



## Delaware Land Opportunity

US 23 & Cheshire Road  
Fort Wayne, Indiana 43015

### Delaware Land For Sale

Delaware is the fastest-growing county in Central Ohio with one of the highest-income zip codes. Cheshire Road is one of the few major east/west thoroughfares in Delaware, only 20 minutes north of downtown Columbus.

### Property Highlights

- 5.404 - 10.93 AC (divisible)
  - › Ideal for retail, office, or medical
  - › Zoned B4 - General Business
- Traffic counts: 31,000 VPD
- Southeast corner of US 23 & Cheshire Road
- **Lot 1: \$2,100,000**
- **Lot 2: \$2,000,000**



#### BARRY STURGES, CPM

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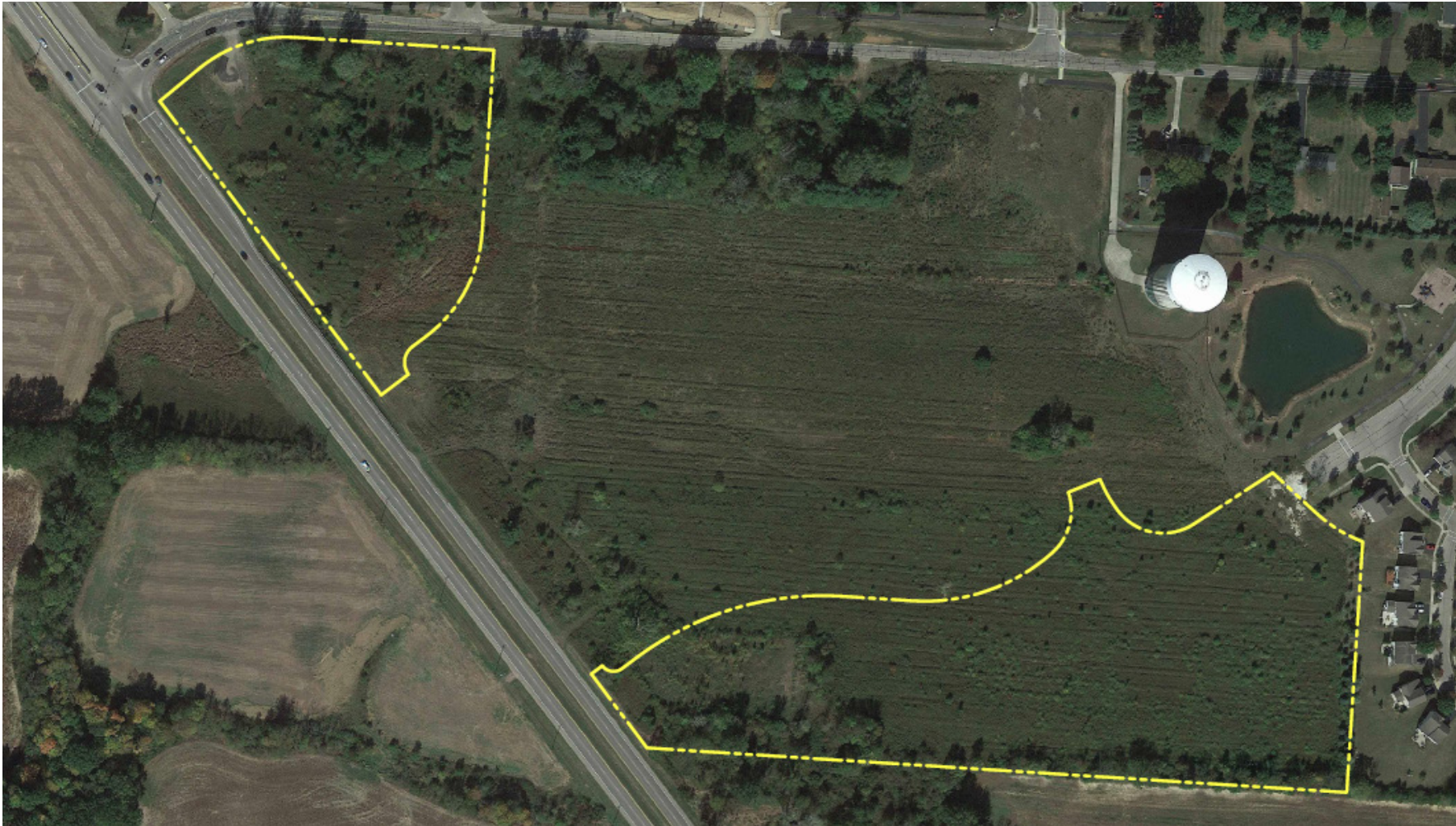
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**Site Plan** - Contact Broker For More Details



