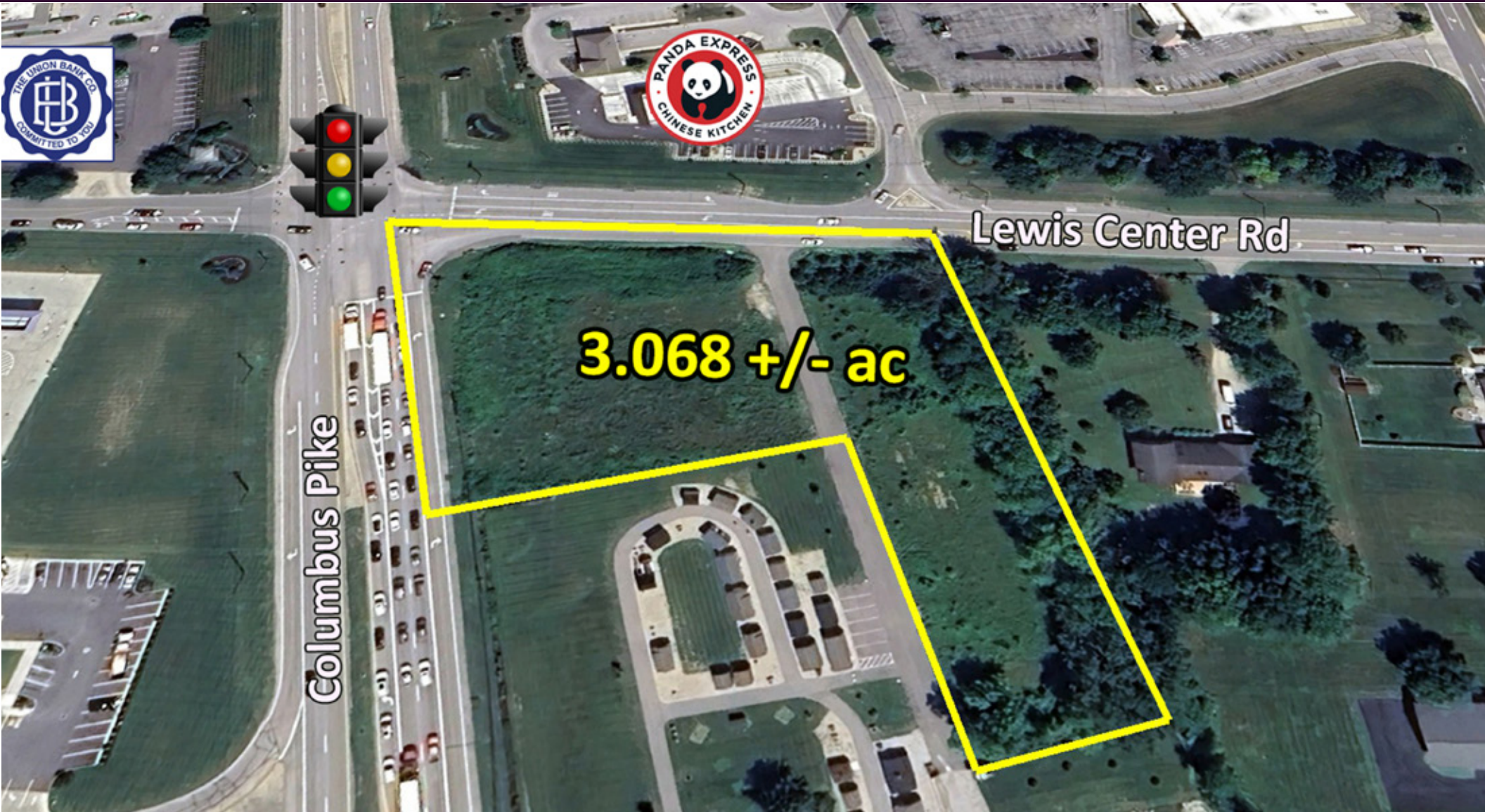


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

COMMERCIAL CORNER LOT

6519 Columbus Pike, Lewis Center, OH 43035

COMMERCIAL CORNER LOT ON COLUMBUS PIKE/US 23!!

