

FOR LEASE



\$11.50/SF NNN

2097 London Road, Delaware, OH 43015

- Office, warehouse, showroom suite available for lease in Delaware, OH
- 3,600 SF with 20-22' clear height with one dock and one 12' drive-in door
- 3 phase power with abundant parking.
- 100% climate controlled
- Great showroom potential in the front with distribution in the back



Click Here for Video

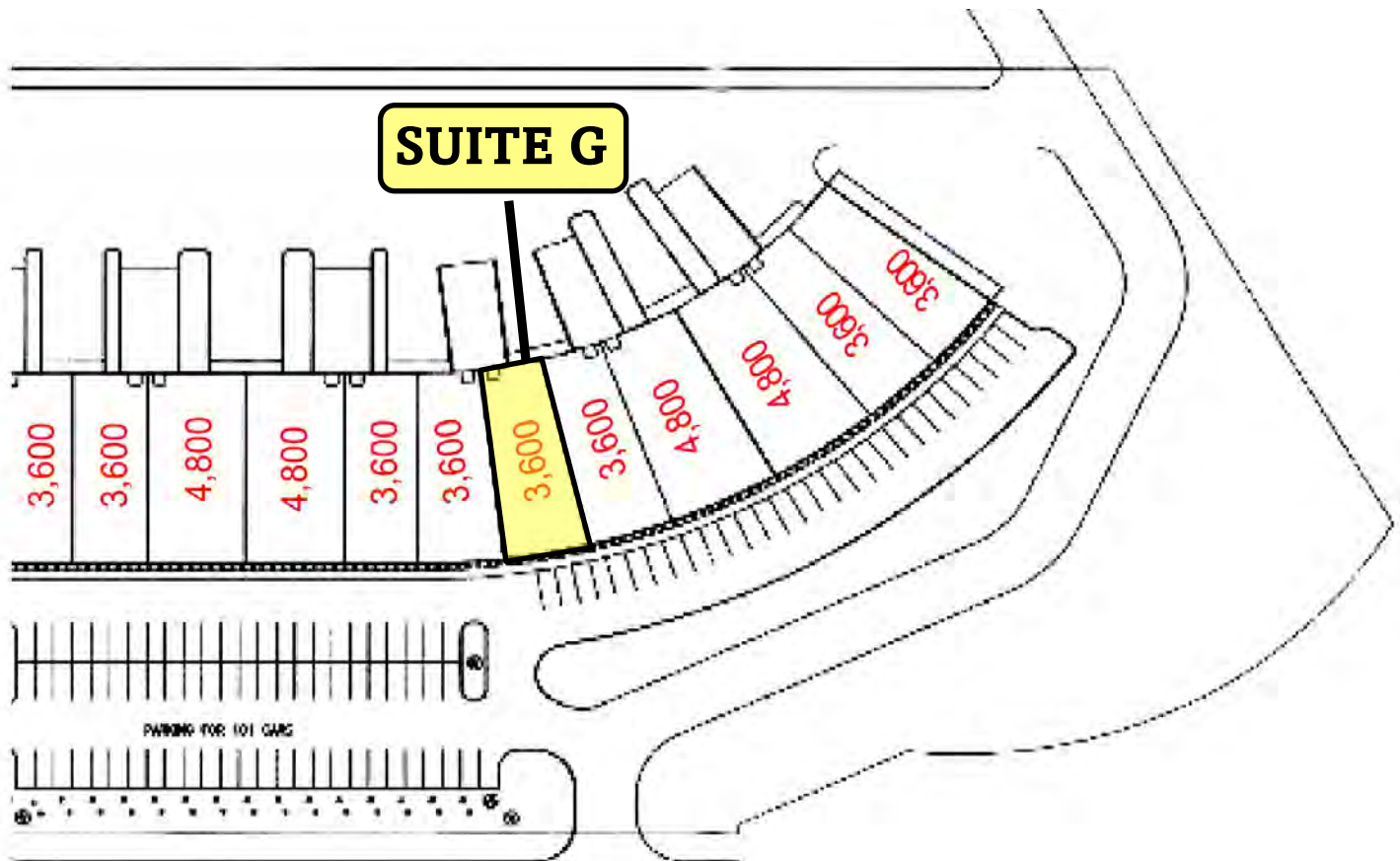
BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Property Information - Unit G

