

**FOR SALE**



**109 (+-) Acres – Delaware/Berlin TWP**

5143 State Route 37,  
Delaware Ohio 43015



# Development Acreage

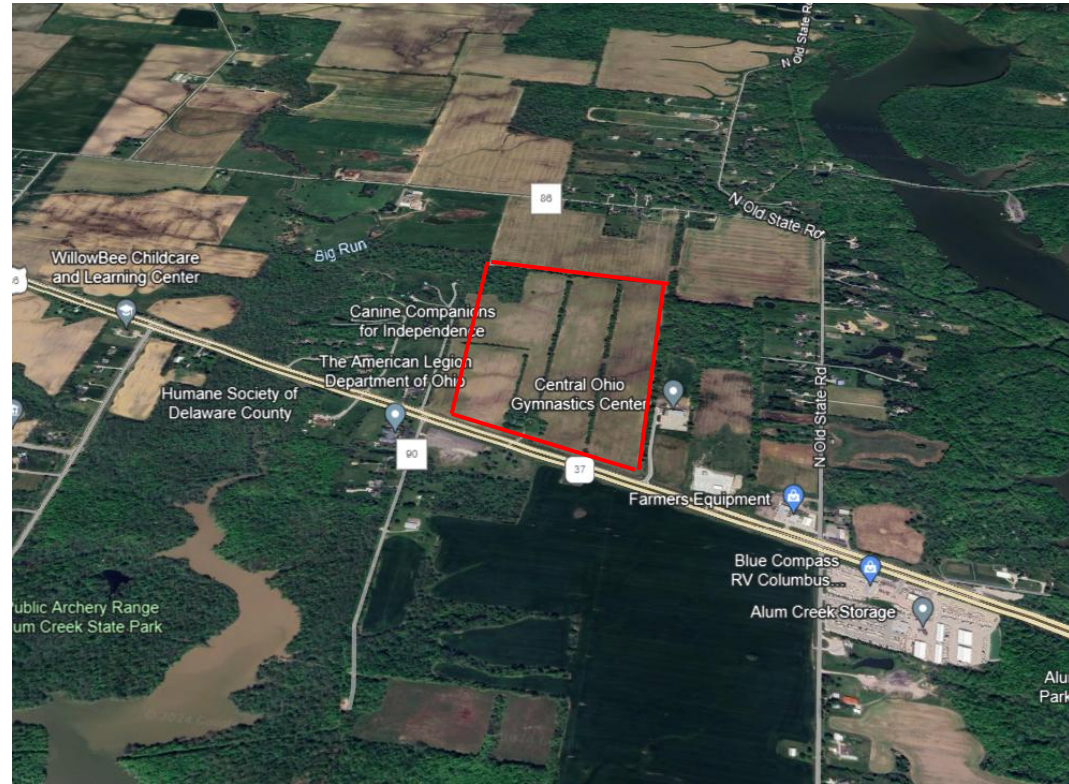
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## PROPERTY INFORMATION

- 109 Acres with 1,900' (+-) of frontage on St. Rt. 37 in Delaware, Ohio
- Zoning – Property located in the Berlin Commercial Overlay (BCO) –See article 15 [BCO zoning link](#)
- Olentangy School District
- Close proximity to – Alum Creek State Park/Alum Creek Reservoir, Tanger Outlets and Downtown Delaware
- Incredible investment opportunity
- Approx. 2.5 miles to freeway access

## Price

- \$55,000.00 Per Acre



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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	210	7,290	28,118
2023 Estimate	195	6,762	25,901
2010 Census	140	4,845	17,270
Growth 2023 - 2028	7.69%	7.81%	8.56%
Growth 2010 - 2023	39.29%	39.57%	49.98%
<b>Households by Marital Status</b>			
Married	52	1,722	6,270
Married No Children	22	765	2,956
Married w/Children	29	956	3,314
<b>2023 Population by Education</b>			
	<b>138</b>	<b>4,748</b>	<b>18,293</b>
Some High School, No Diploma	3 2.17%	80 1.68%	506 2.77%
High School Grad (Incl Equivalency)	26 18.84%	763 16.07%	3,191 17.44%
Some College, No Degree	21 15.22%	929 19.57%	4,366 23.87%
Associate Degree	8 5.80%	270 5.69%	1,086 5.94%
Bachelor Degree	48 34.78%	1,759 37.05%	5,767 31.53%
Advanced Degree	32 23.19%	947 19.95%	3,377 18.46%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>63</b>		<b>2,241</b>		<b>9,008</b>	
<\$25,000	1	1.59%	70	3.12%	494	5.48%
\$25,000 - \$50,000	5	7.94%	168	7.50%	1,135	12.60%
\$50,000 - \$75,000	5	7.94%	139	6.20%	802	8.90%
\$75,000 - \$100,000	4	6.35%	187	8.34%	1,031	11.45%
\$100,000 - \$125,000	12	19.05%	327	14.59%	1,072	11.90%
\$125,000 - \$150,000	6	9.52%	290	12.94%	1,157	12.84%
\$150,000 - \$200,000	17	26.98%	431	19.23%	1,467	16.29%
\$200,000+	13	20.63%	629	28.07%	1,850	20.54%