3.068 +/- acre lot at the southeast corner of Columbus Pike and Lewis Center Road. Zoned PC in Orange Township. Water available. Petroleum restriction in effect to 2030. All tanks have been removed, and the site has no further action required from the state of Ohio. Property owners to the south have an easement to share the driveway off Lewis Center Road. Ideal location for car wash, drive-thru, and other commercial uses.



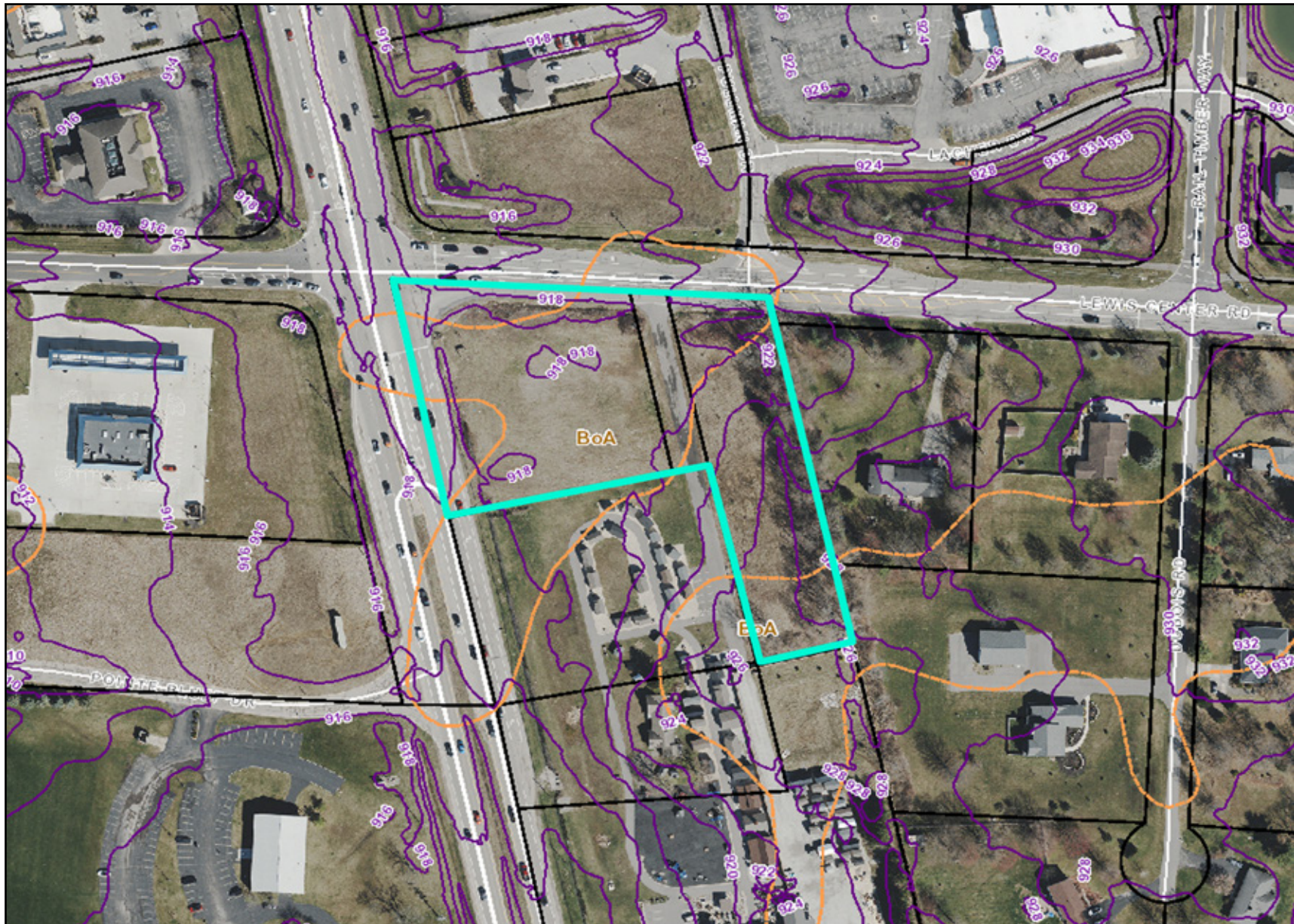
Property Highlights

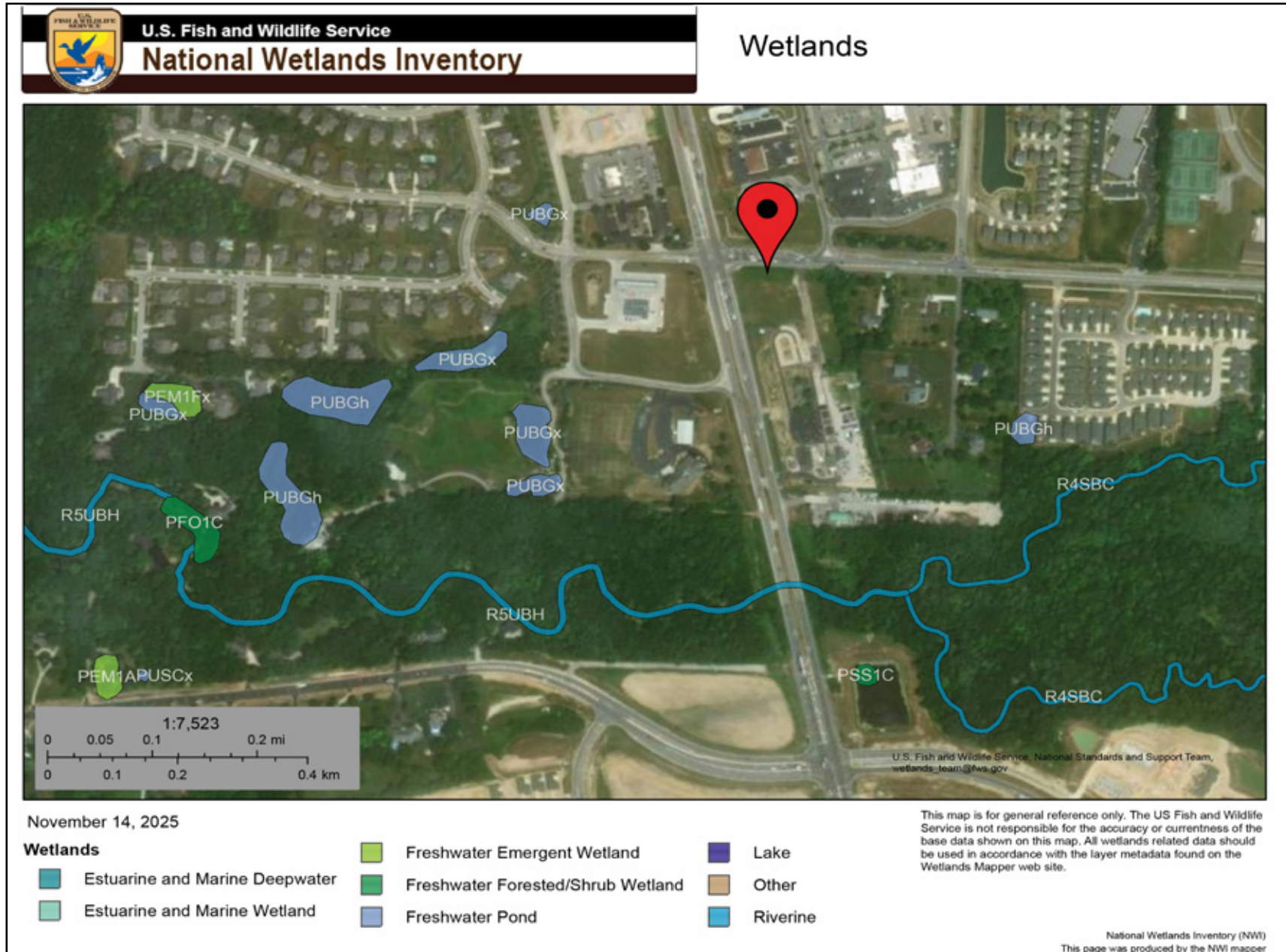
Address:	6519 Columbus Pike Lewis Center, Ohio 43035
County:	Delaware
PID:	31822004021000 31822004020001 31822004019000
Location:	SEC of Columbus Pike and Lewis Center Road
Acreage:	3.068 +/- ac
Sale Price:	\$1,994,200
Price/Acre:	\$650,000
Taxes 2024:	\$13,185
Utilities:	Water available
Zoning:	PC - Planned Commercial and Office District