Lease Rate:	\$11.50/PSF
Lease Type:	NNN
Operating Expenses:	\$4.53/PSF
Available:	May 1, 2026
Parcel ID:	419-210-01-011-506
County:	Delaware
Unit Square Footage:	±3,600 Sq Ft
Office Square Footage:	±400 Sq Ft
Year Built:	2004
Drive in Doors:	1
Dock Doors:	1
Parking Spaces:	±101
Restrooms:	1

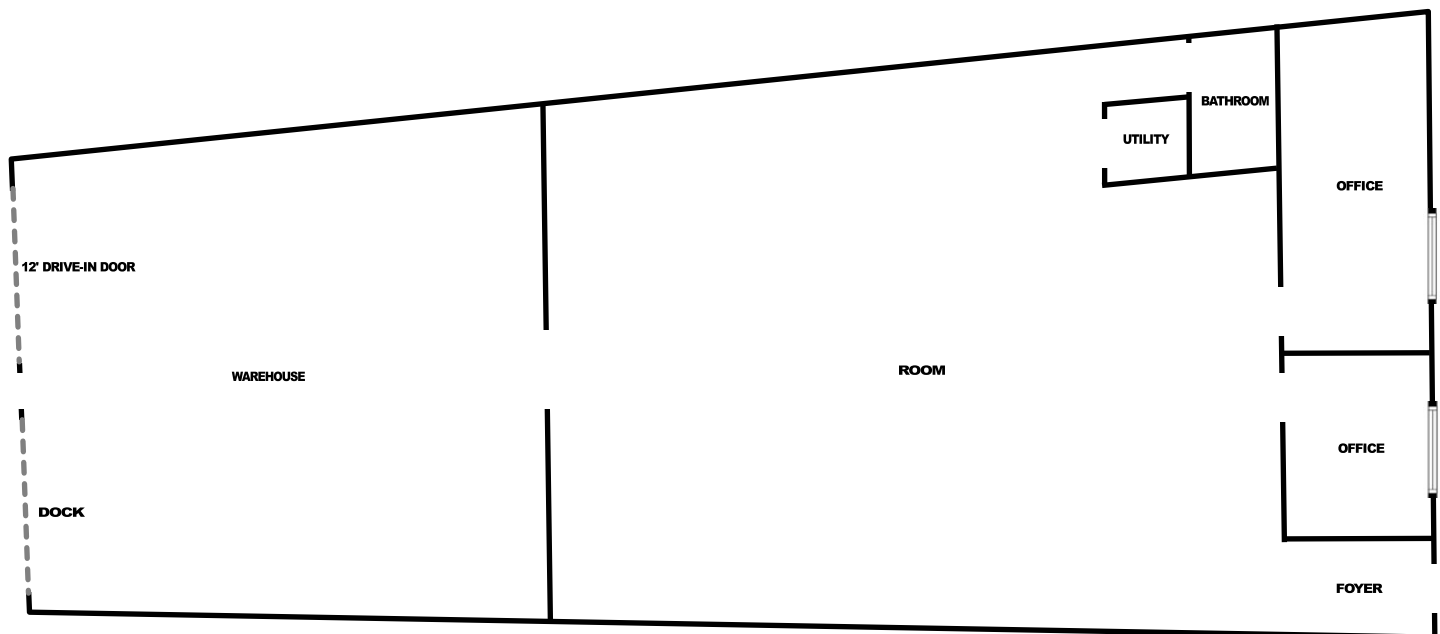


