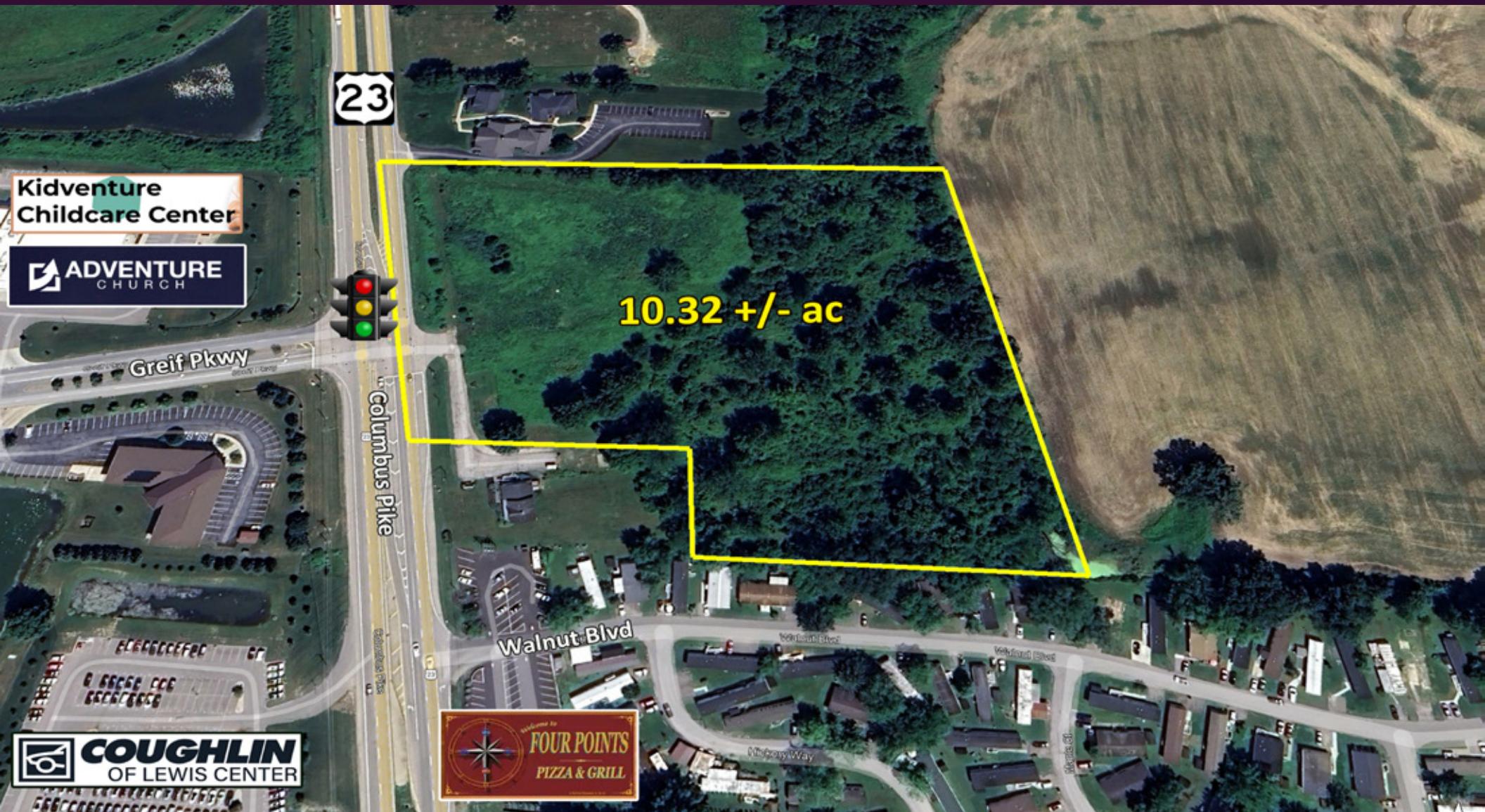


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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



