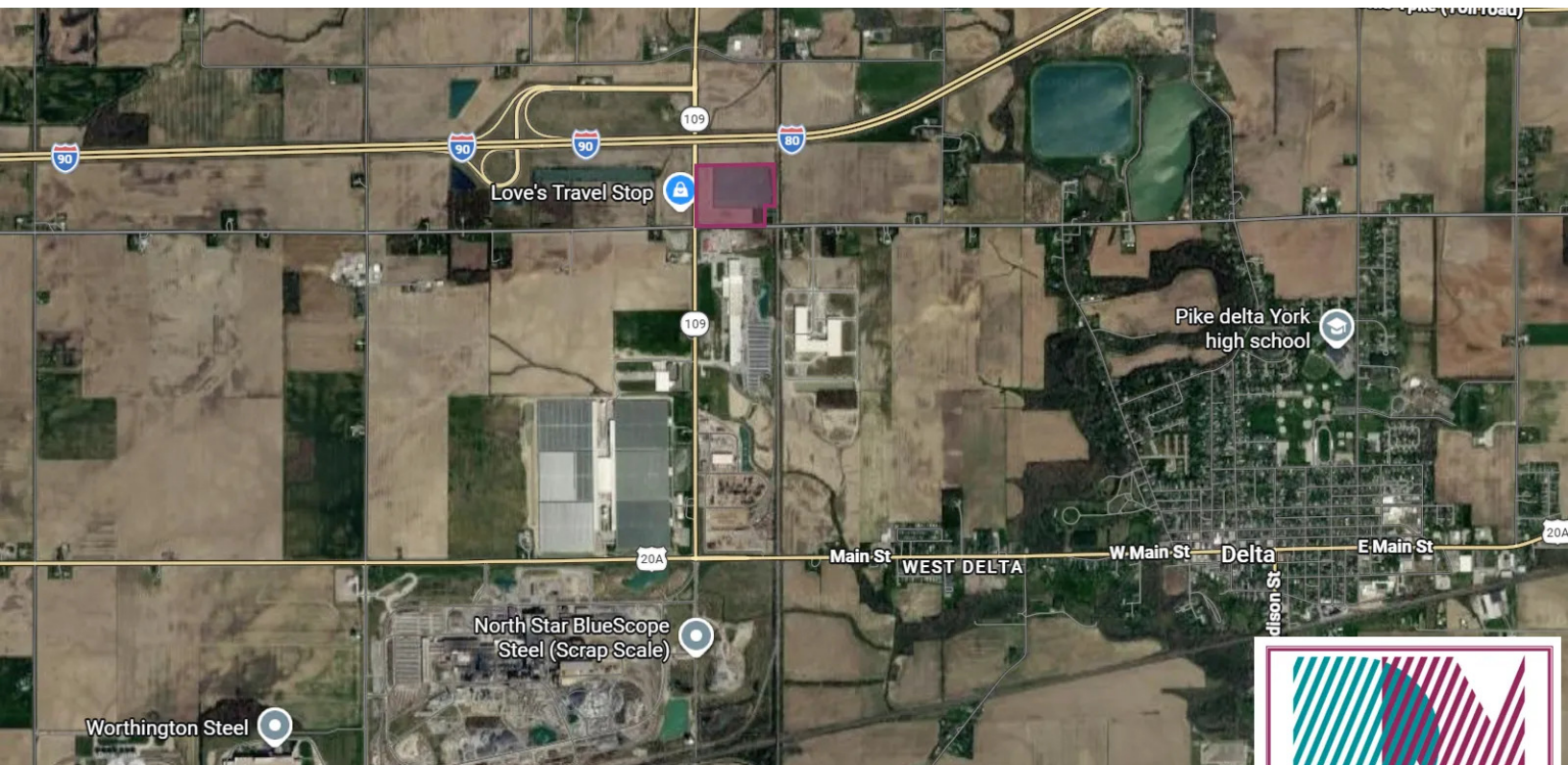


STATE ROUTE 109

STATE ROUTE 109 COUNTY ROAD H, DELTA, OH 43515



PROPERTY DESCRIPTION

This well-located property on Ohio 109 presents an ideal prospect for land or other investors seeking a strategic acquisition. Excellent exposure along Ohio Turnpike 80-90, this site includes both commercial and residential with a 13.6 acre lake. Across from Love's Trave Stop and in proximity to NorthStar BlueScope Steel and Nature Fresh Farms, this land boasts opportunity for convenience gas, food and logging,

