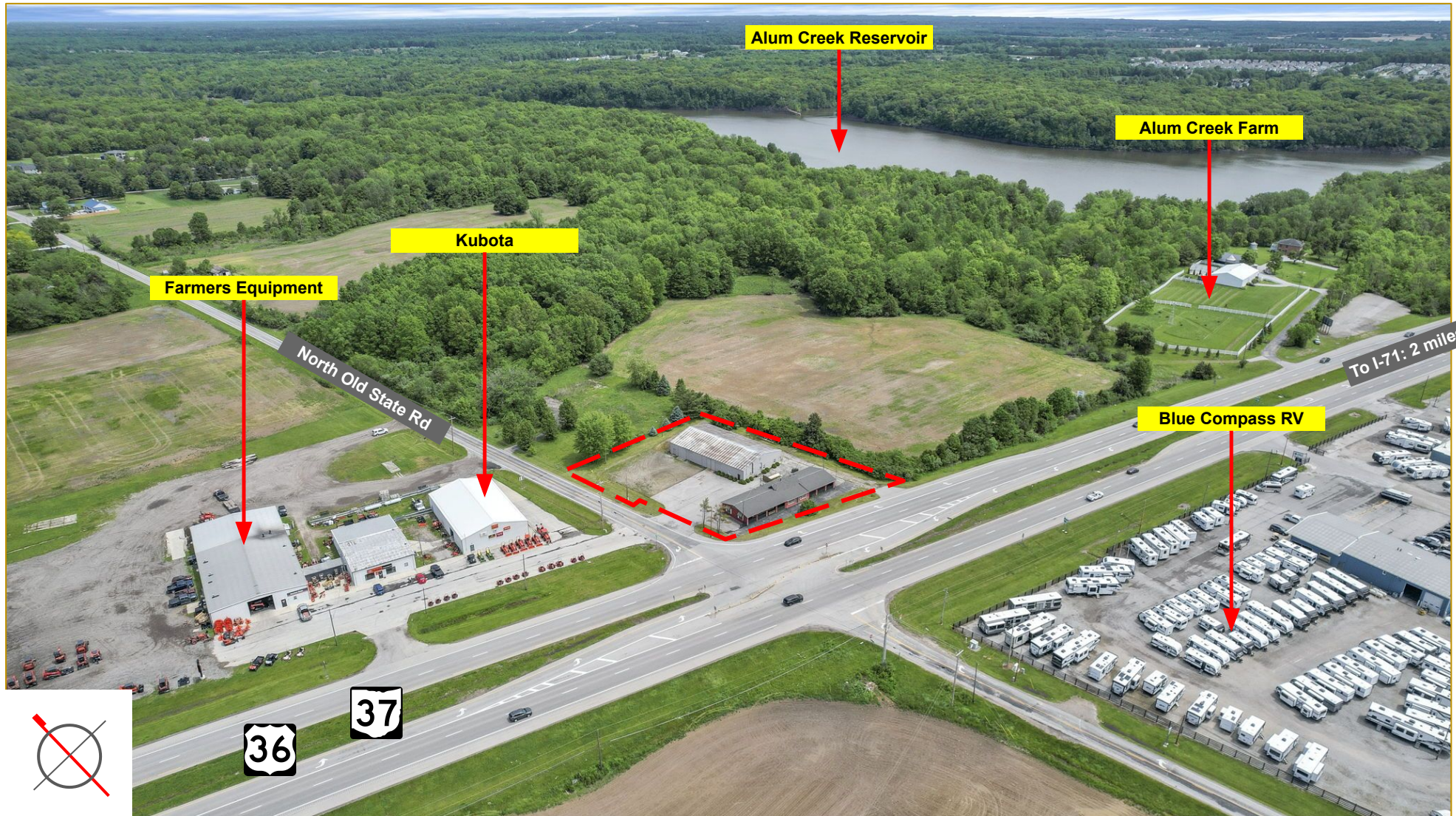
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Parcel Map