RW THE ROBERT
WEILER
COMPANY

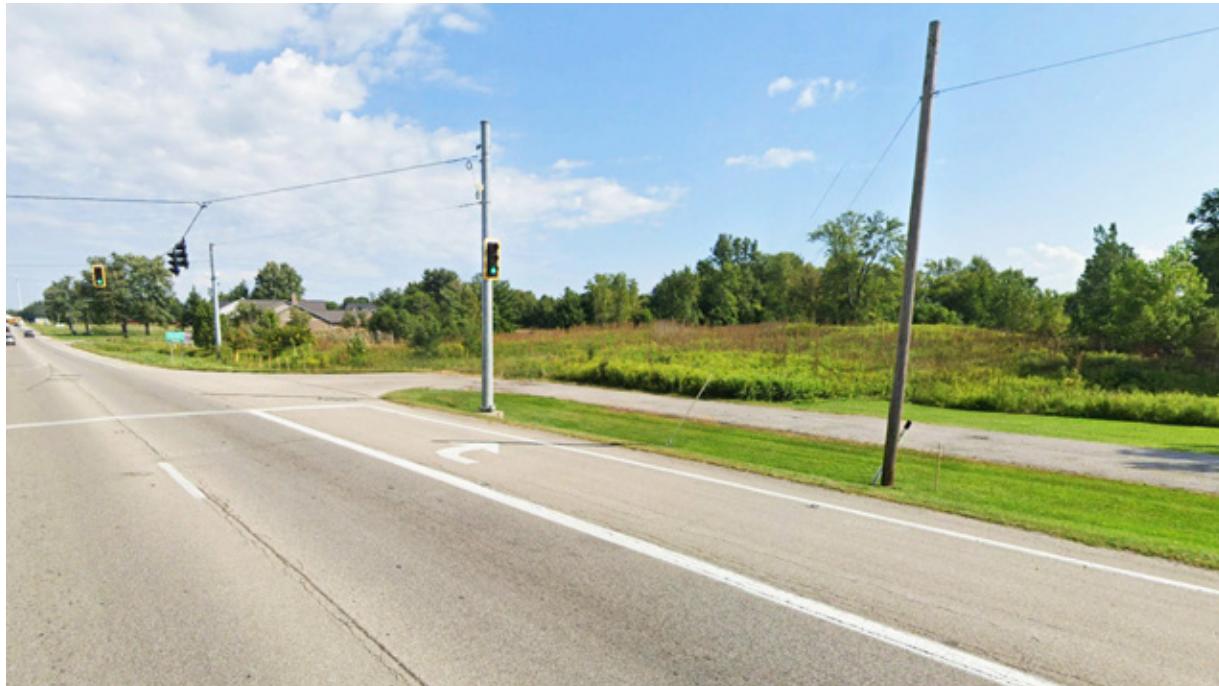
Appraisal Brokerage Consulting Development

VACANT COMMERCIAL LAND

5143 and 0 Columbus Pike, Lewis Center, OH 43035

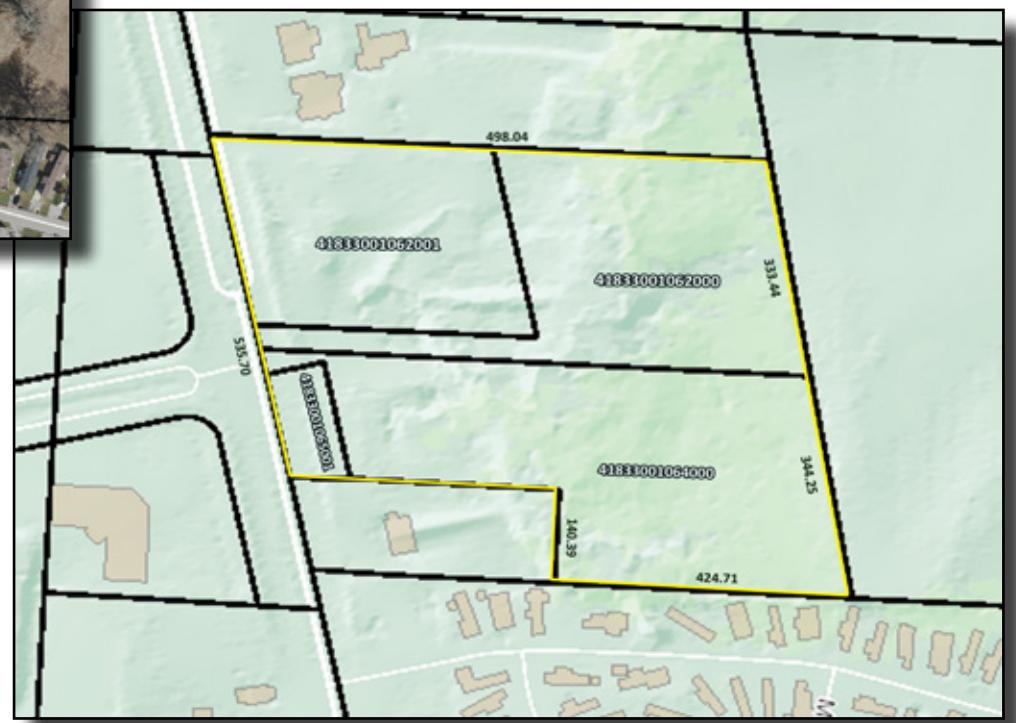
COMMERCIAL DEVELOPMENT LAND AVAILABLE ON COLUMBUS PIKE!

