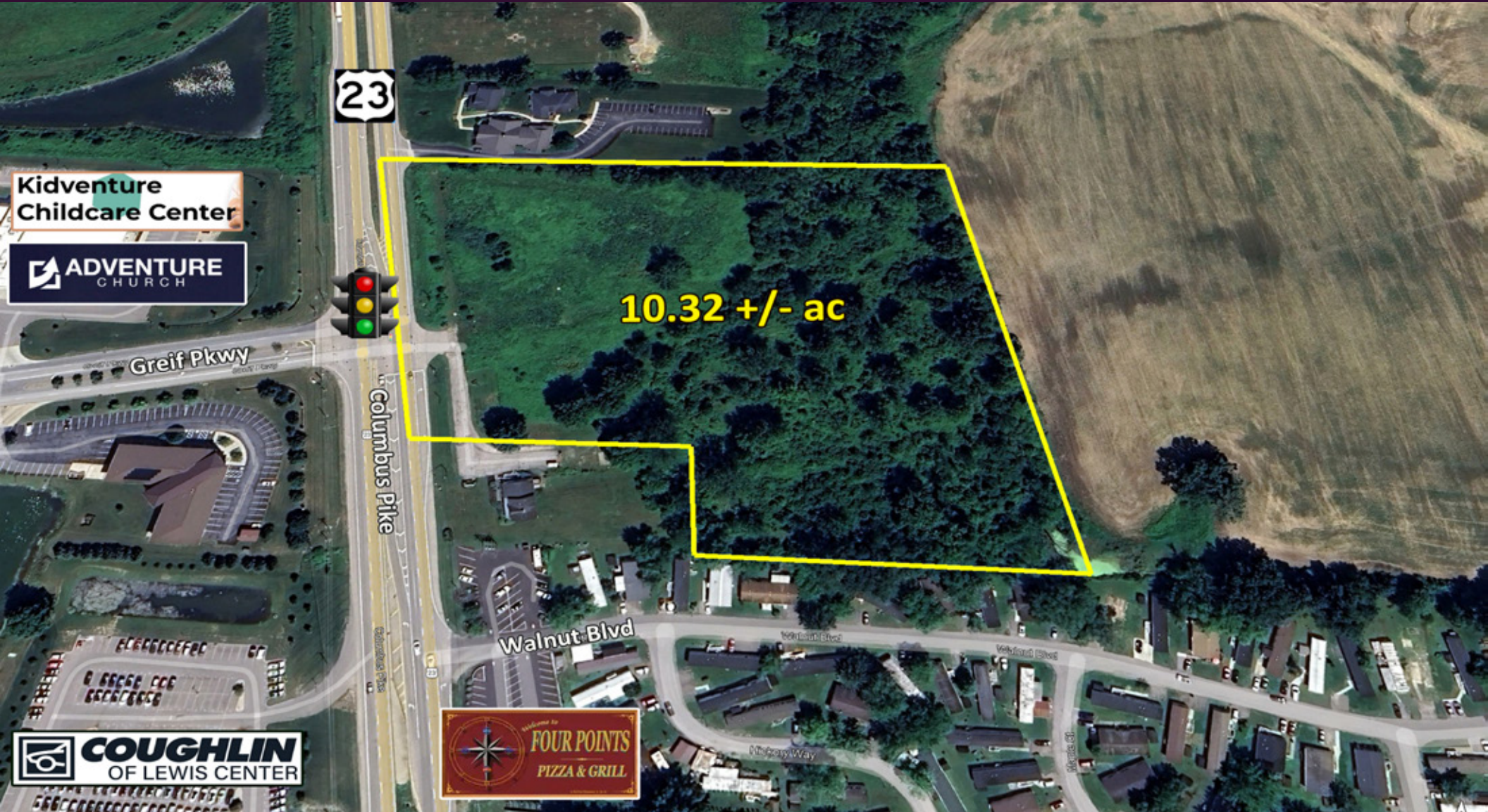


THE ROBERT WEILER COMPANY EST. 1938

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

VACANT COMMERCIAL LAND

5143 and 0 Columbus Pike, Lewis Center, OH 43035

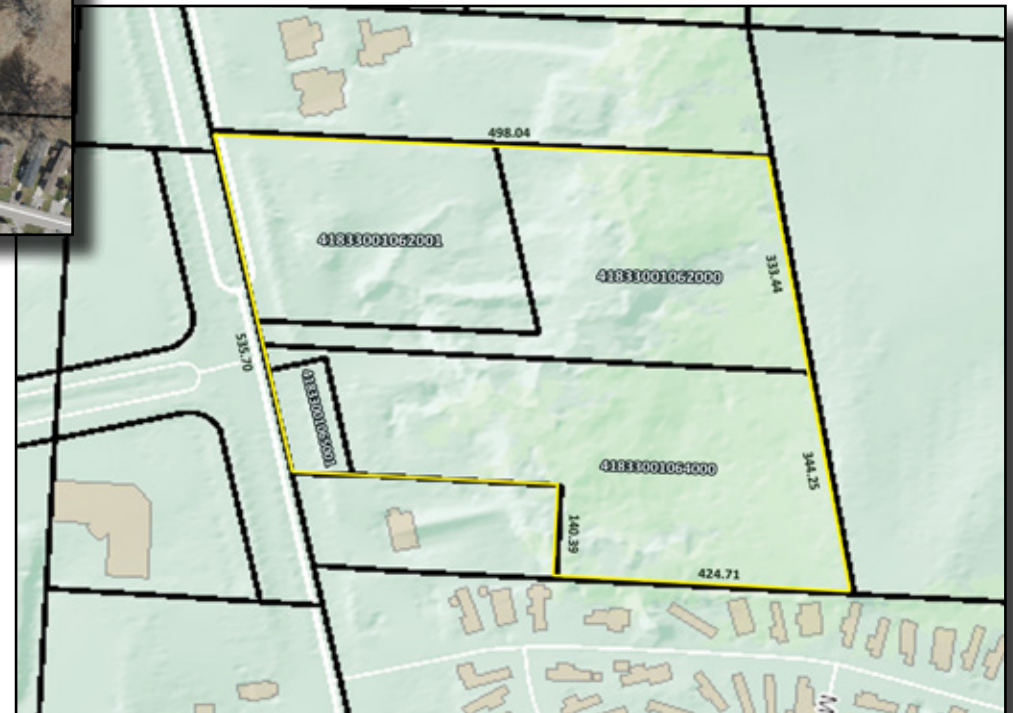
COMMERCIAL DEVELOPMENT LAND AVAILABLE ON COLUMBUS PIKE!

4 parcels totaling 10.32 +/- acres located on the north and south side of the Greif Parkway & Columbus Pike/US 23 signalized intersection in Lewis Center. Zoned PID, NCD & FR-1. Water is available. Sewer can be obtained by going under U.S. Route 23 and using the Greif Pkwy sewer. This location is terrific. Delaware County is the fastest growing County in Ohio and the 20th fastest growing in United States.