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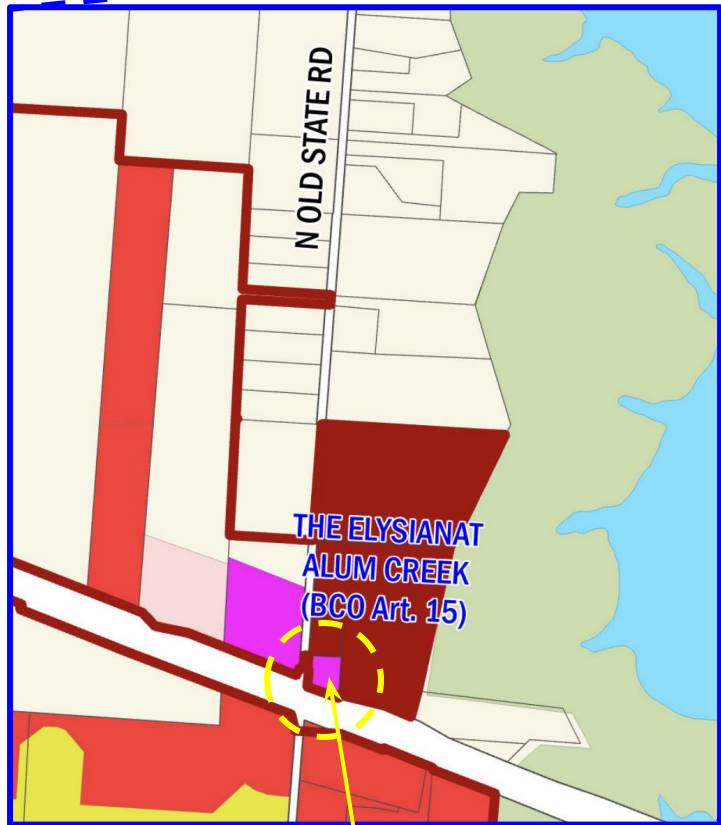
12

Positioned along the US 36, OH 37 corridor with efficient access to I-71, this location provides one-day truck reach to 60% of the U.S. population while avoiding the congestion and cost of larger metro markets. Delaware has a long manufacturing legacy, translating into a skilled, reliable workforce and an operating environment that understands industrial users.

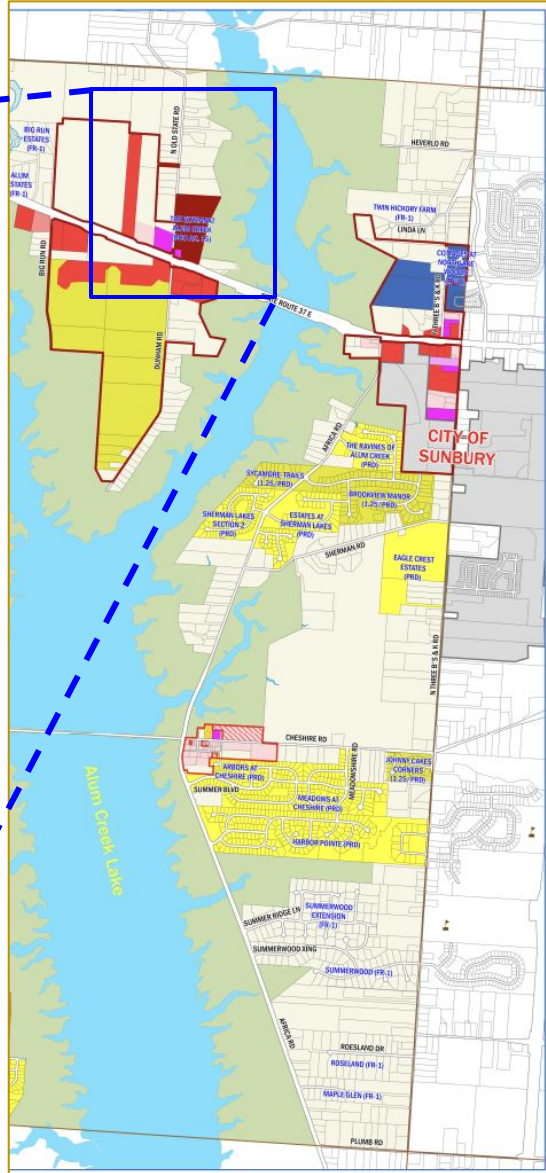


Zoning Map

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Planned Industrial District (PID)