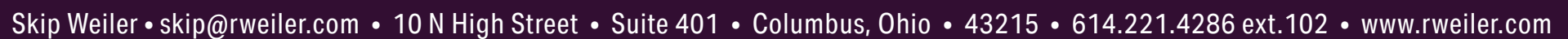
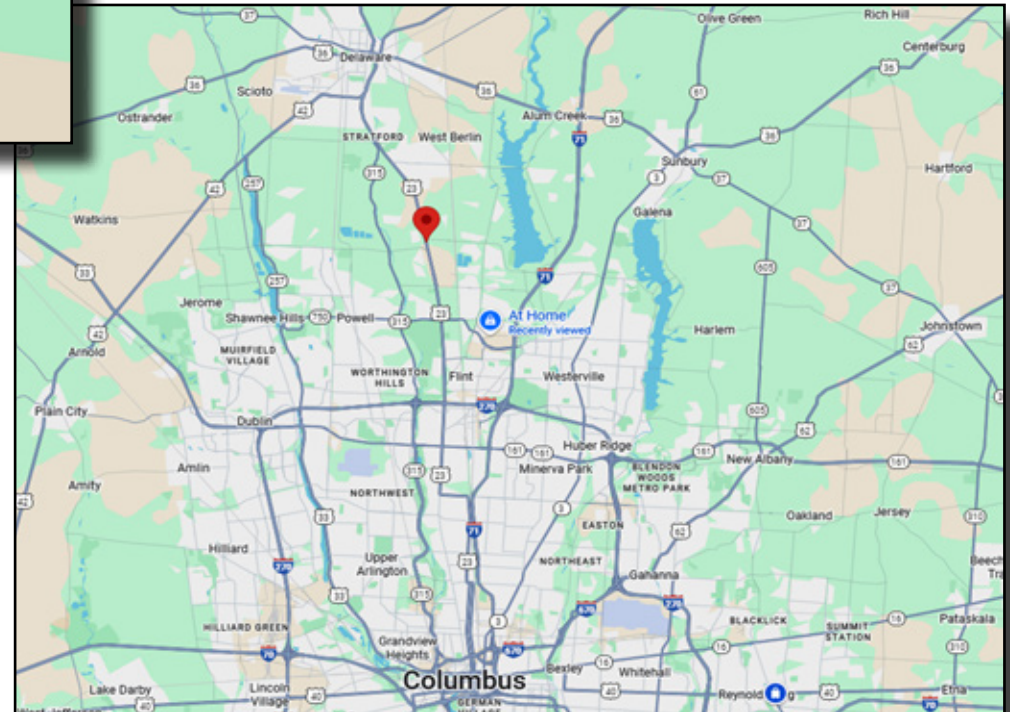
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.