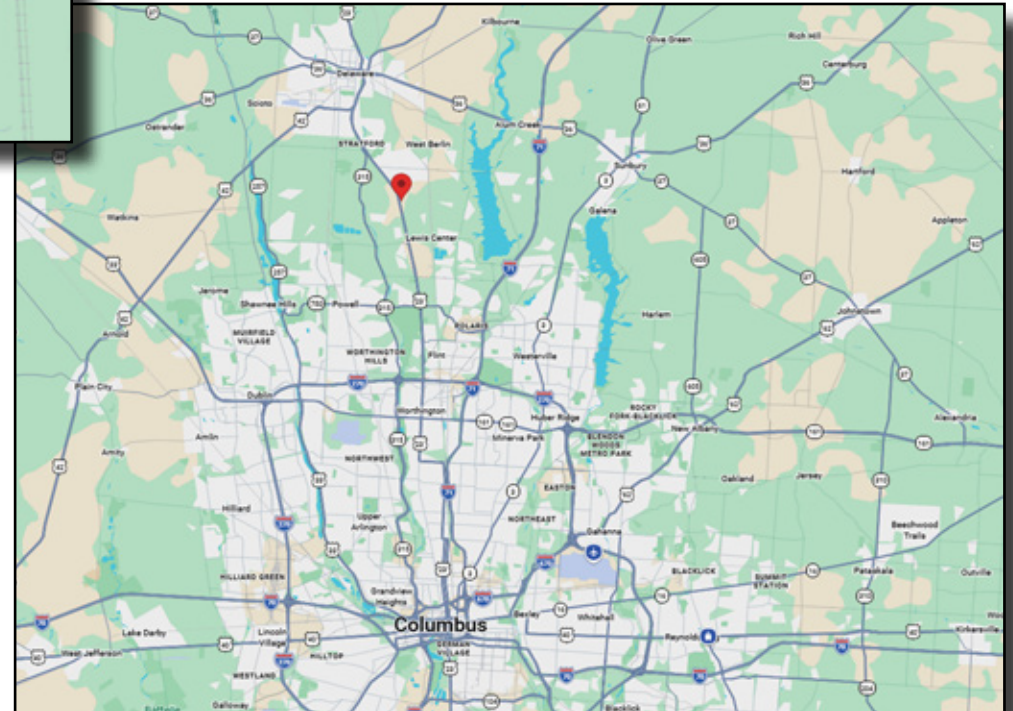
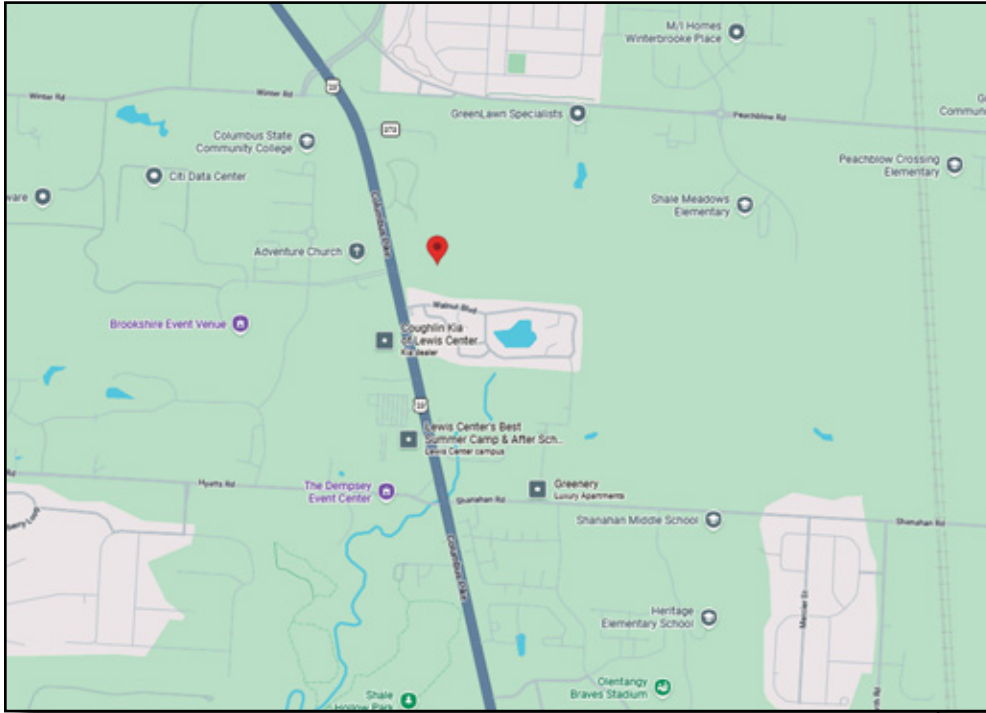


Property Highlights

Address:	5143 and 0 Columbus Pike Lewis Center, Ohio 43035
County:	Delaware
Township:	Berlin
PID:	418-330-01-065-001 418-330-01-064-000 418-330-01-062-000 418-330-01-062-001
Location:	Next to Greif Parkway and Columbus Pike/US 23 intersection
Annual Tax:	\$27,499
Acreage:	10.32 +/- ac
Sale Price:	\$3,096,000
Sale Price/Acre:	\$300,000
Zoning:	<ul style="list-style-type: none">• PID Planned Industrial District• NCD Neighborhood Commercial District• FR-1 Farm Residential District