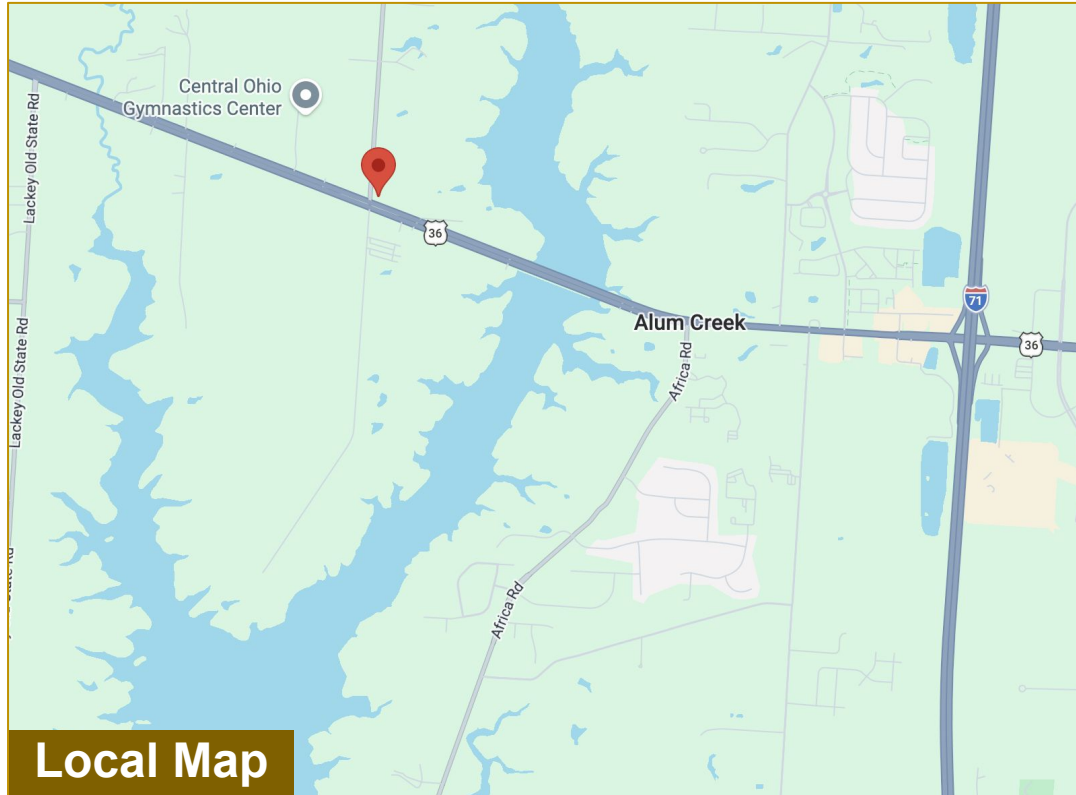
Berlin Township Zoning Districts Map Delaware County, Ohio