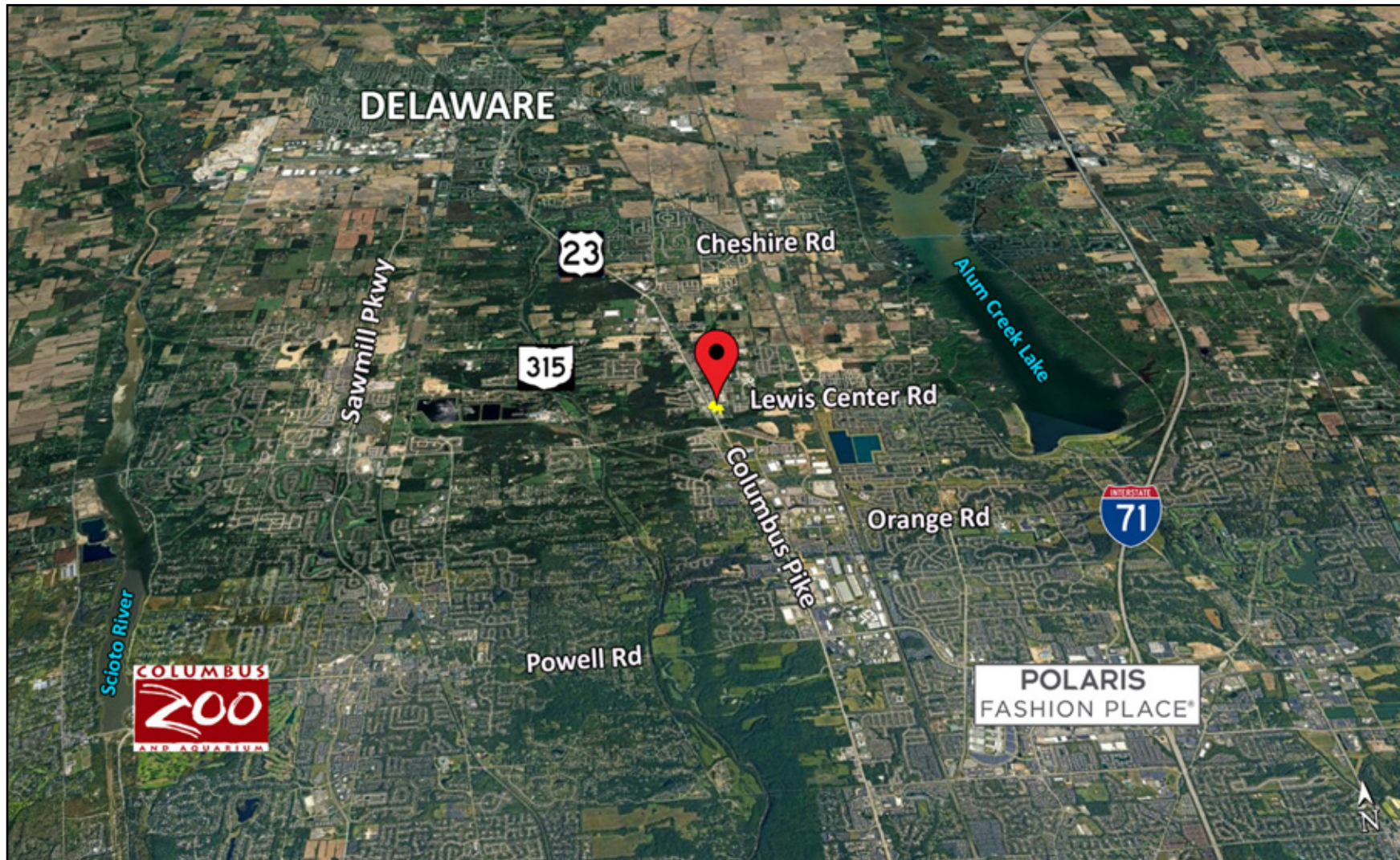




Street Maps

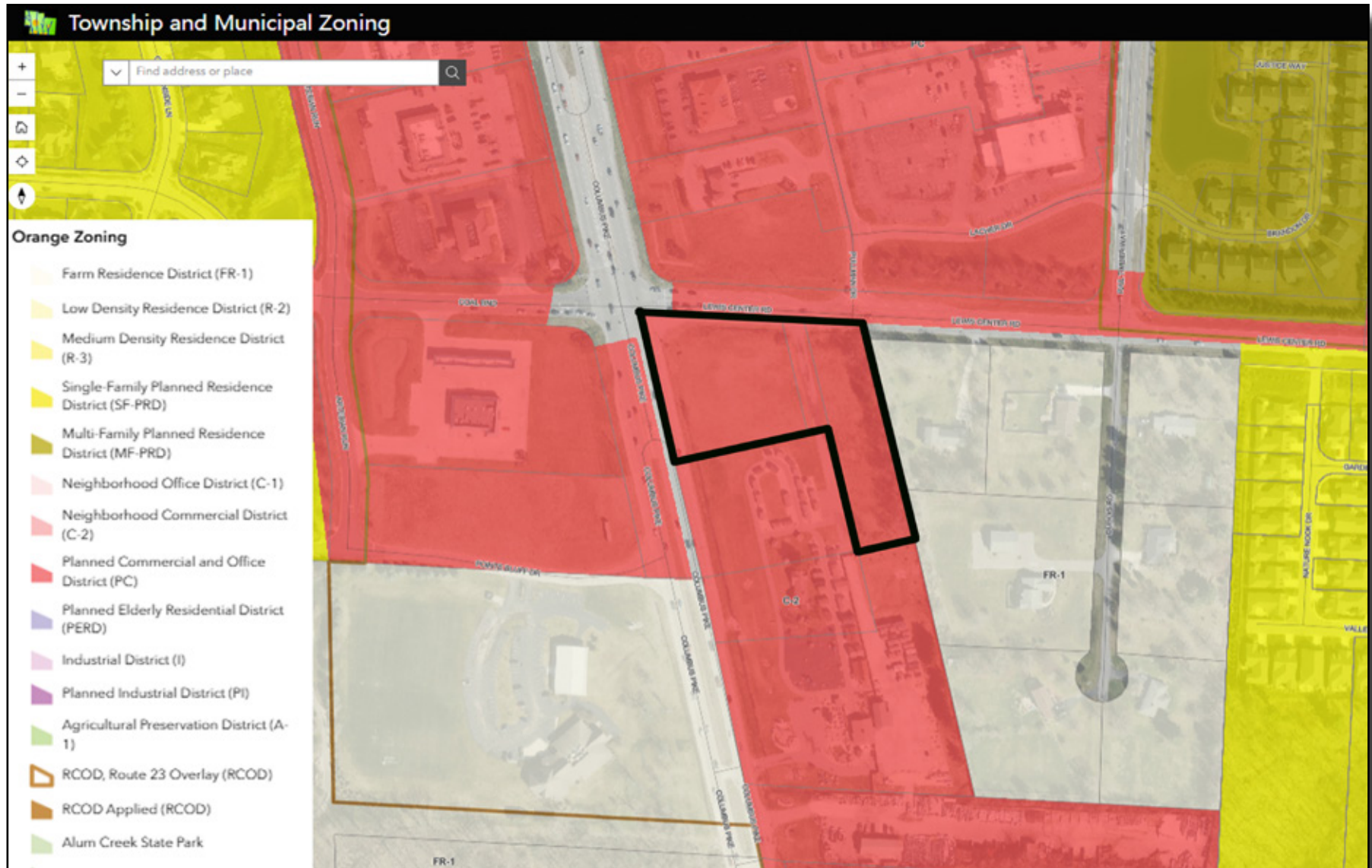







Great Location!