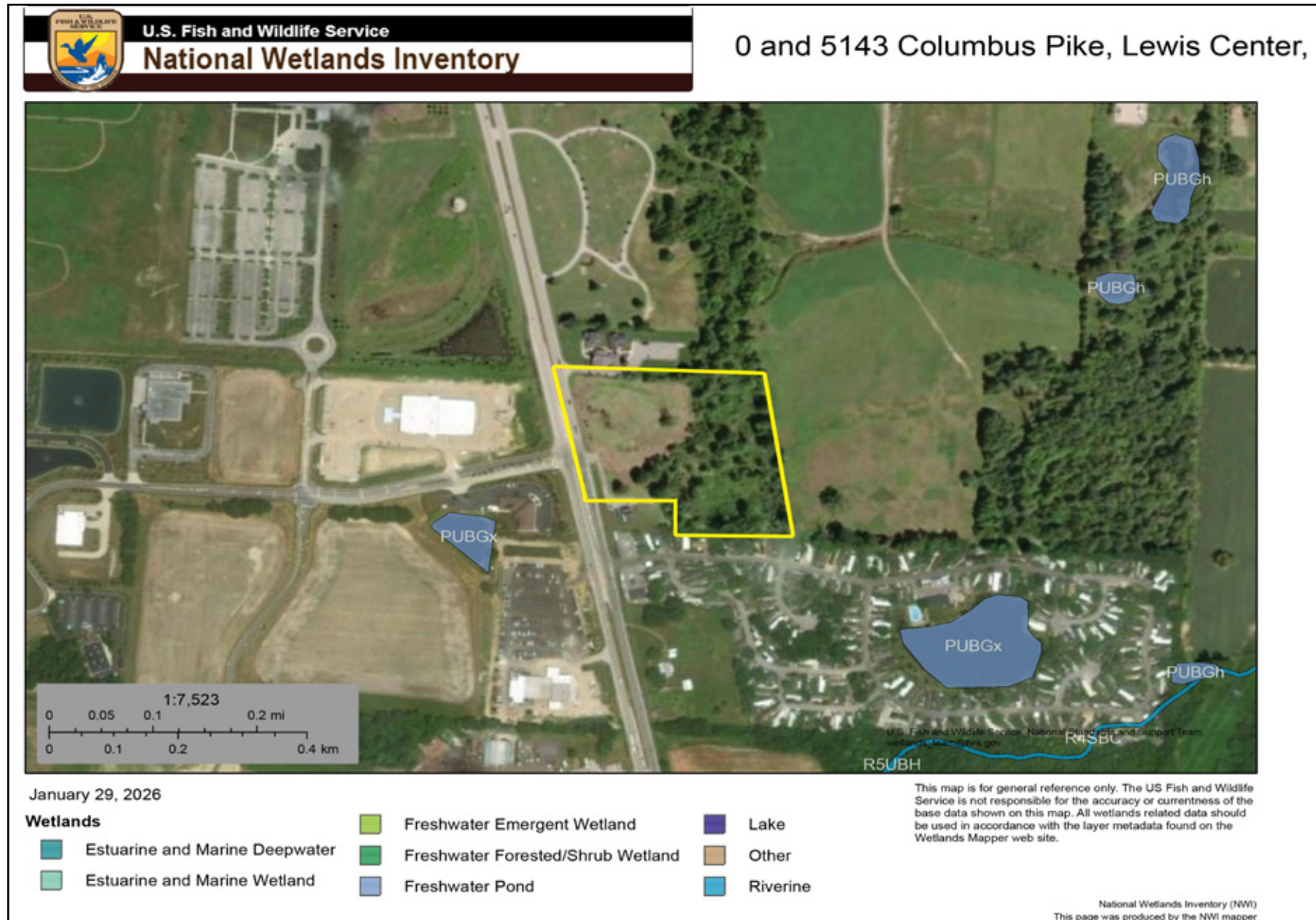


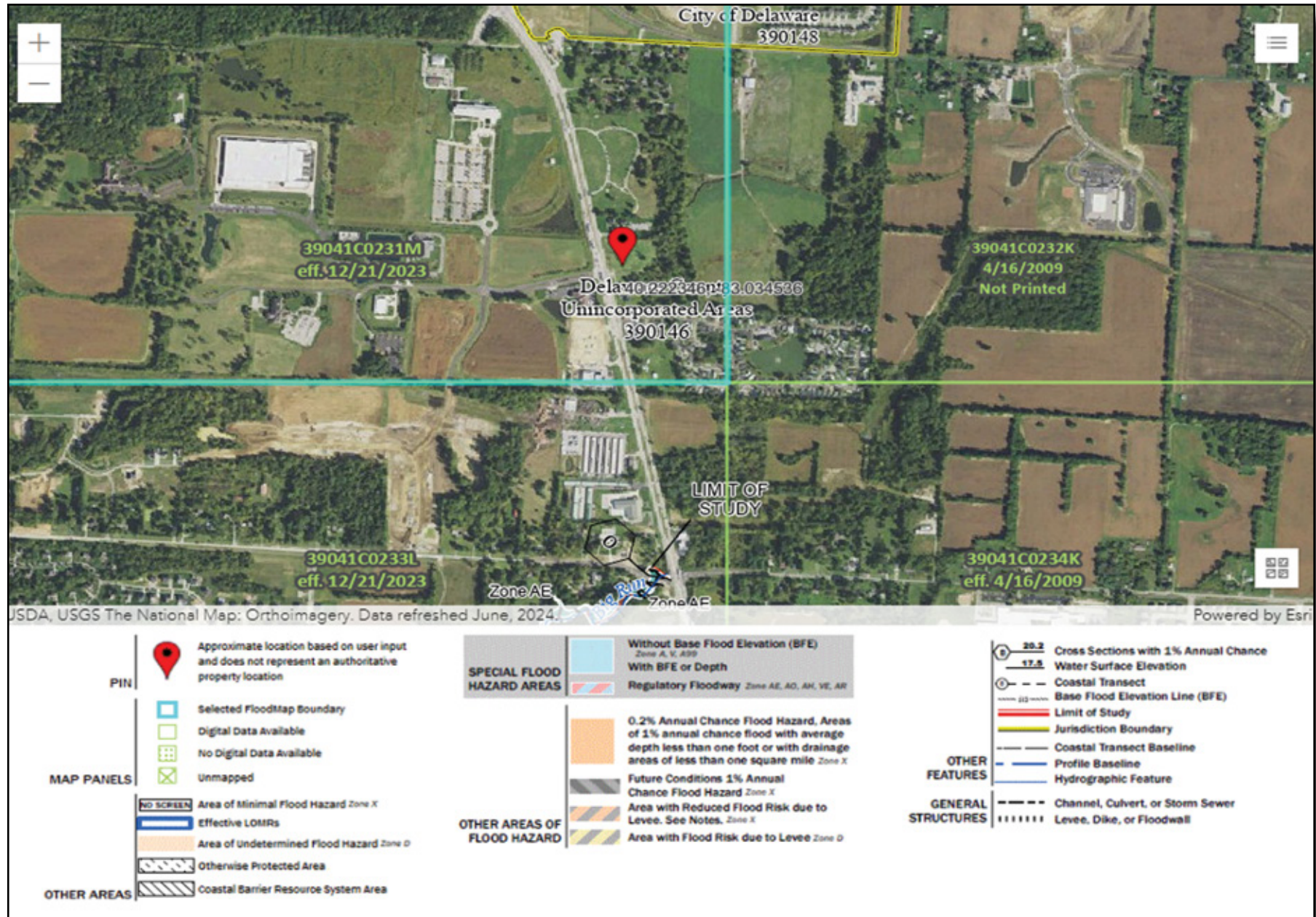
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.