Official Zoning Map as amended September 22, 2025

- Township Hall
- Cemeteries
- Existing Schools
- Township Boundary
- Incorporated Area
- Road Right of Way
- Property Lines
- Rivers
- Incorporated Area
- Berlin Township Zoning**
- Farm Residential District (FR-1)
- Low Density Residential District (R-2)
- Planned Residential District (PRD)
- Multi-Type Residential District (R-3)
- R-1.25 with PRD Overlay (1.25/PRD)
- R-1.5 with PRD Overlay (1.5/PRD)
- R-1.85 with PRD Overlay (1.85/PRD)
- Neighborhood Commercial District (NCD)
- Transitional Planned Unit Development (TPUD)
- Planned Office District (POD)
- Planned Commercial and Office District (PCD)
- Old Cheshire Planned Unit Development District (OCPUD)
- OCPUD Overlay Applied
- Industrial District (ID)
- Planned Industrial District (PID)
- Agricultural Conservation District (A-1)
- Floodplain Regulatory District (FPRD)
- US Land
- Article 15 Berlin Commercial Overlay (BCO)
- Article 15 Berlin Commercial Overlay (BCO) Applied
- Article 19 Berlin Industrial Overlay (BIO)
- Article 19 Berlin Industrial Overlay (BIO) Applied