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.

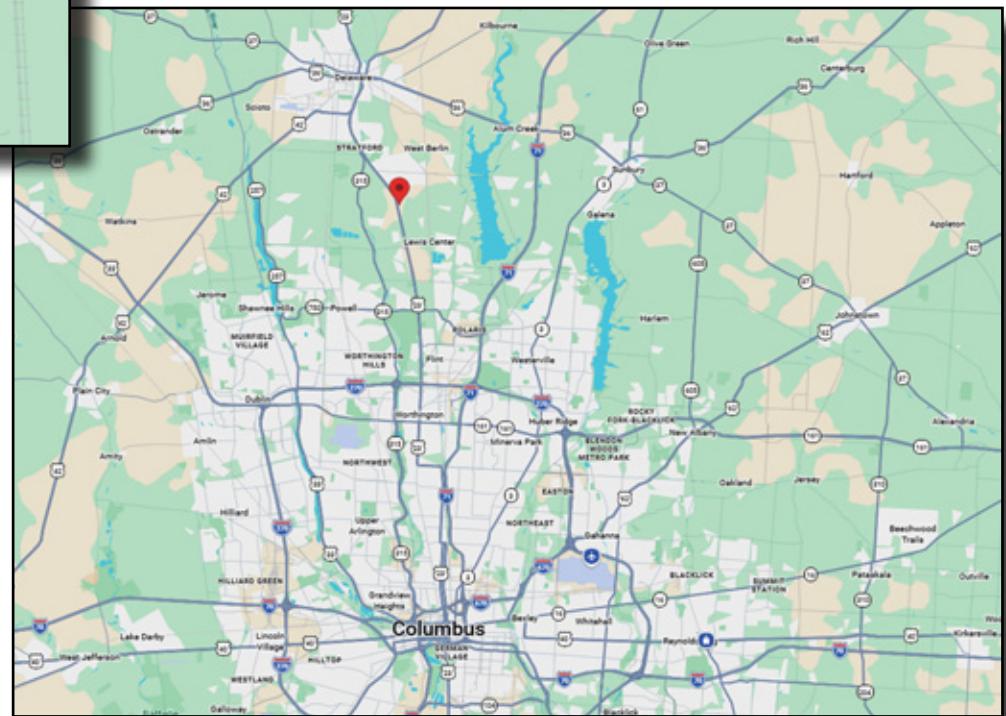
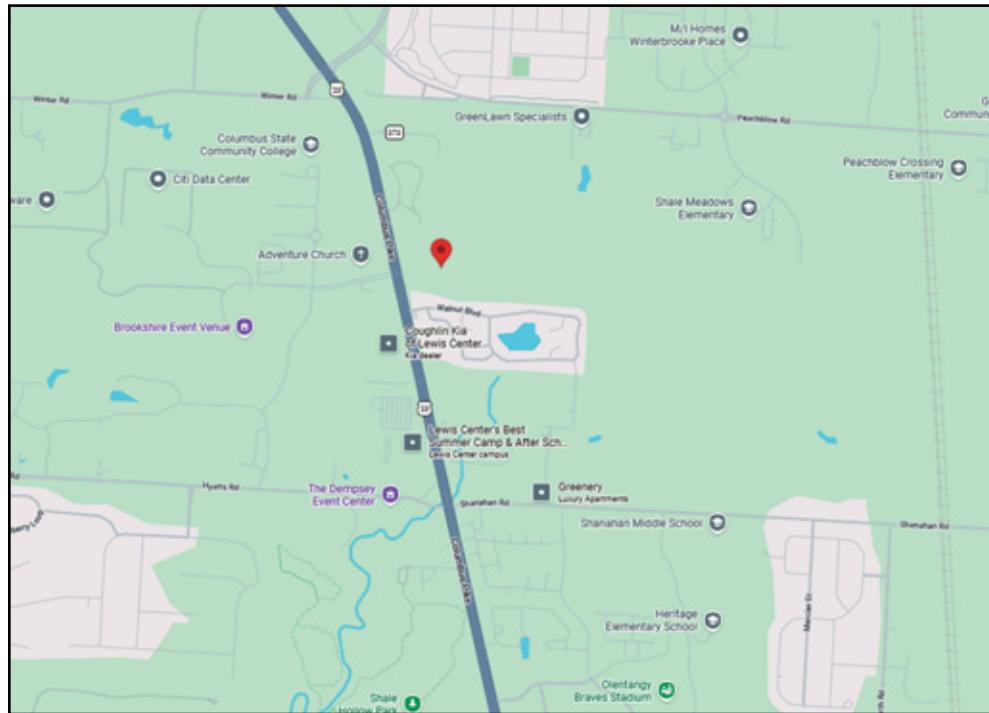