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>205</b>		<b>7,091</b>		<b>26,856</b>	
Real Estate & Finance	17	8.29%	699	9.86%	2,251	8.38%
Professional & Management	74	36.10%	2,653	37.41%	9,742	36.27%
Public Administration	5	2.44%	105	1.48%	496	1.85%
Education & Health	26	12.68%	984	13.88%	3,868	14.40%
Services	17	8.29%	402	5.67%	1,687	6.28%
Information	0	0.00%	30	0.42%	269	1.00%
Sales	20	9.76%	814	11.48%	2,980	11.10%
Transportation	0	0.00%	7	0.10%	32	0.12%
Retail	15	7.32%	418	5.89%	1,547	5.76%
Wholesale	6	2.93%	125	1.76%	490	1.82%
Manufacturing	6	2.93%	267	3.77%	1,106	4.12%
Production	4	1.95%	195	2.75%	1,017	3.79%
Construction	7	3.41%	128	1.81%	464	1.73%
Utilities	1	0.49%	74	1.04%	391	1.46%
Agriculture & Mining	0	0.00%	23	0.32%	80	0.30%
Farming, Fishing, Forestry	0	0.00%	11	0.16%	16	0.06%
Other Services	7	3.41%	156	2.20%	420	1.56%

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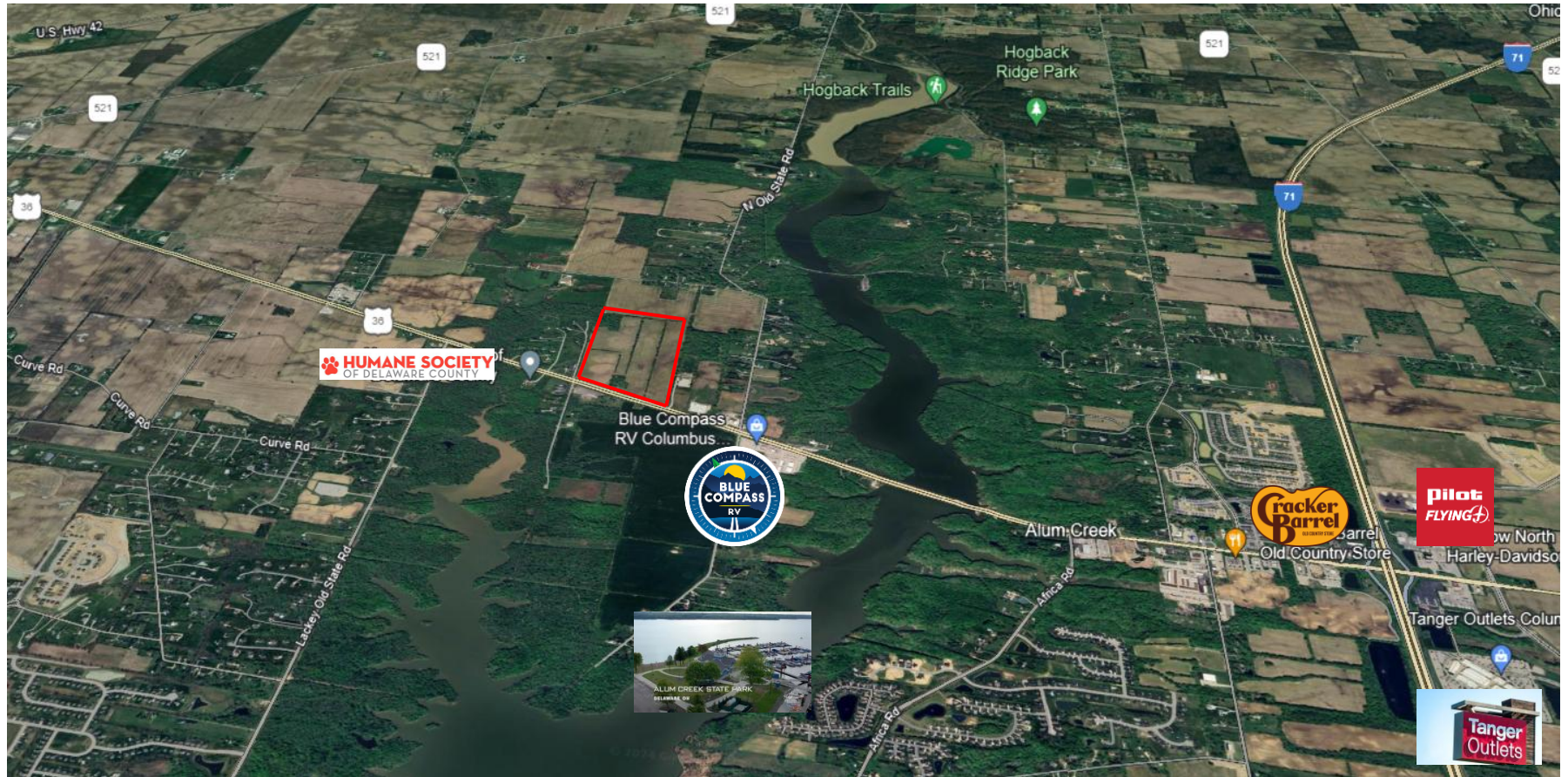
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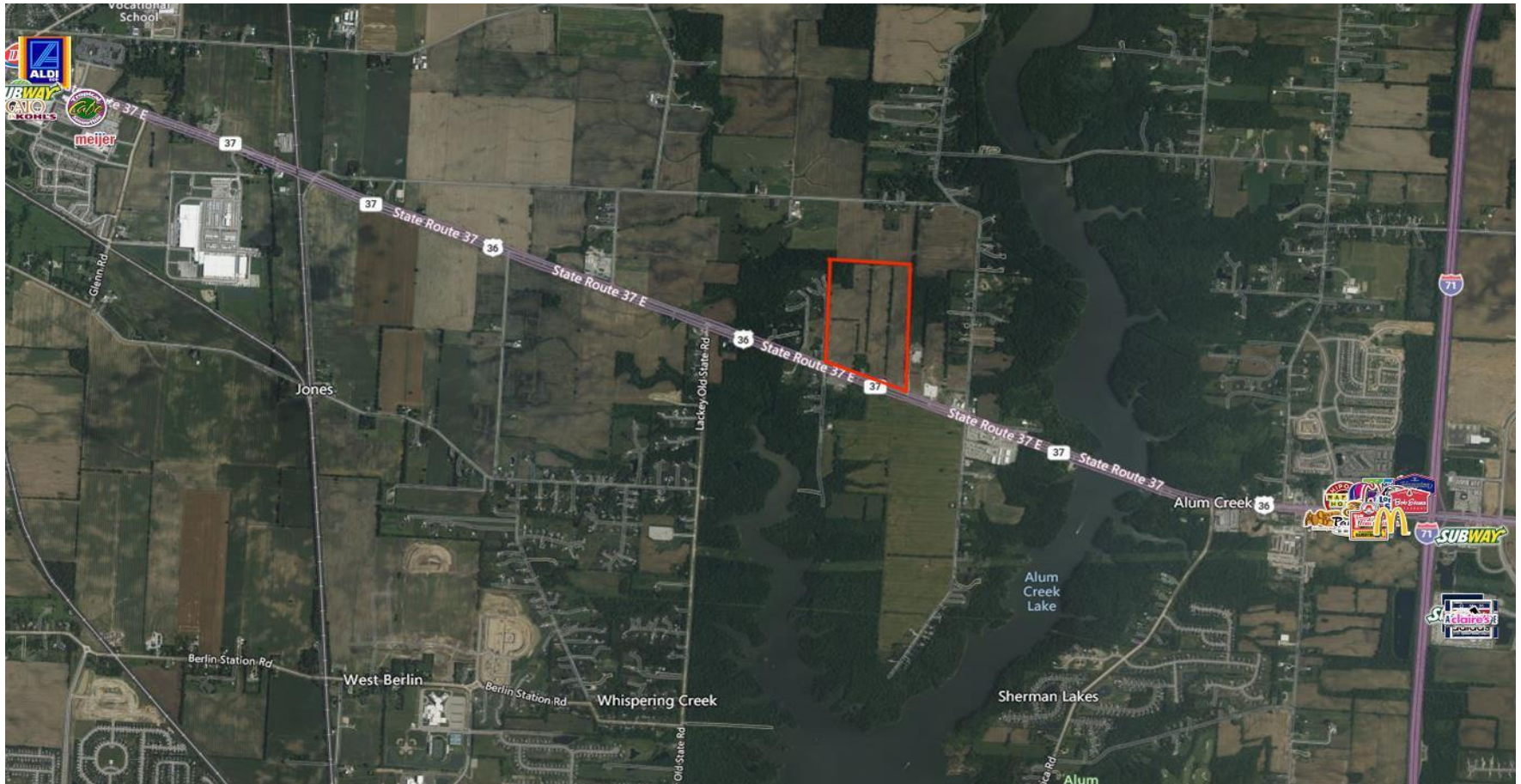