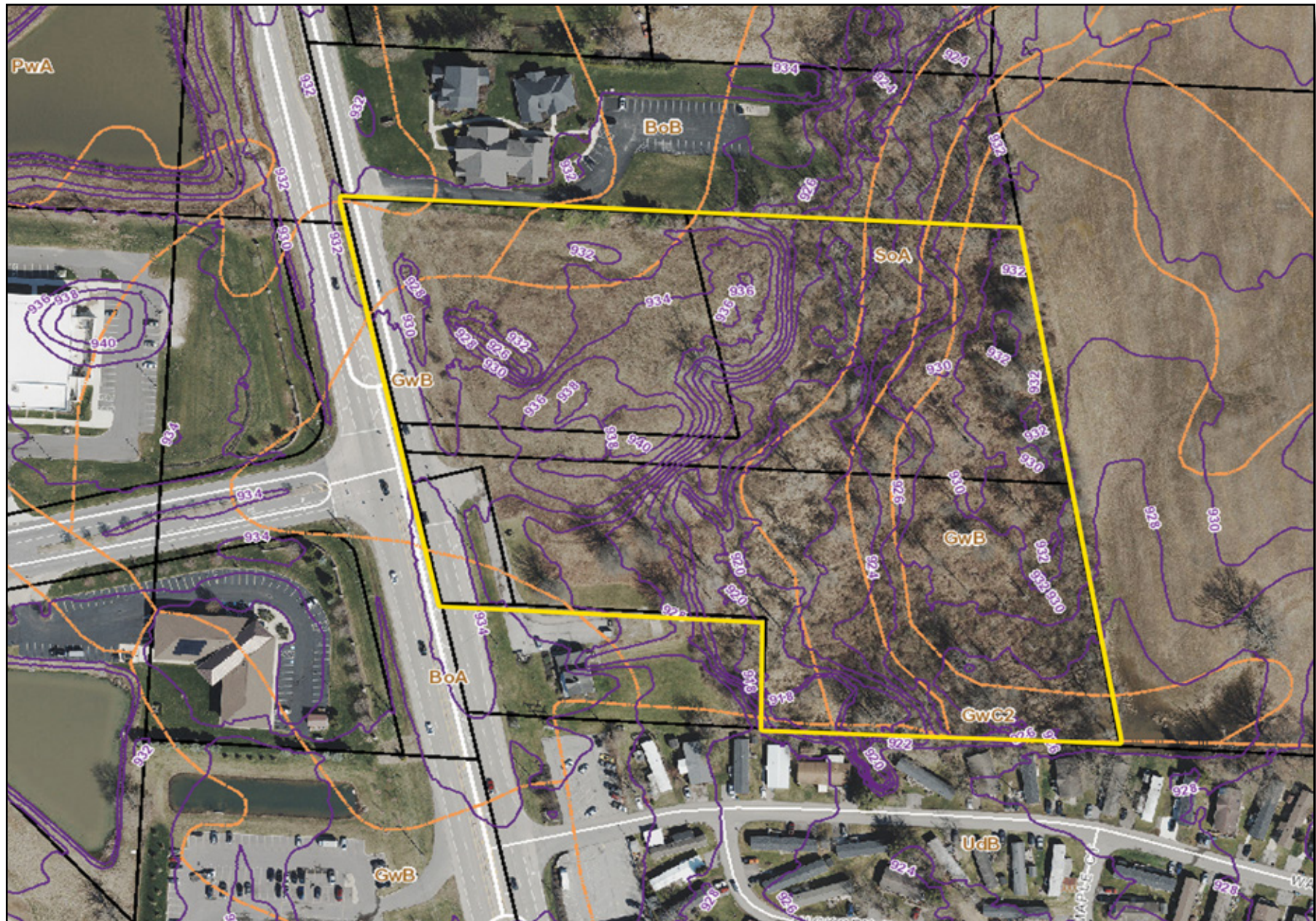


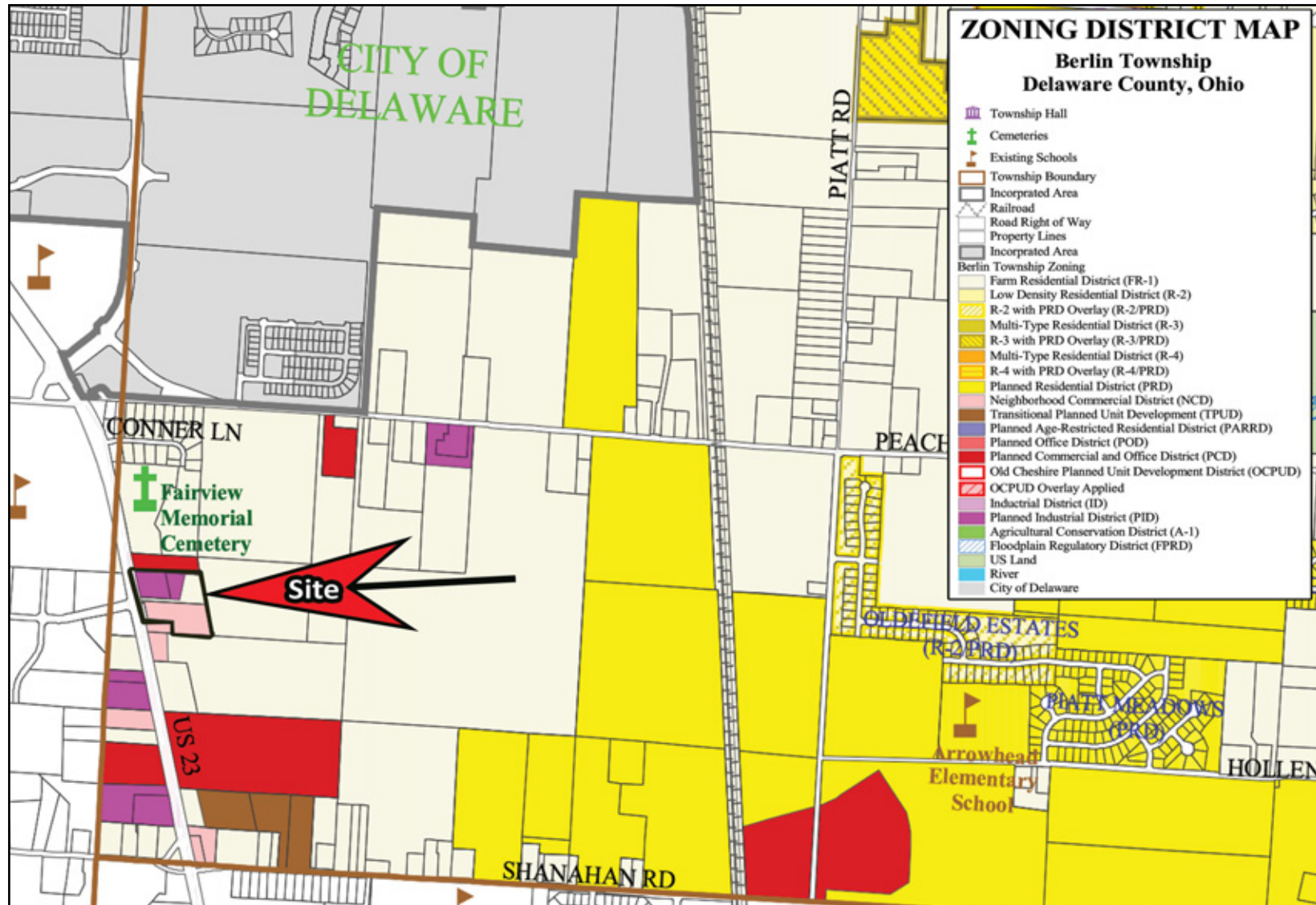


Water Line
Sewer Line










Click [here](#) to view zoning regulations

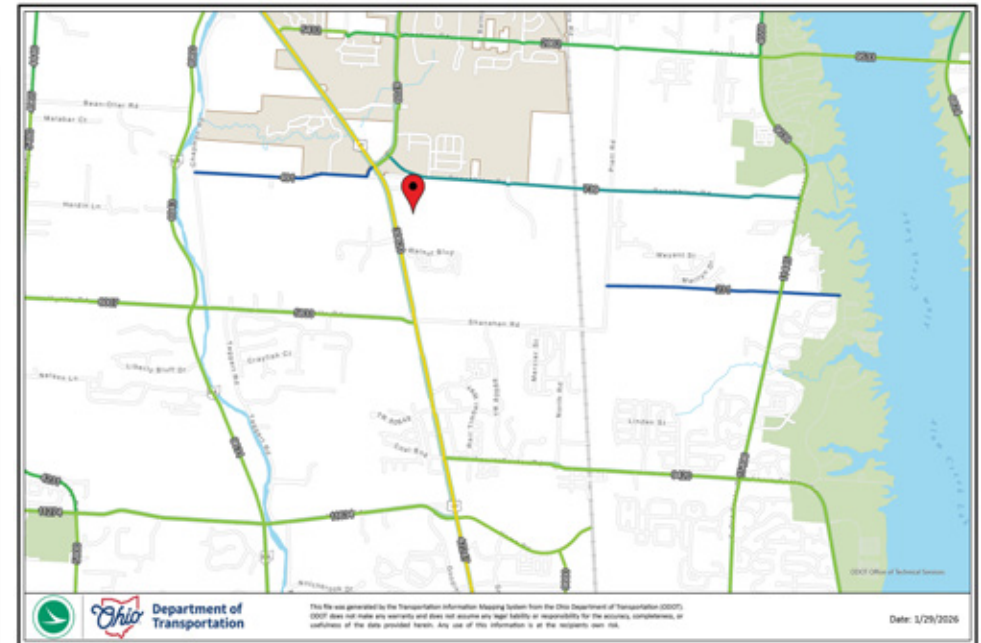


Great Location

Easy access to major roads
10 Minutes to Downtown Delaware

Demographic Summary Report

000 Columbus Pike, Lewis Center, OH 43035				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	2,559	28,365	91,924	
2024 Estimate	2,190	24,547	80,065	
2020 Census	1,663	20,424	69,925	
Growth 2024 - 2029	16.85%	15.55%	14.81%	
Growth 2020 - 2024	31.69%	20.19%	14.50%	
2024 Population by Hispanic Origin				
