



WWW.GOODMANREALESTATE.COM
216.381.8200

PRIME CORNER LOCATION

Delaware, Ohio



HIGHLIGHTS

- **AVAILABLE:** 0.82 AC
- High-visibility, high-traffic location with over 34K vehicles per day
- Situated at a signalized intersection on U.S. 23, one of Central Ohio's primary north-south corridors
- Located in Delaware County, the second fastest-growing county in Ohio
- Strong demographics, including \$100K+ average household income and over 5% expected growth in the next five years
- Over 1,100 residential units proposed or in development within close proximity of site

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	32,595	48,415	63,498
2026 Estimate	30,816	45,577	59,399
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$109,525	\$111,865	\$123,376
2026 Median	\$89,810	\$92,173	\$101,497
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	11,644	15,677	17,723

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
COLUMBUS, OH 43085

DANIEL CLARK

EVP | Director of the Columbus Office
daniel@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

DANIEL CLARK

EVP | Director of the Columbus Office
daniel@goodmanrealestate.com

PRIME CORNER LOCATION

Delaware, Ohio



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



AUG 26



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

DANIEL CLARK

EVP | Director of the Columbus Office
daniel@goodmanrealestate.com

PRIME CORNER LOCATION

Delaware, Ohio



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



AUG 26