OFFERING SUMMARY

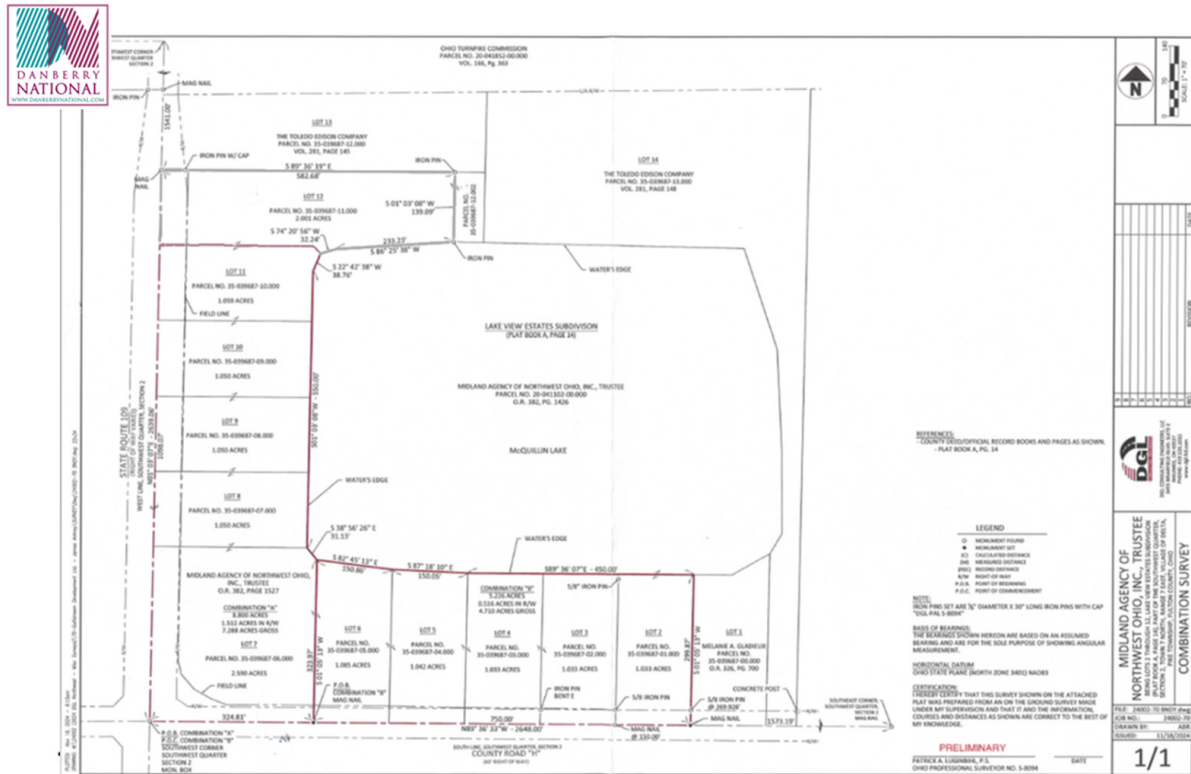
Sale Price:	Contact Broker
Lot Size:	24.51 Acres

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
 BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
 419.874.2800



STATE ROUTE 109

STATE ROUTE 109 COUNTY ROAD H, DELTA, OH 43515



OF LOTS 10 | TOTAL LOT SIZE 1.033 - 13.61 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	2	35-039687-01.000		Other	1.033 Acres	N/A	
Available	3	35-039687-02.000		Other	1.033 Acres	N/A	
Available	4	35-039687-03.000		Other	1.033 Acres	N/A	
Available	5	35-039687-04.000		Other	1.042 Acres	N/A	
Available	6	35-039687-05.000		Other	1.085 Acres	N/A	
Available	7	35-039687-06.000		Other	2.59 Acres	N/A	
Available	8	35-039687-07.000		Other	1.05 Acres	N/A	
Available	9	35-039687-08.000		Other	1.05 Acres	N/A	
Available	10	35-039687-09.000		Other	1.05 Acres	N/A	
Available	11	35-039687-10.000		Other	1.059 Acres	N/A	
Available	Lake			Other	13.61 Acres	N/A	

STATE ROUTE 109

STATE ROUTE 109 COUNTY ROAD H, DELTA, OH 43515



Lot Aerial

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
419.874.2800



STATE ROUTE 109

STATE ROUTE 109 COUNTY ROAD H, DELTA, OH 43515



TOTAL CURRENT EMPLOYMENT **1225**

POTENTIAL JOB GROWTH (NEXT 5 YEARS) **500**

WITHIN 10 MILES:

MANUFACTURING EMPLOYMENT **2750**
HEALTHCARE EMPLOYMENT **2750**

*Note: Jobs in the Steel Corridor Sector range from \$15-\$30 per hour for entry-level

Overall Potential New Jobs within 10 miles
 800-1,000 (425,000) s/f building empty