2024 Population	2,190	24,547	80,065	
White	1,500 68.49%	17,743 72.28%	60,948 76.12%	
Black	130 5.94%	1,128 4.60%	3,568 4.46%	
Am. Indian & Alaskan	4 0.18%	35 0.14%	84 0.10%	
Asian	356 16.26%	3,698 15.06%	8,955 11.18%	
Hawaiian & Pacific Island	0 0.00%	6 0.02%	55 0.07%	
Other	200 9.13%	1,936 7.89%	6,455 8.06%	
U.S. Armed Forces	0	12	36	
Households				
2029 Projection	781	8,862	30,989	
2024 Estimate	667	7,658	26,949	
2020 Census	505	6,352	23,464	
Growth 2024 - 2029	17.09%	15.72%	14.99%	
Growth 2020 - 2024	32.08%	20.56%	14.85%	
Owner Occupied	619 92.80%	7,165 93.56%	23,253 86.29%	
Renter Occupied	48 7.20%	493 6.44%	3,697 13.72%	
2024 Households by HH Income				
Income: <\$25,000	37 5.54%	298 3.89%	1,261 4.68%	
Income: \$25,000 - \$50,000	22 3.29%	451 5.89%	2,482 9.21%	
Income: \$50,000 - \$75,000	58 8.68%	566 7.39%	2,318 8.60%	
Income: \$75,000 - \$100,000	50 7.49%	556 7.26%	2,433 9.03%	
Income: \$100,000 - \$125,000	54 8.08%	774 10.11%	2,572 9.54%	
Income: \$125,000 - \$150,000	158 23.65%	1,257 16.41%	3,647 13.53%	
Income: \$150,000 - \$200,000	71 10.63%	1,259 16.44%	4,099 15.21%	
Income: \$200,000+	218 32.63%	2,498 32.62%	8,137 30.19%	
2024 Avg Household Income	\$175,749	\$177,634	\$166,994	
2024 Med Household Income	\$142,879	\$148,557	\$141,509	