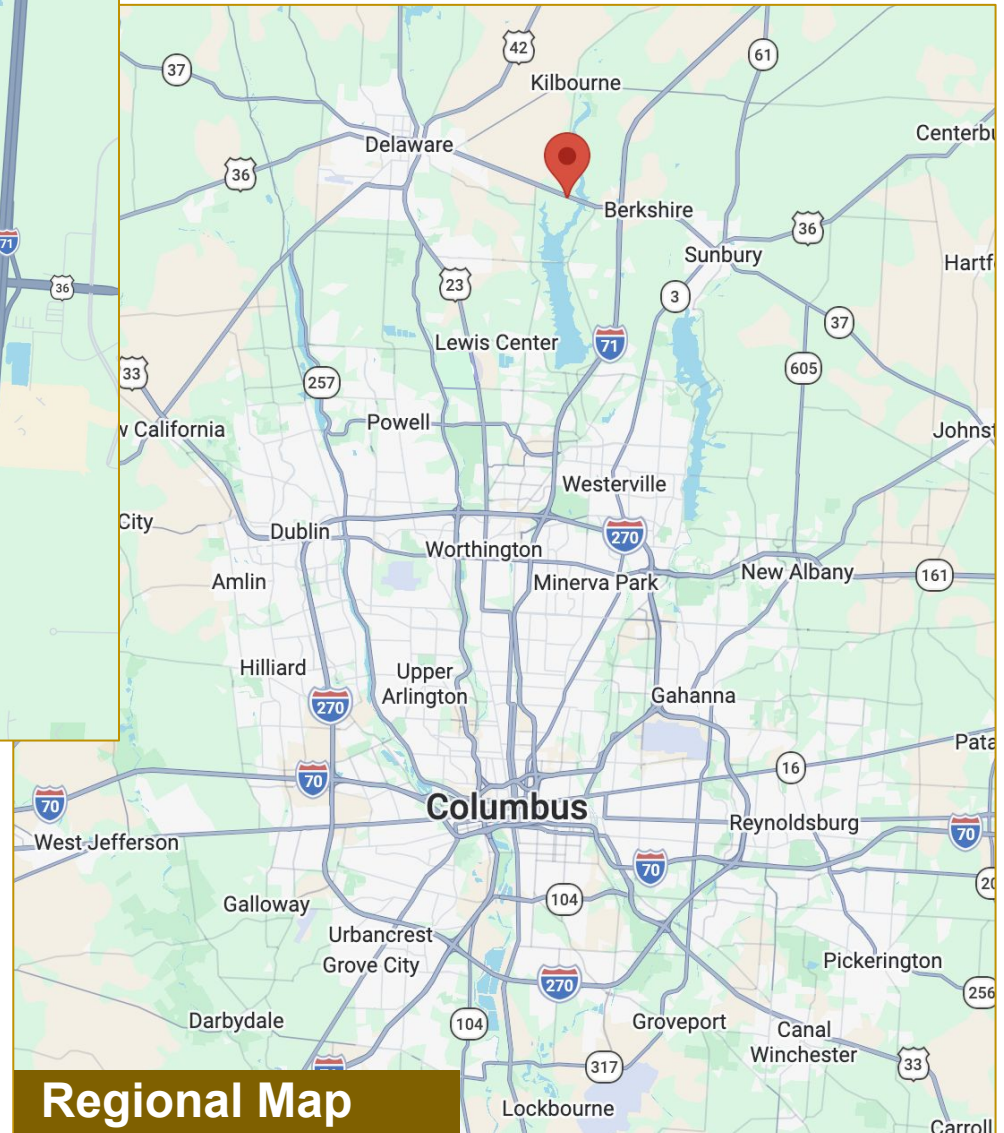
Location Maps

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Local Map

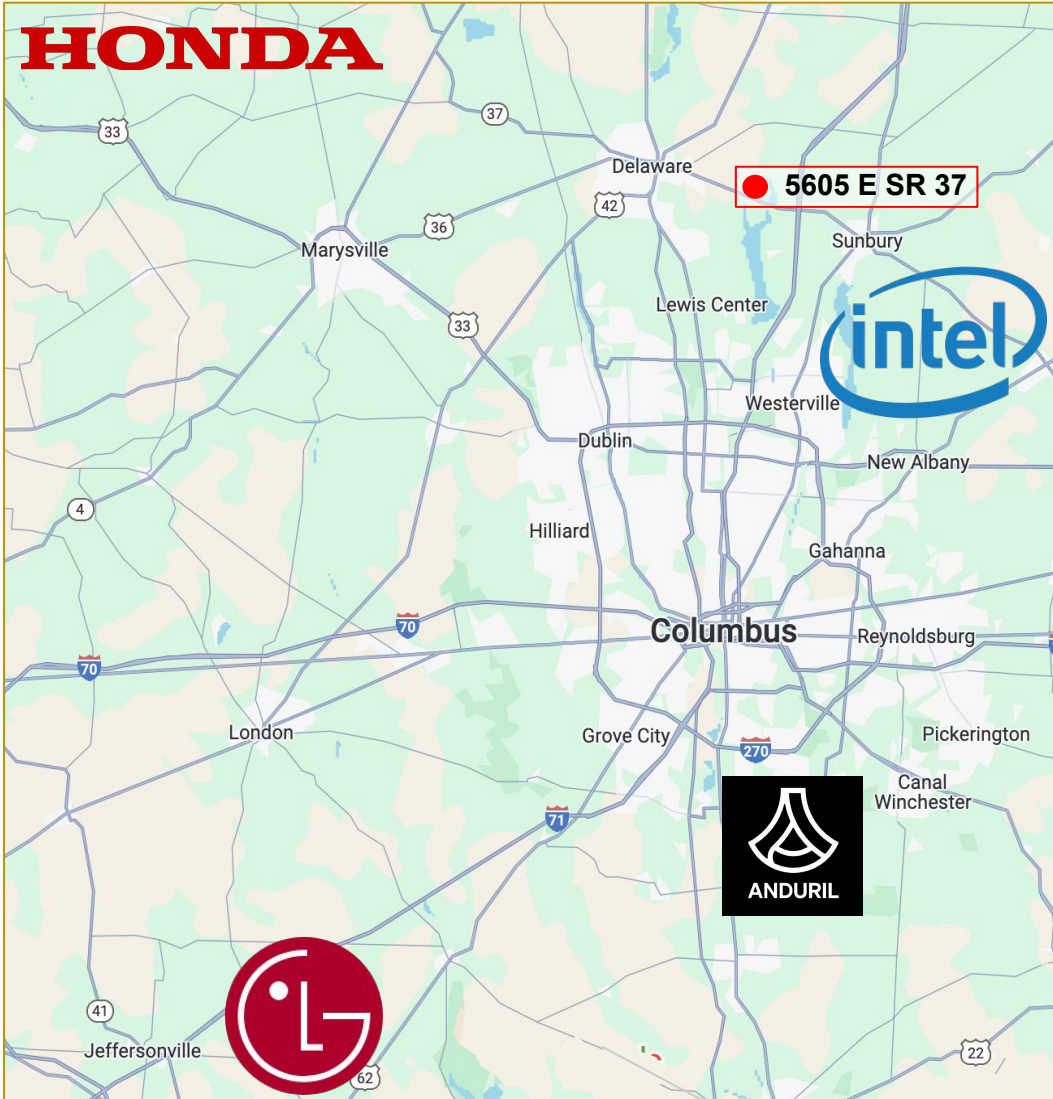
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Regional Map

Drive Times

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This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced 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 to support these and other growing companies in the Central Ohio Region.