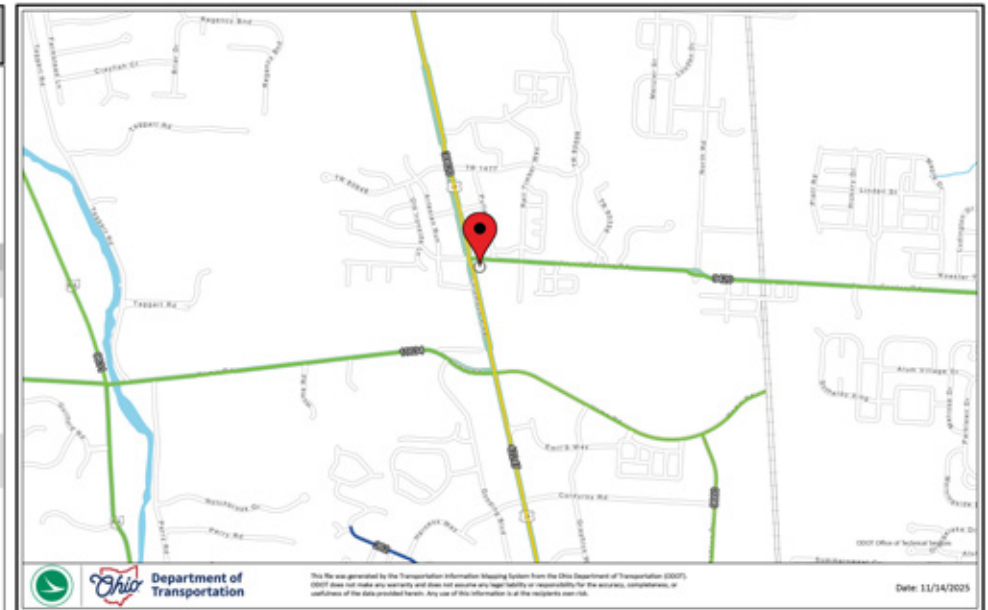
Easy access to major roads
15 minutes to Downtown Delaware
30 minutes to Downtown Columbus