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SUITE G - Floorplan

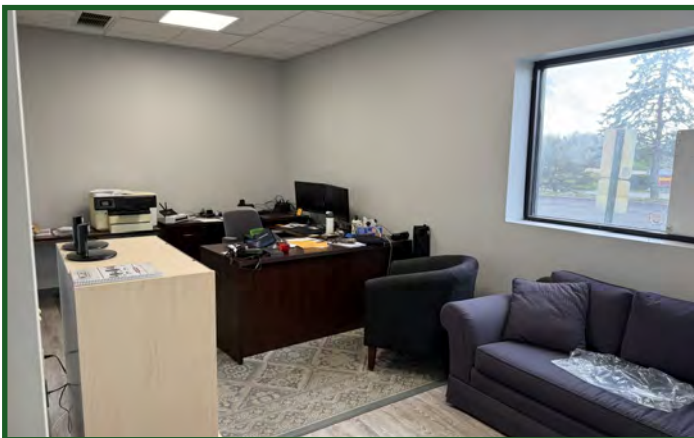


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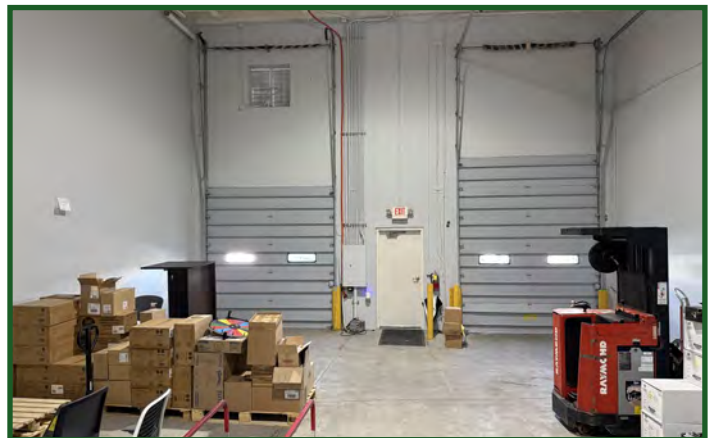
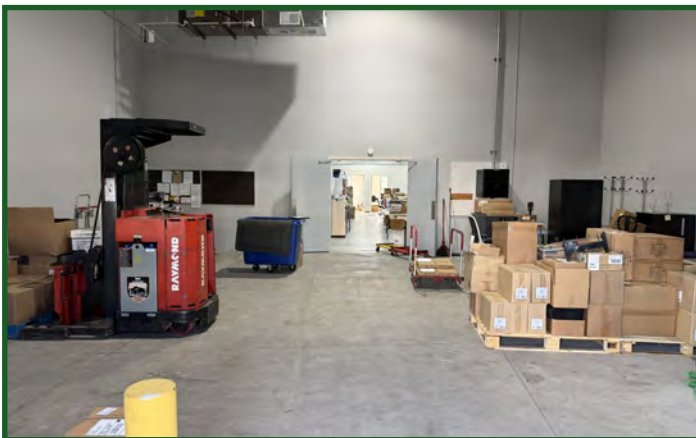


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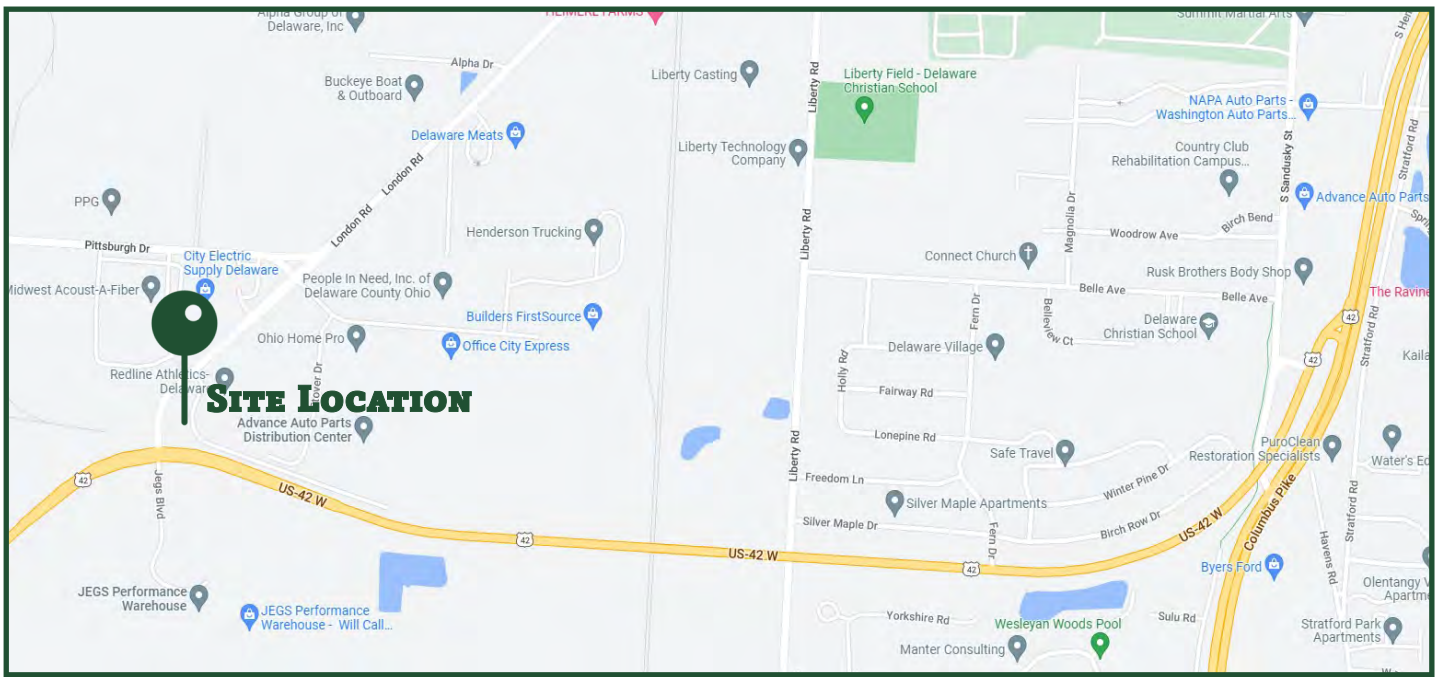
Aerial Page



