

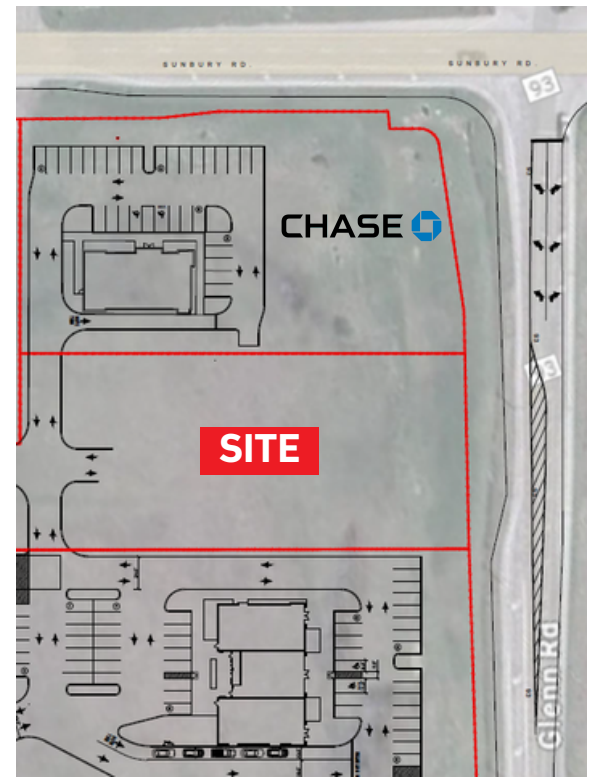


Delaware 7B Parcel

Sunbury Road, Delaware, OH 43015

This 1.21-acre parcel, located just off Glen Road, offers an excellent opportunity for commercial development. Although it does not have direct frontage on Sunbury Road, the site benefits from strong visibility and high traffic flow generated by the nearby Glenwood Commons, anchored by Meijer and Kohl's. With its strategic location and flexibility for a variety of commercial uses, this parcel is perfect for businesses looking to establish themselves in a growing area.