Click [here](#) to view Orange Township Zoning Resolution

Demographic Summary Report

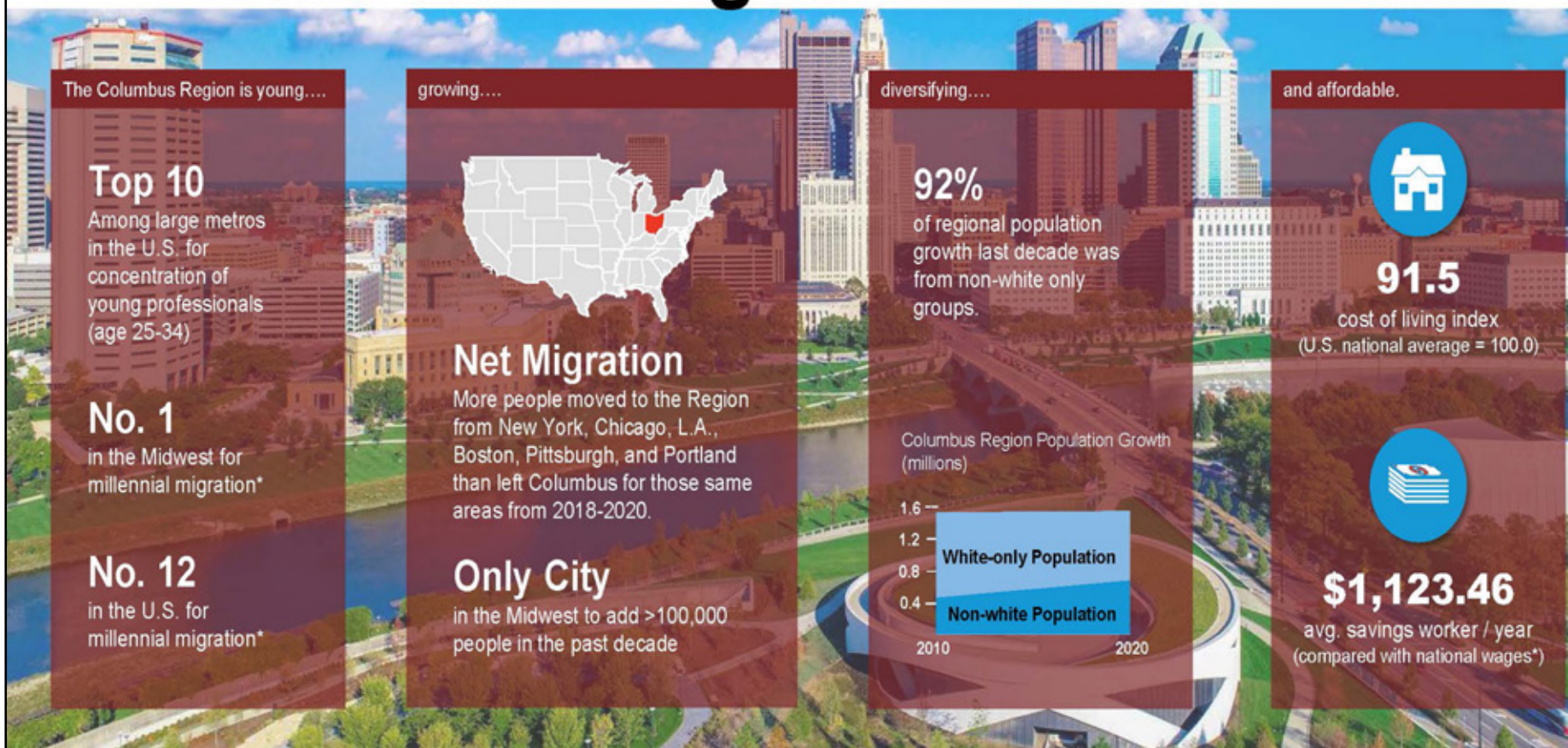
6519 Columbus Pike 6519 Columbus Pike, Lewis Center, OH 43035				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	3,521	37,311	121,062	
2024 Estimate	3,036	32,671	107,189	
2020 Census	2,458	29,637	98,622	
Growth 2024 - 2029	15.97%	14.20%	12.94%	
Growth 2020 - 2024	23.52%	10.24%	8.69%	
2024 Population by Hispanic Origin				
2024 Population	3,036	32,671	107,189	
White	1,923 63.34%	23,499 71.93%	77,878 72.65%	
Black	134 4.41%	1,652 5.06%	5,876 5.48%	
Am. Indian & Alaskan	4 0.13%	34 0.10%	147 0.14%	
Asian	761 25.07%	4,842 14.82%	14,584 13.61%	
Hawaiian & Pacific Island	0 0.00%	18 0.06%	71 0.07%	
Other	214 7.05%	2,628 8.04%	8,632 8.05%	
U.S. Armed Forces	0	6	79	
Households				
2029 Projection	1,151	11,970	42,613	
2024 Estimate	992	10,468	37,776	
2020 Census	807	9,493	34,915	
Growth 2024 - 2029	16.03%	14.34%	12.80%	
Growth 2020 - 2024	22.92%	10.28%	8.19%	
Owner Occupied	911 91.83%	9,460 90.36%	29,128 77.11%	
Renter Occupied	81 8.17%	1,008 9.63%	8,648 22.89%	
2024 Households by HH Income				
Income: <\$25,000	3 0.30%	271 2.59%	1,893 5.01%	
Income: \$25,000 - \$50,000	126 12.71%	881 8.42%	3,271 8.66%	
Income: \$50,000 - \$75,000	84 8.48%	819 7.82%	3,888 10.29%	