Property Highlights

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



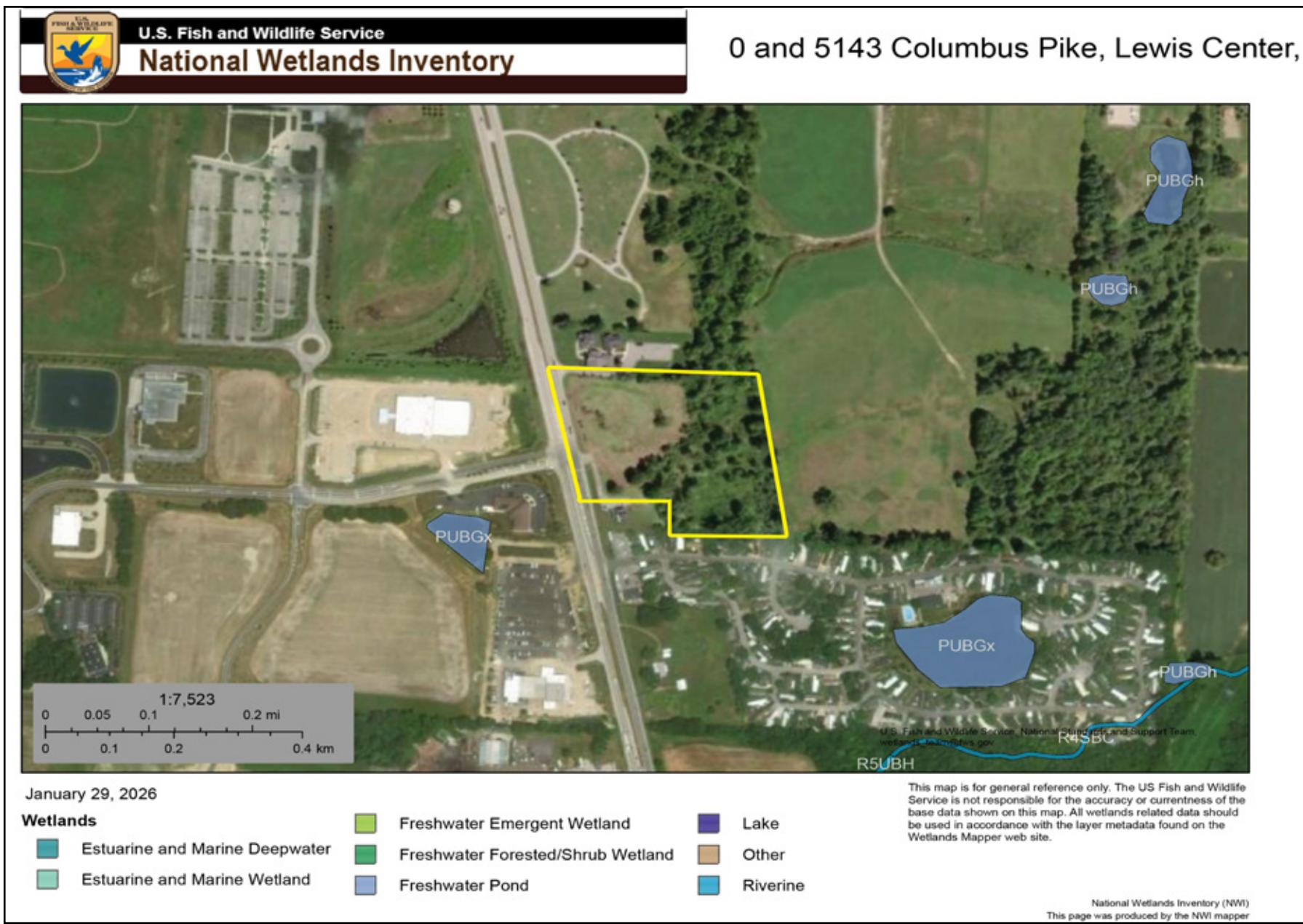
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.