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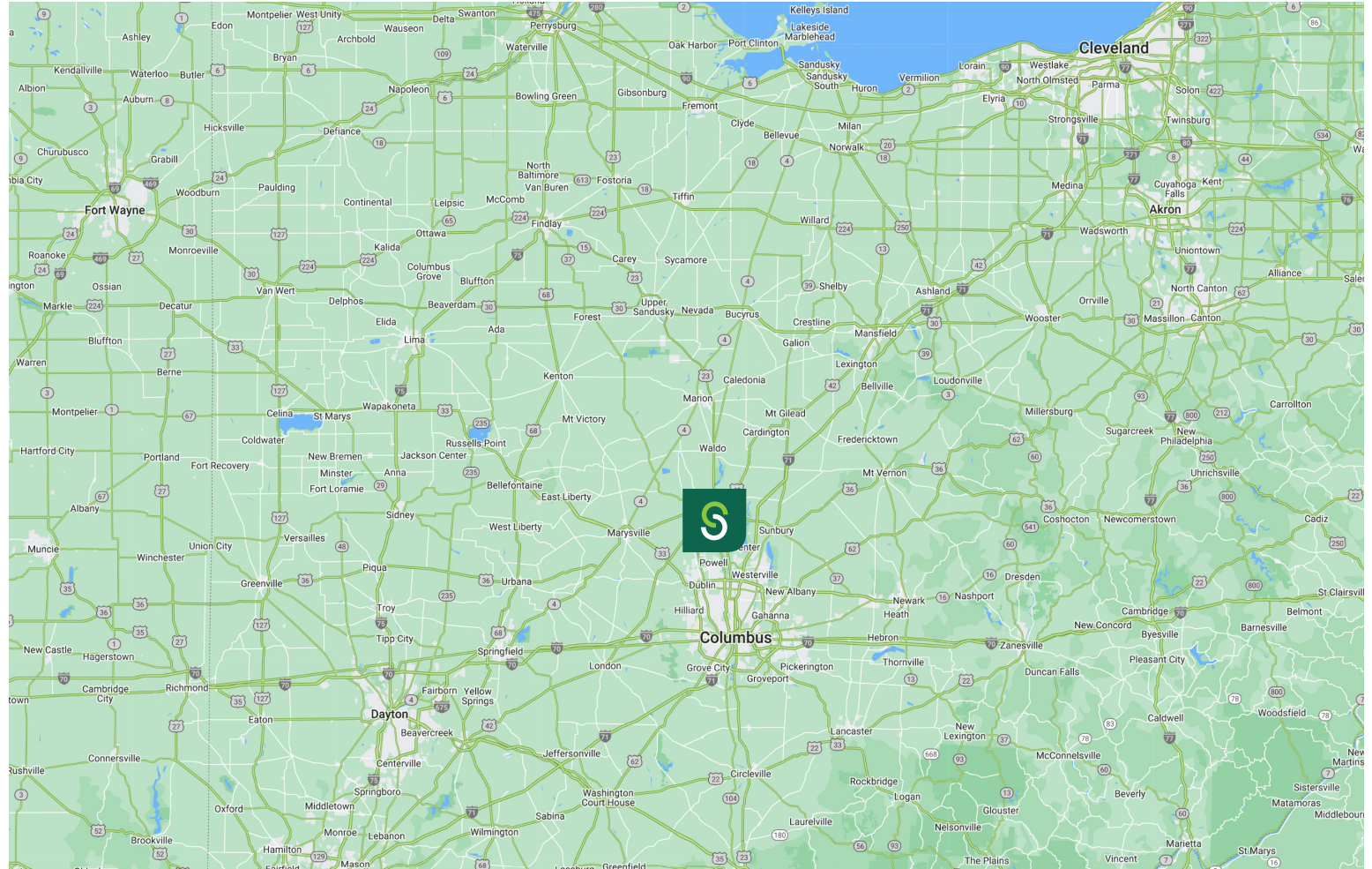


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### Excellent Location

The land parcels for sale in Delaware, OH are located along US 23 and Cheshire Road with access at a signalized intersection on US 23. Businesses and attractions nearby include the Delaware Golf Club, and the Delaware Community Plaza, which houses anchor tenants such as Walmart and Kroger. Also nearby are Harbor Freight Tools, Wendy's Chipotle Mexican Grill, Starbucks, and many others.



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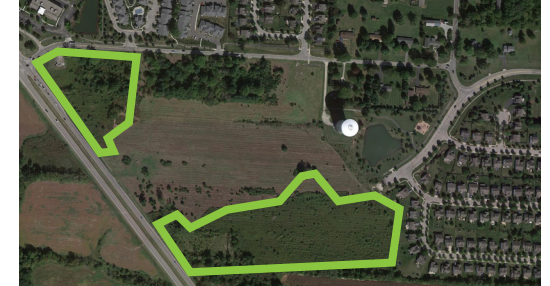


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### LAND FOR SALE

Property Name	Delaware Land Opportunity
Address	US 23 & Cheshire Road
City, State, Zip	Delaware, OH 43015
County	Delaware
Township	Liberty
Parcel No.	02-13-24-200-001.000-102



### SALE INFORMATION

Price	See Available Lots
Terms	Cash at closing

### SITE DATA

Site Acreage	16
Zoning & Description	B4 - General Business
Nearest Interstate	US 23

### UTILITIES

Electric Supplier	C-Bus Southern
Natural Gas Provider	Columbia
Water & Sewer Provider	City

### AVAILABLE LOTS

Lot Number	Size	Total
- 1	5.404 AC	\$2,100,000
- 2	10.93 AC	\$2,000,000

### ADDITIONAL INFORMATION

- Over 16 AC available on US 23
- Opportunity for development
- Ideal for retail, office, or medical

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**John Caffray**  
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**Bill Cupp**  
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**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



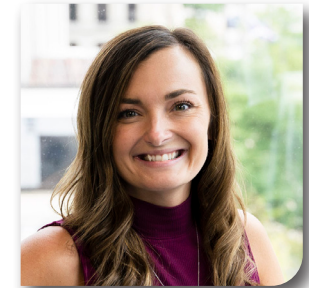
**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**

**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



### **Sturges Property Group**

**260 424 8448**

[SturgesProperty.com](http://SturgesProperty.com)

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



### **Nexus Technology Partners**

**260 425 2096**

[nexusfw.com](http://nexusfw.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



### **Maintenance Management**

**260 483 3123**

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers, from maintenance personnel to employees licensed in skilled trades.



### **Sturges Development**

**260 426 9800**

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.