Drive Times to the following landmarks:

Miles	To	Miles	To
6	I-71	34	Honda America
20	US 23	47	John Glenn International
29	Columbus	60	Anduril Industries
30	I-70	70	Intel - Ohio One
30	LGES Battery Plant	85	Rickenbacker Airport
34	I-75	127	Port of Toledo

Logistics Profile



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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%

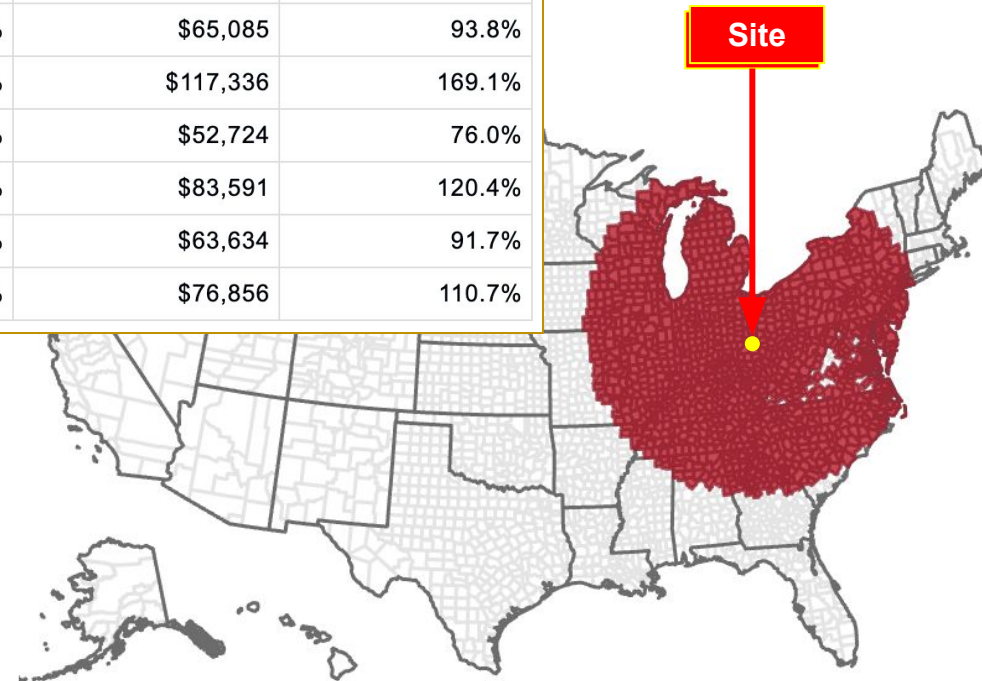
Data provided by
[StatsAmerica](https://www.statsamerica.com)

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.



Demographics



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5605 East State Route 37, Delaware, OH 43015

