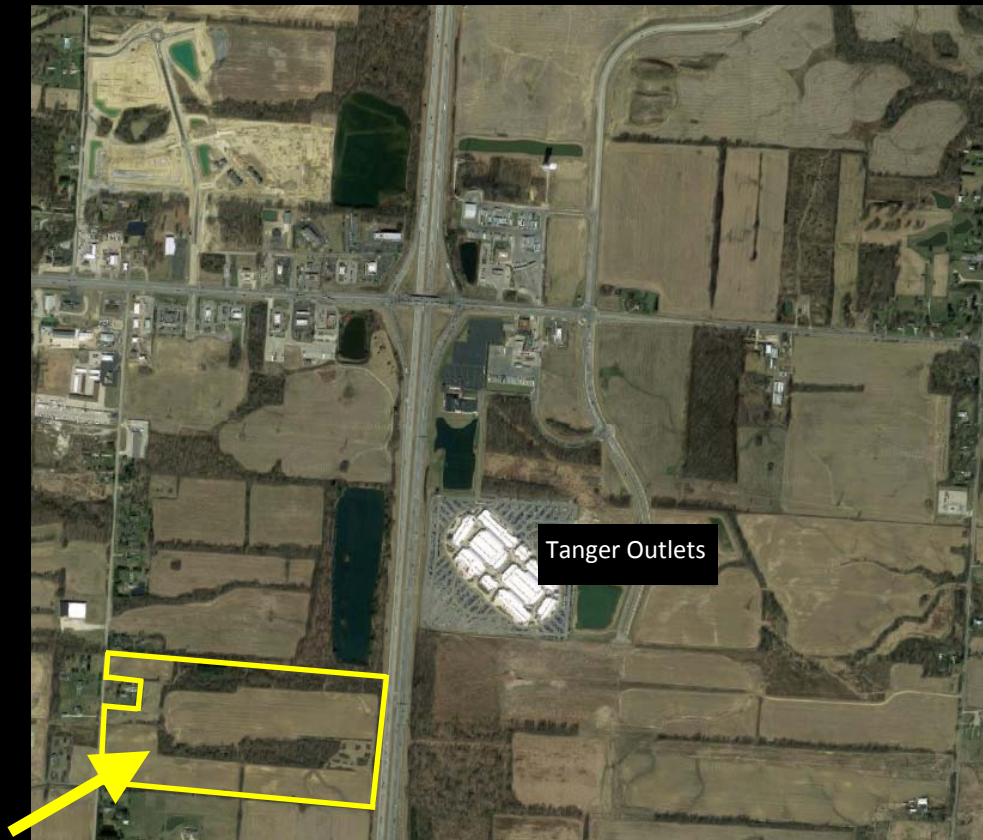


DELAWARE

LAND

COUNTY

70 ACRES FOR SALE



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Bill Greenlee
ROI Realty Services, Inc.
614.221.2500
bill@roirealty.com



I-71 INTERCHANGE | AT SR 36/37

COUNTY

LAND

DELAWARE

LOCATION

3 B's & K & Sherman Road
Galena, OH 43021
Delaware County
Berkshire Township
Annexed to Village of Sunbury

ACREAGE

70.24 Acres

PARCEL NUMBER

41723001031000

FREEWAY FRONTAGE

± 1,200 feet on I-71

PRICE

\$72,650/Acre

(Price dependent on acreage and location)

ANNUAL TAXES

\$2,073.54
(CAUV)

MISCELLANEOUS

Olentangy School District
Flood Plain: Zone X

UTILITIES

Sanitary - Delaware County from Africa or Cheshire Rd
Water - Del-Co (16" main)
Gas - Columbia Gas
Electricity - AEP
Telephone - Verizon

ZONING

Planned Commercial & Office District under the Comprehensive Land Use Plan for Berkshire Township, until Village of Sunbury zoning regulations are enacted.