Income: \$75,000 - \$100,000	100 10.09%	692 6.61%	3,779 10.00%	
Income: \$100,000 - \$125,000	108 10.90%	934 8.92%	4,147 10.98%	
Income: \$125,000 - \$150,000	125 12.61%	1,475 14.09%	5,022 13.29%	
Income: \$150,000 - \$200,000	114 11.50%	1,697 16.21%	5,526 14.63%	
Income: \$200,000+	331 33.40%	3,699 35.34%	10,248 27.13%	
2024 Avg Household Income	\$171,927	\$181,438	\$159,457	
2024 Med Household Income	\$139,899	\$154,773	\$134,503	



Traffic Count Report

6519 Columbus Pike 6519 Columbus Pike, Lewis Center, OH 43035						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lewis Center Rd	Pullman Dr	0.03 E	2025	8,449	MPSI	.04
2 Lewis Center Rd	Pullman Dr	0.03 E	2024	8,472	MPSI	.04
3 Coal Bend	Columbus Pike	0.02 E	2024	1,079	MPSI	.08
4 Coal Bend	Columbus Pike	0.02 E	2025	1,074	MPSI	.08
5 Columbus Pike	Lewis Center Rd	0.13 N	2025	38,194	MPSI	.09
6 Columbus Pike	Lewis Center Rd	0.13 N	2024	38,297	MPSI	.09
7 Lewis Center Rd	Dubois Rd	0.04 E	2018	4,366	MPSI	.10
8 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSI	.11
9 Columbus Pike	Coal Bend	0.04 S	2024	35,255	MPSI	.11
10 Columbus Pike	Coal Bend	0.04 S	2025	35,050	MPSI	.11

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
www.rweiler.com

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