

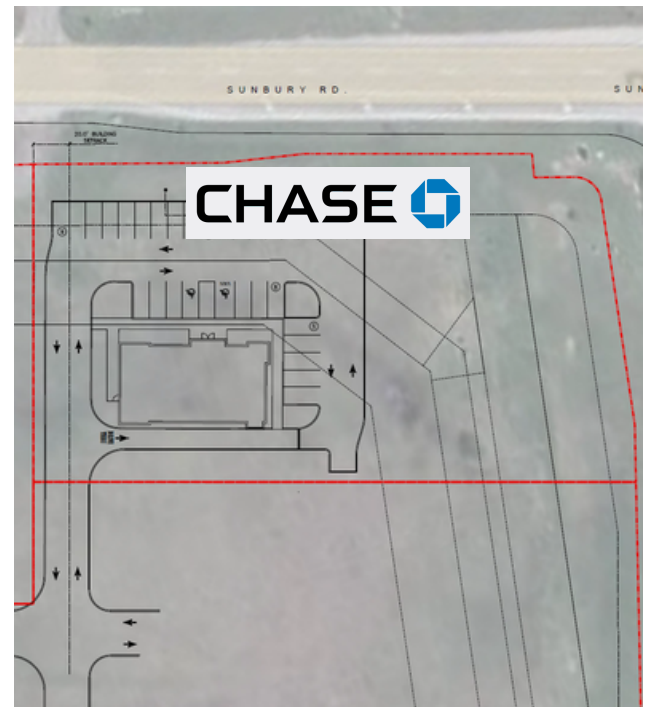


Delaware 7A Parcel

Sunbury Road, Delaware, OH 43015

Strategically located at the intersection of Glen Road and Sunbury Road, this 1.21-acre parcel offers an outstanding opportunity for commercial development. The site provides convenient access from Glen Road, ensuring ease of entry for customers and delivery vehicles alike. Positioned near Glenwood Commons, a bustling retail center anchored by Meijer and Kohl's, the property benefits from steady and growing vehicle traffic.

Distance to major highway	7 minutes to Route 42 11 minutes to I-71
Traffic Counts	Sunbury Rd. - 24,019
Parcel Size	1.21 acres
Adjacent to	Meijer, Kohls



CONTACT
Sage Gardner, Real Estate Manager
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Sunbury Road