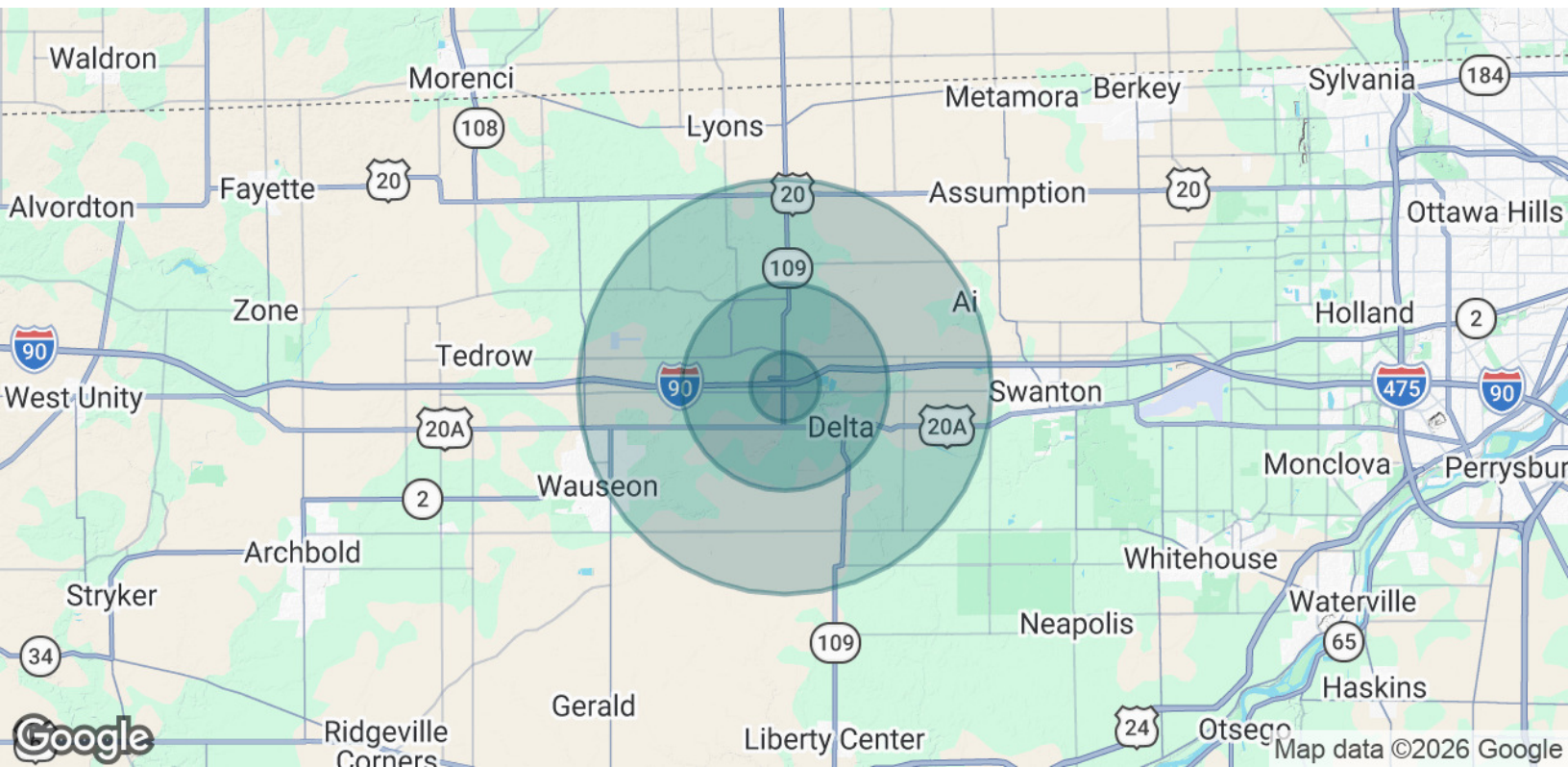
FULTON COUNTY & DELTA STEEL CORRIDOR - 2025 CURRENT EMPLOYMENT WITHIN 2 MILES

- North Star BlueScope Steel 600
- Worthington Steel 200
- Fulton County Processing 125
- Nature Fresh Farms 125
- Nova Tubular Steel 100
- BlueScope Recycling 125

*Number provided by Fulton County Economic Development
 (estimates only and do not guarantee employment)

STATE ROUTE 109

STATE ROUTE 109 COUNTY ROAD H, DELTA, OH 43515



POPULATION

	1 MILE	3 MILES	6 MILES
Total Population	2,138	4,623	13,518
Average Age	38	39	41
Average Age (Male)	38	38	40
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	6 MILES
Total Households	842	1,793	5,307
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$86,009	\$98,585	\$102,669
Average House Value	\$177,194	\$187,297	\$204,590

2020 American Community Survey (ACS)