CITY, STATE

Delaware, OH

POPULATION

23,972

AVG. HHSIZE

2.73

MEDIAN HH INCOME

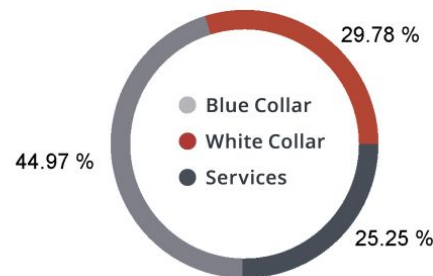
\$80,896

HOME OWNERSHIP

Renters: **1,951**

Owners: **6,378**

EMPLOYMENT



52.16 %
Employed

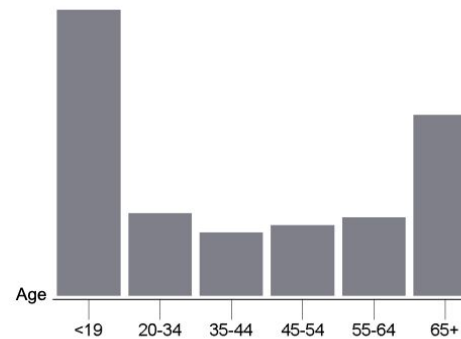
0.77 %
Unemployed

EDUCATION

High School Grad: **31.42 %**
Some College: **20.00 %**
Associates: **7.03 %**
Bachelors: **34.21 %**

GENDER & AGE

49.83 % **50.17 %**

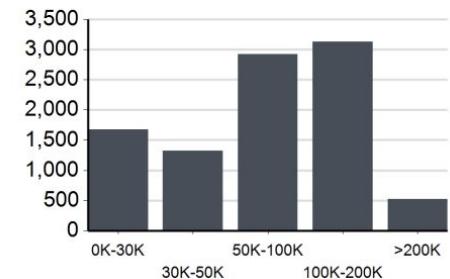


RACE & ETHNICITY

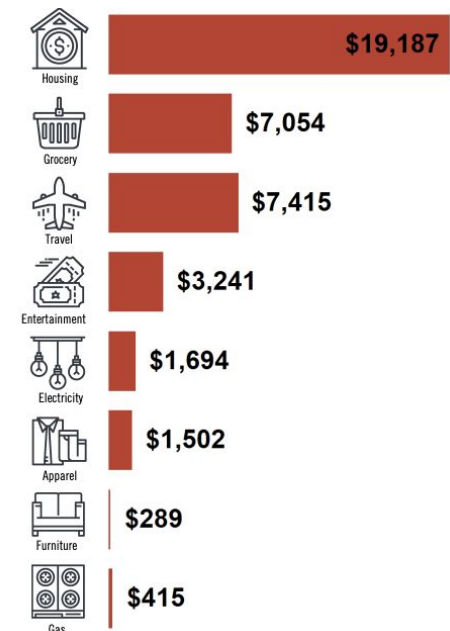
White: **94.54 %**
Asian: **0.97 %**
Native American: **0.02 %**
Pacific Islanders: **0.00 %**
African-American: **1.15 %**
Hispanic: **1.53 %**
Two or More Races: **1.80 %**