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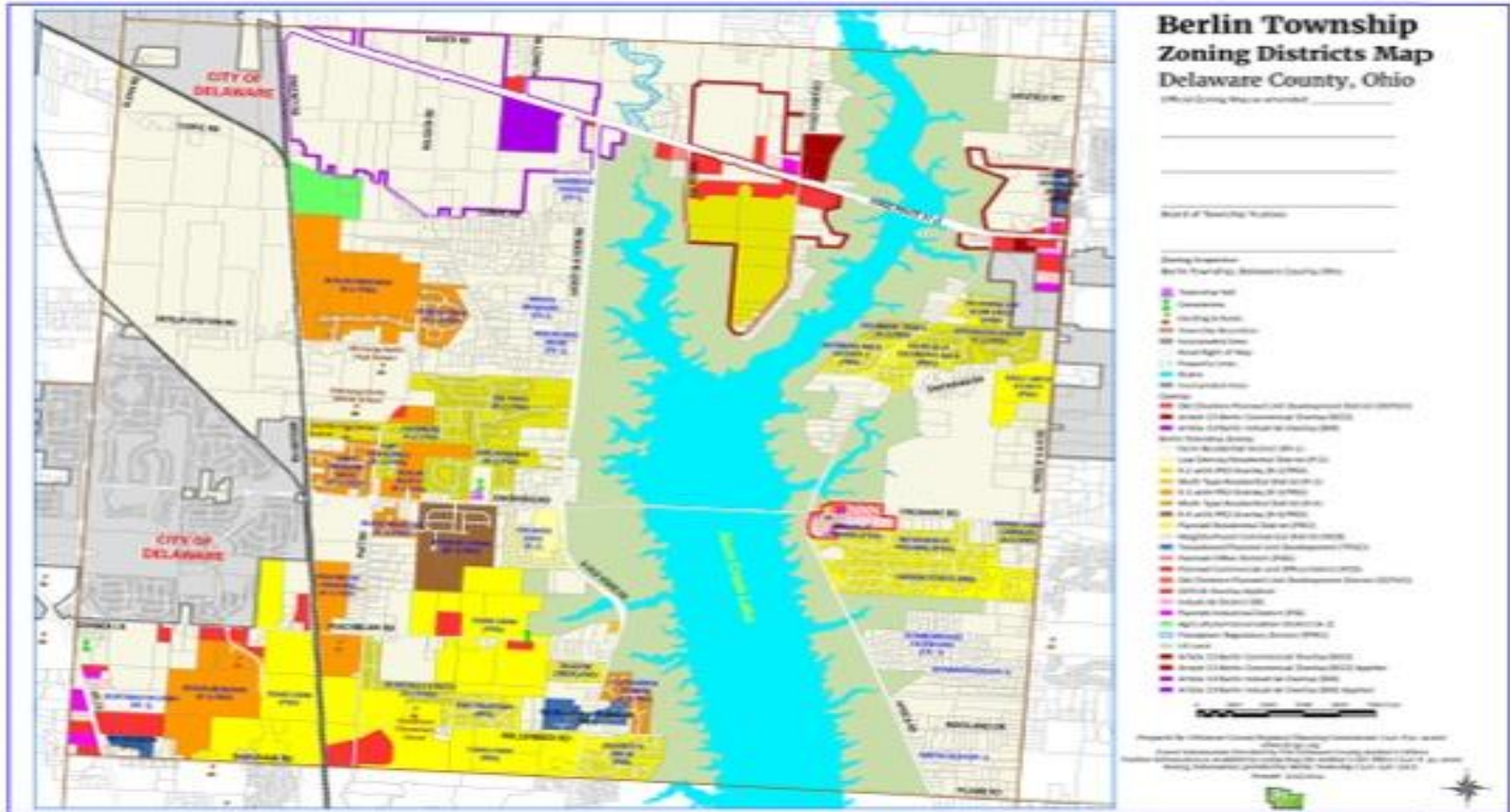
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