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COUNTY

LAND

DELAWARE

DEMOGRAPHICS

Population, 2016 estimate	196,463
Population, percent change, April 1, 2010 to July 1, 2017	12.8%
Housing Units, 2016	71,399
Median value of owner-occupied housing units, 2012-2016	\$267,600
Households 2012-2016	66,544
Median household income, 2012-2016	\$94,234

Source: United States Census Bureau

ODOT INFORMATION

[District 6—Delaware](#)

[36/37 Design Interchange](#)

[36/37 Phasing Plan](#)

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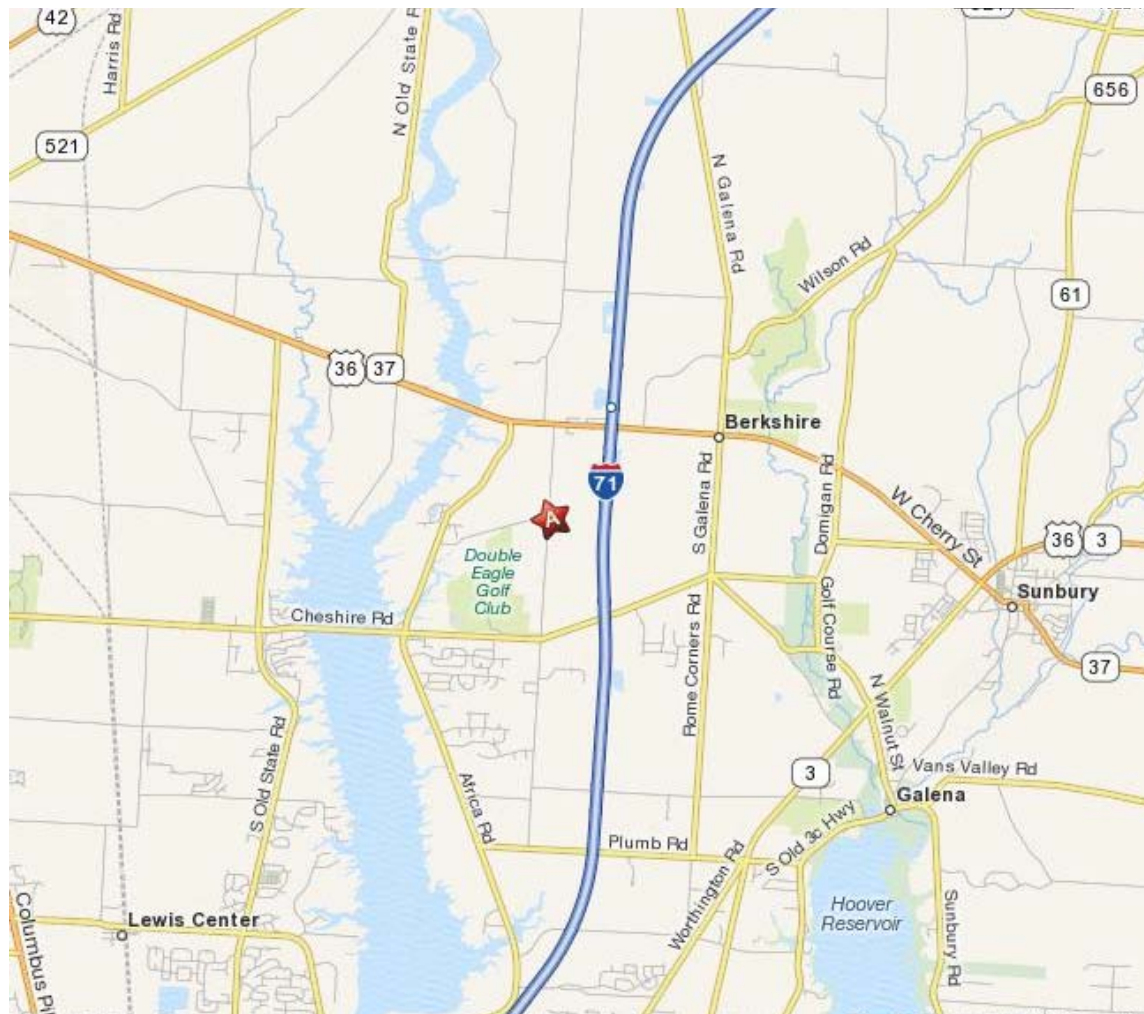
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I-71 INTERCHANGE | AT SR 36/37

LOCATION MAP



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I-71 INTERCHANGE

AT SR 36/37

AREA AMENITIES



TangerOutlets



Old Country Store



STARBUCKS®

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