MOODY'S

INCOME BY HOUSEHOLD



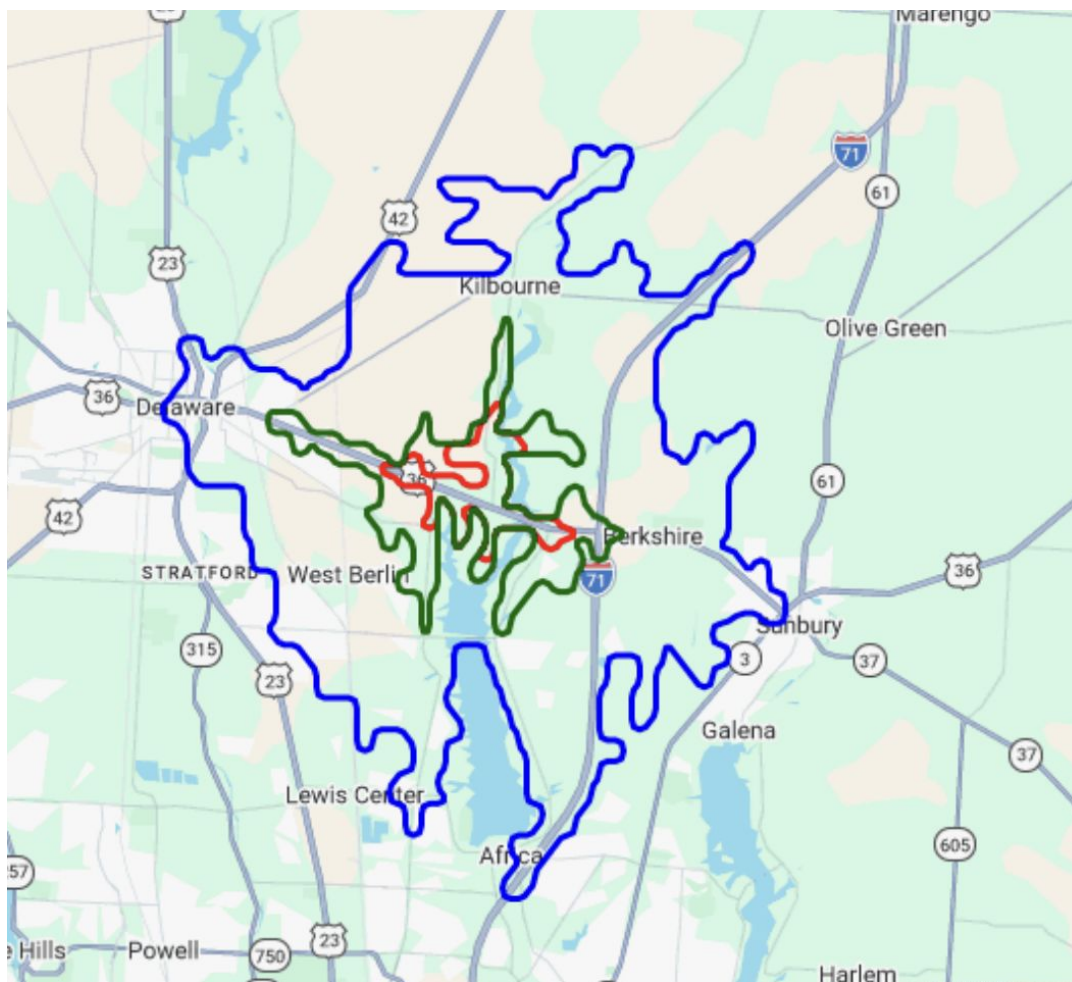
HH SPENDING



Demographics

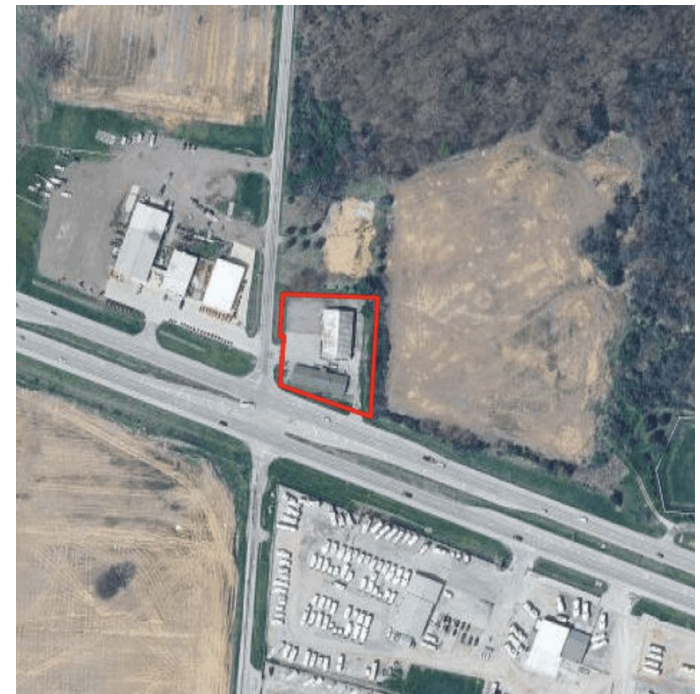
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Demographics



Population

Distance	Male	Female	Total
3- Minute	271	274	545
5- Minute	1,174	1,184	2,358
10- Minute	11,946	12,027	23,972



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Thank you!