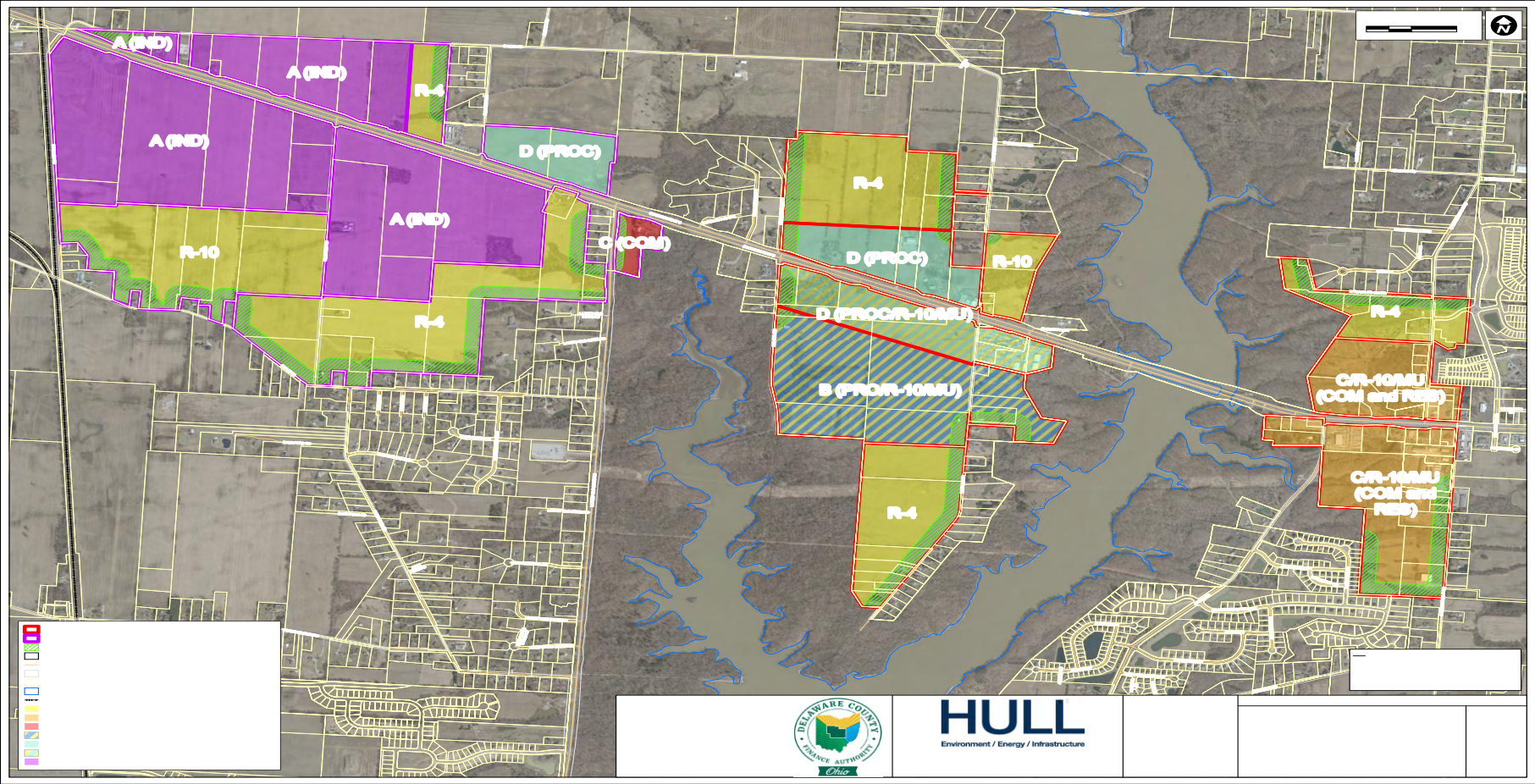


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