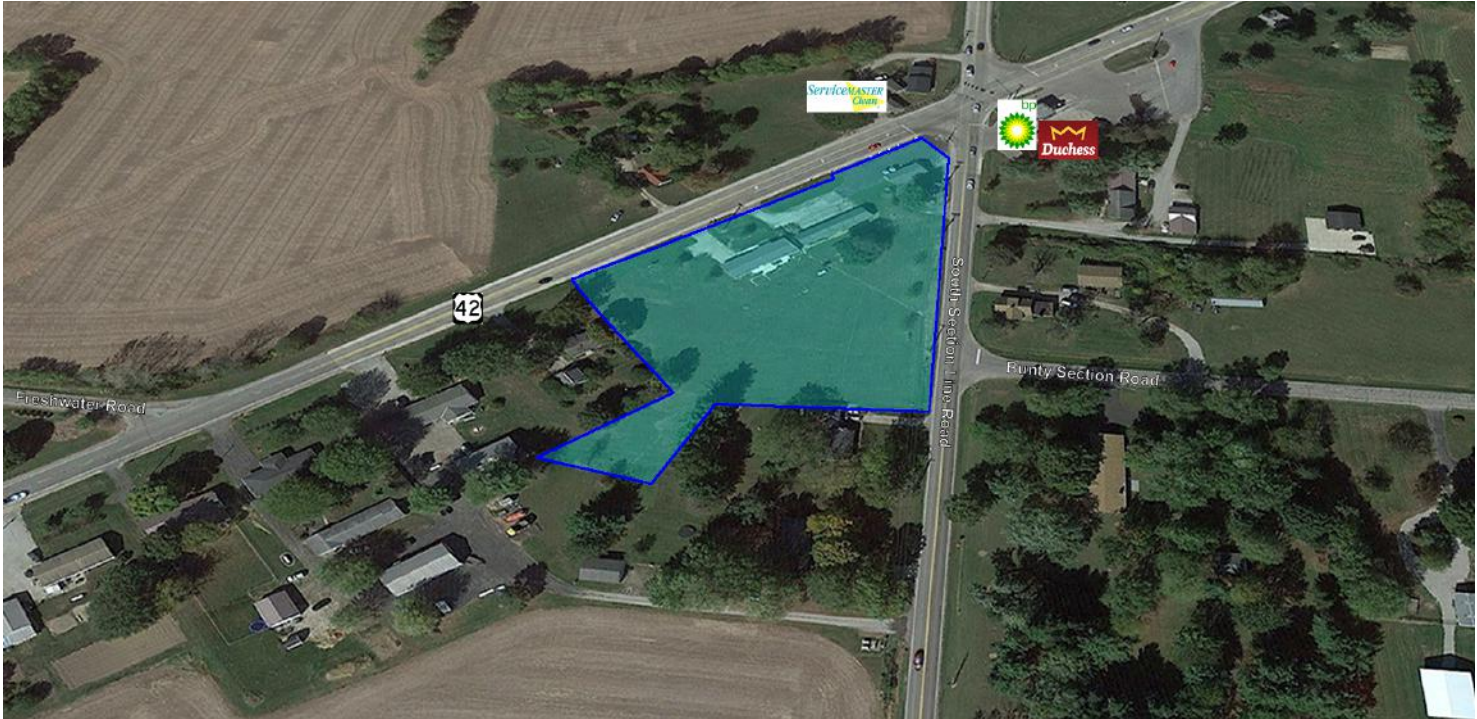




3783 & 3791 US HIGHWAY 42

Delaware, OH 43015

SALE



SALE PRICE

\$699,000

OFFERING SUMMARY

Available SF:

Lot Size: 2.36 Acres

Zoning: B-3 General Business

Market: Delaware County

Submarket: Delaware

Traffic Count: 11,100

Price / SF: \$6.80

CBC-ASPIRE.COM

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Anthony Maronitis, CCIM, MS
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amaronitis@cbc-aspire.com

LOCATION OVERVIEW

The property is located in Concord Township just southwest of Delaware, Ohio. It is situated along US-42 which is a main route to Delaware. This community is more rural with some commercial in the area. Just 2 miles from Delaware Municipal Airport.

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Situated on 2.36± acres
- 672± SF Diner, 1,376± SF Motel and 1,203± SF Dwelling with 678± SF Garage
- Opportunity to dominate the market

PROPERTY WEBSITE

bit.ly/3783-3791US42



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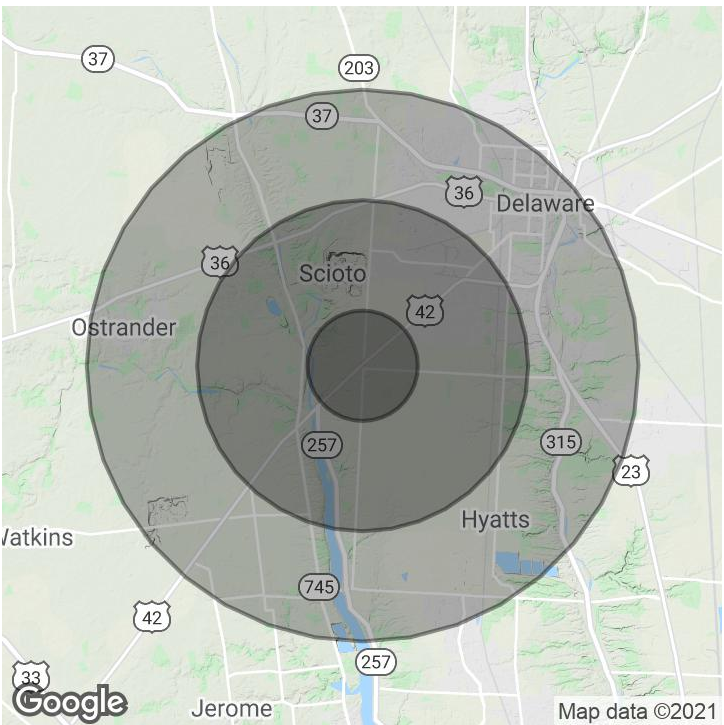


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,230	34,632	52,395
Average age	25.6	32.0	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,339	13,155	20,015
# of persons per HH	3.1	2.6	2.6
Average HH income	\$54,952	\$62,828	\$69,538
Average house value	\$131,483	\$168,335	\$190,863

* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNT
US Rte 42 & Freshwater Rd	SW	1995	11,100 AADT
S Section Line Rd & US Rte 42	S	2015	5,329 AADT



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