TRADE AREA OVERVIEW

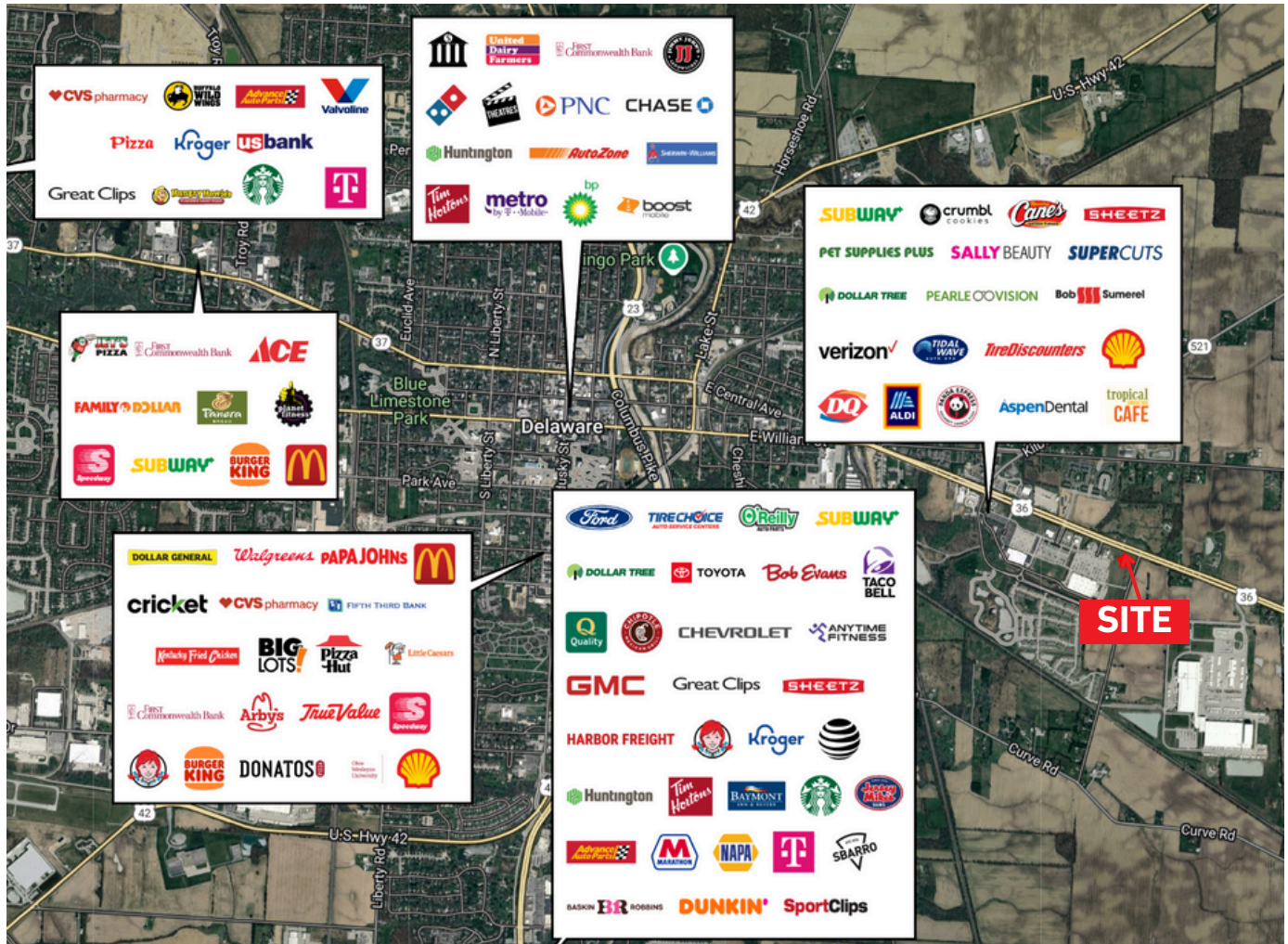


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Sunbury Road

TRADE AREAS IN DELAWARE

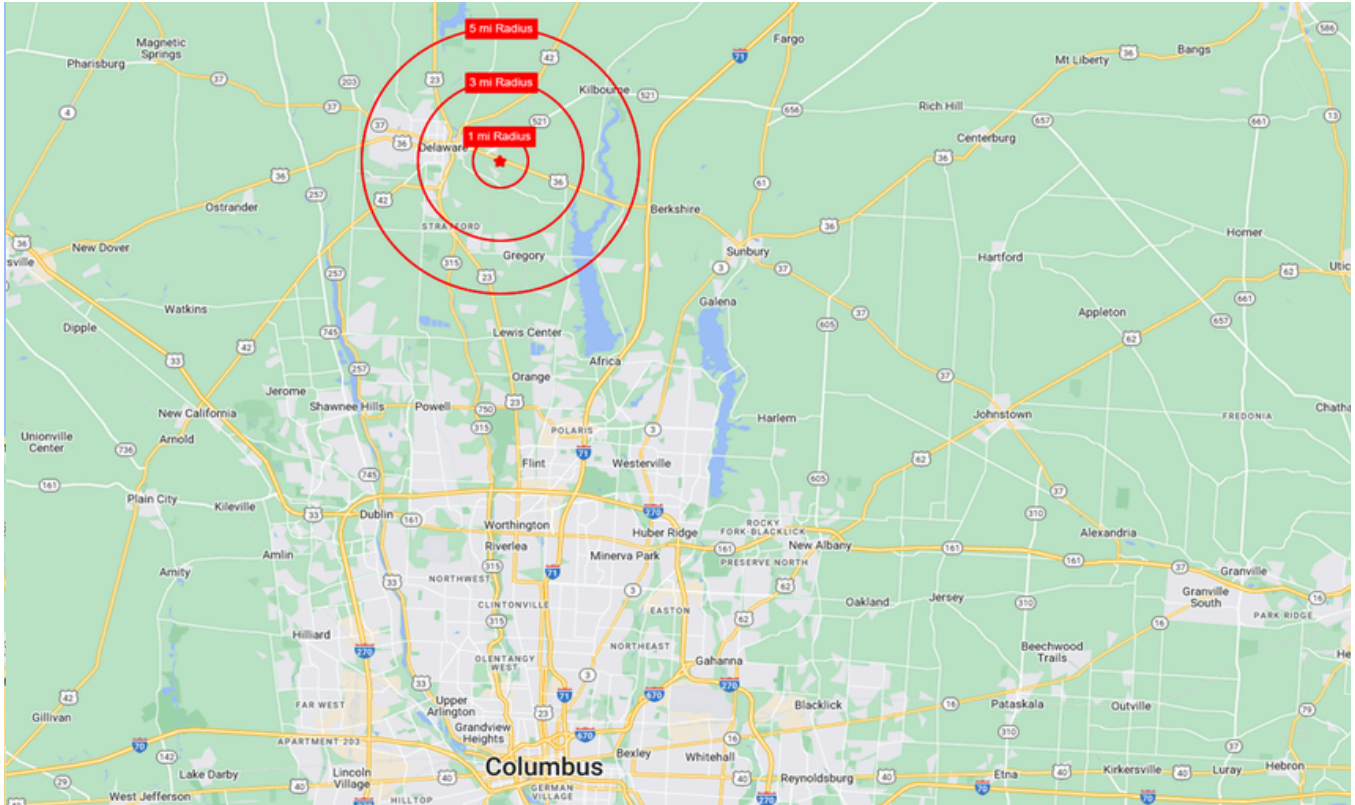


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Sunbury Road

RETAIL DEMOGRAPHICS



**Total
Population**



**Total
Households**



**Median
Age**



**Average
HH Income**



**Total Daytime
Employees**

	Total Population	Total Households	Median Age	Average HH Income	Total Daytime Employees
1 Mile Radius	2,725	746	34.7	\$104,547	1,994
3 Mile Radius	21,924	5,616	36.2	\$101,234	9,334
5 Mile Radius	53,352	14,510	37.1	\$110,446	16,843

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