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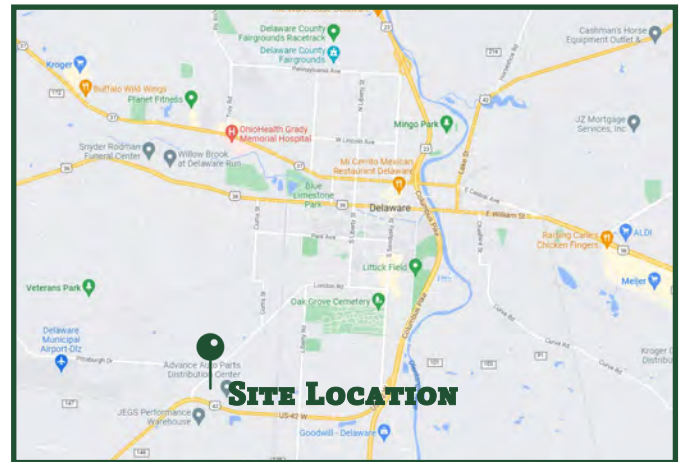


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TRAFFIC COUNT (2025)

Street	Avg Daily Volume
PITTSBURGH DR - LONDON RD	10,380
LONDON RD - MCWHERTER DR	3,315
US-42 - JEGS BLVD	10,842



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population		2,650	36,711	55,313
Households		995	14,188	20,864
Avg Household Income		\$80,978	\$83,511	\$99,480

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DELAWARE COUNTY *Ohio*

Regional Overview

Delaware County, Ohio, is located just 25 miles north of Downtown Columbus. The county one of the fastest-growing metropolitan areas in the Midwest, offering a blend of suburban and rural living with a strong sense of community. The county is comprised of several cities, including Delaware, Powell, Sunbury, Dublin, and Westerville.

Delaware County's projected growth is supported by multiple new projects and investments. The Ohio Department of Transportation (ODOT) is implementing various transportation improvements due to future population increases—looking to enhance safety and address possible congestion issues. Additionally, the county is experiencing a significant economic boost from the Intel Corp. investment, which is the largest single private-sector investment in Ohio's history. This has spurred new economic development throughout several areas, including both residential and commercial projects across various townships, and is expected to create thousands of jobs. Delaware County's population is projected to increase by roughly 78% by 2050, marking it one of the only counties in Ohio that will experience such growth.



237,966

Population (2024)



84,413

Households (2024)



\$130,088

Median Household Income (2024)

Popular Local Amenities

- Polaris Fashion Place Mall
- Tanger Outlets—Sunbury
- Shawnee Hills, and Multiple Breweries
- Top Golf, Cabelas, Ikea, Dick's House of Sport, and More!
- Historic Downtown Delaware
- Muirfield Village Country Club—Home of the Memorial Tournament
- Columbus Zoo and Aquarium
- Tartan Fields Country Club

Top Employers

JPMORGAN CHASE & CO.



TOPGOLF



THE INFORMATION/IMAGES WERE GATHERED FROM co.delaware.oh.us, www.wikipedia.com, and census.gov

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