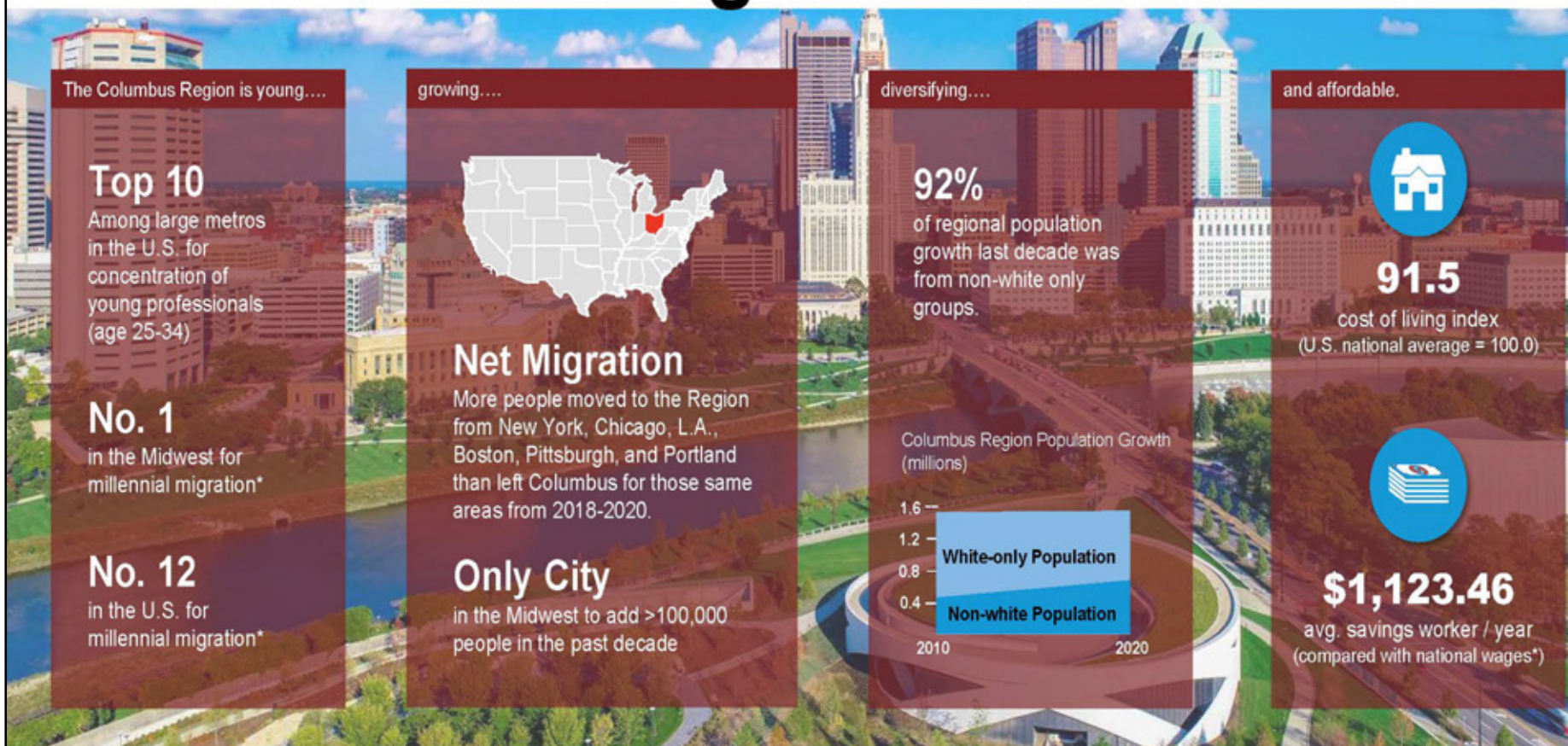


Traffic Count Report

000 Columbus Pike, Lewis Center, OH 43035

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSI	.35
2 Columbus Pike	Hyatts Rd	0.20 S	2025	34,336	MPSI	.35
3 Peachblow Rd	Columbus Pike	0.21 W	2018	791	MPSI	.44
4 Columbus Pike	Winter Rd	0.03 NW	2018	29,886	MPSI	.46
5 Columbus Pike	Winter Rd	0.03 NW	2024	34,413	MPSI	.46
6 Columbus Pike	Winter Rd	0.03 NW	2025	34,321	MPSI	.46
7 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSI	.53
8 Hyatts Rd	Columbus Pike	0.16 E	2025	4,473	MPSI	.53
9 Peachblow Rd	Columbus Pike	0.16 W	2025	1,099	MPSI	.53
10 Peachblow Rd	Columbus Pike	0.16 W	2024	1,103	MPSI	.53

What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** 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 88 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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www.rweiler.com

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