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

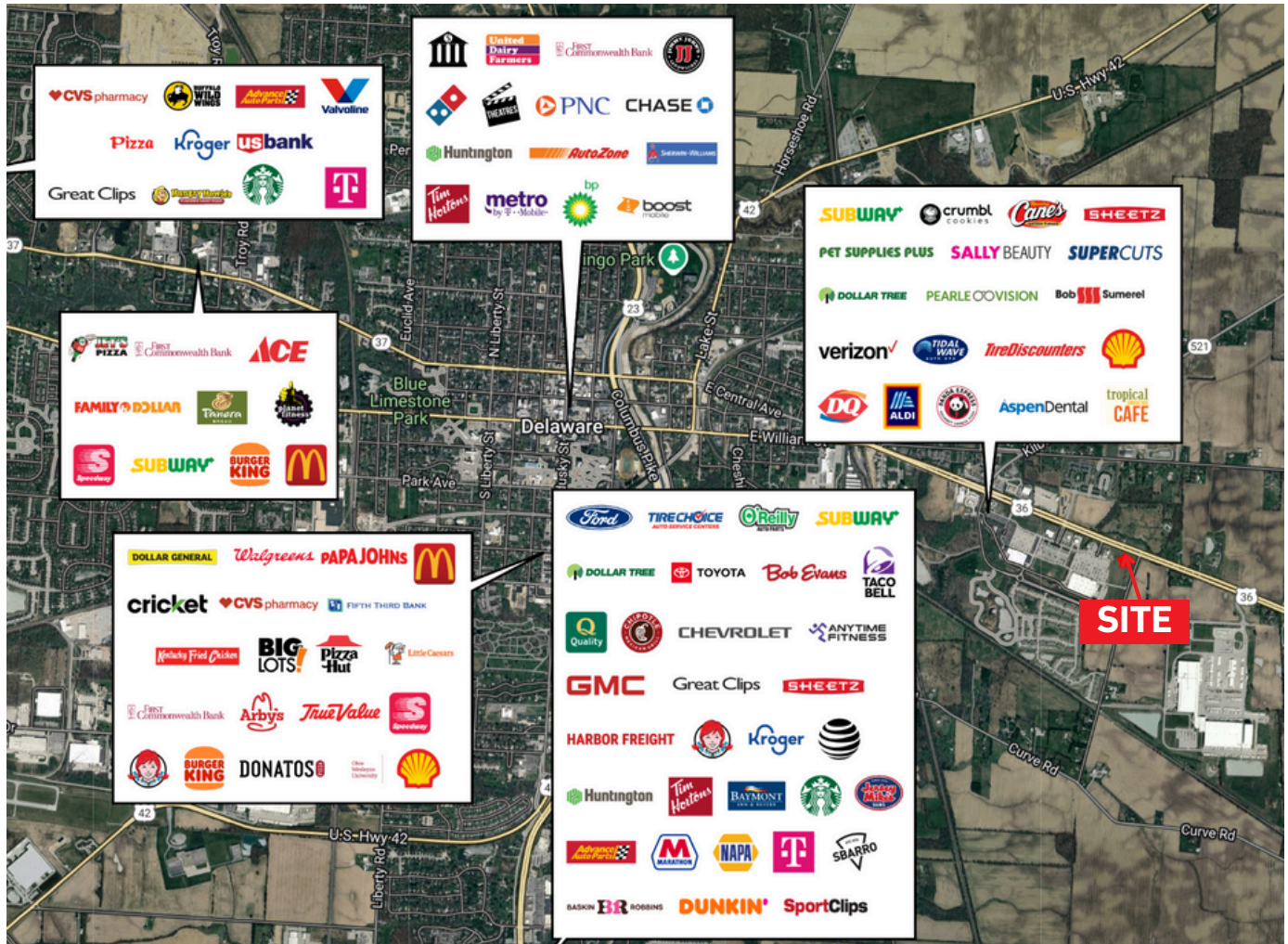


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Sunbury Road

TRADE AREAS IN DELAWARE

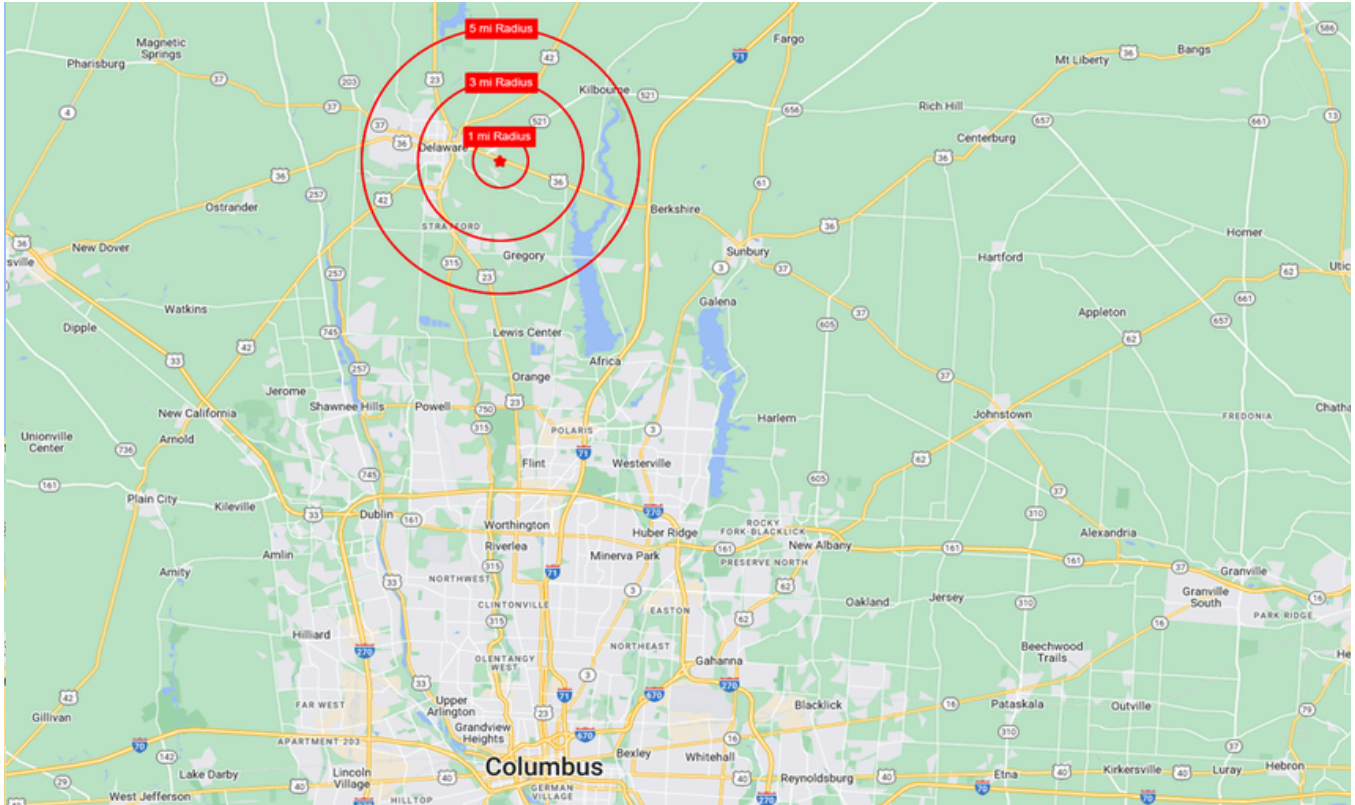


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Sunbury Road

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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