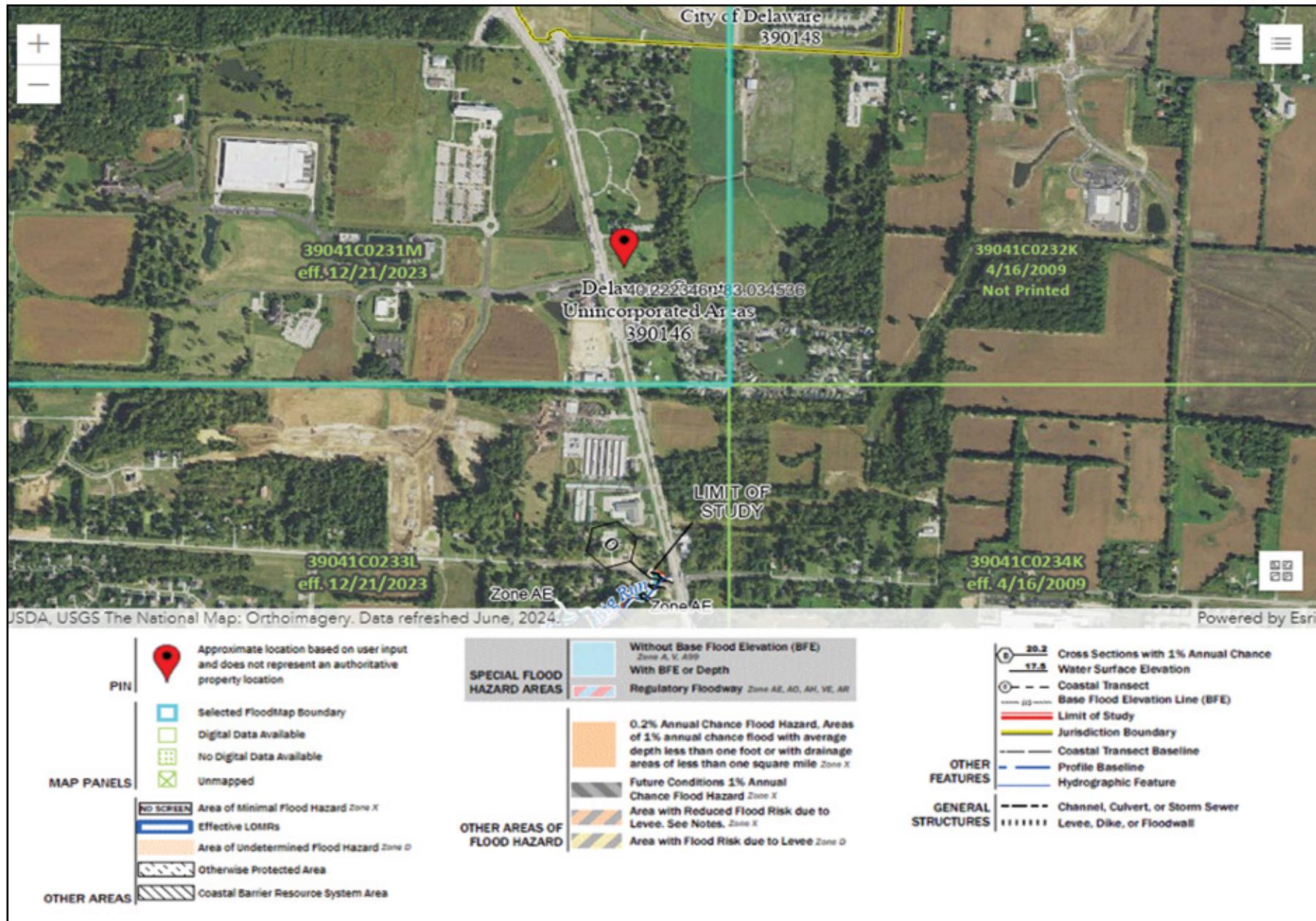


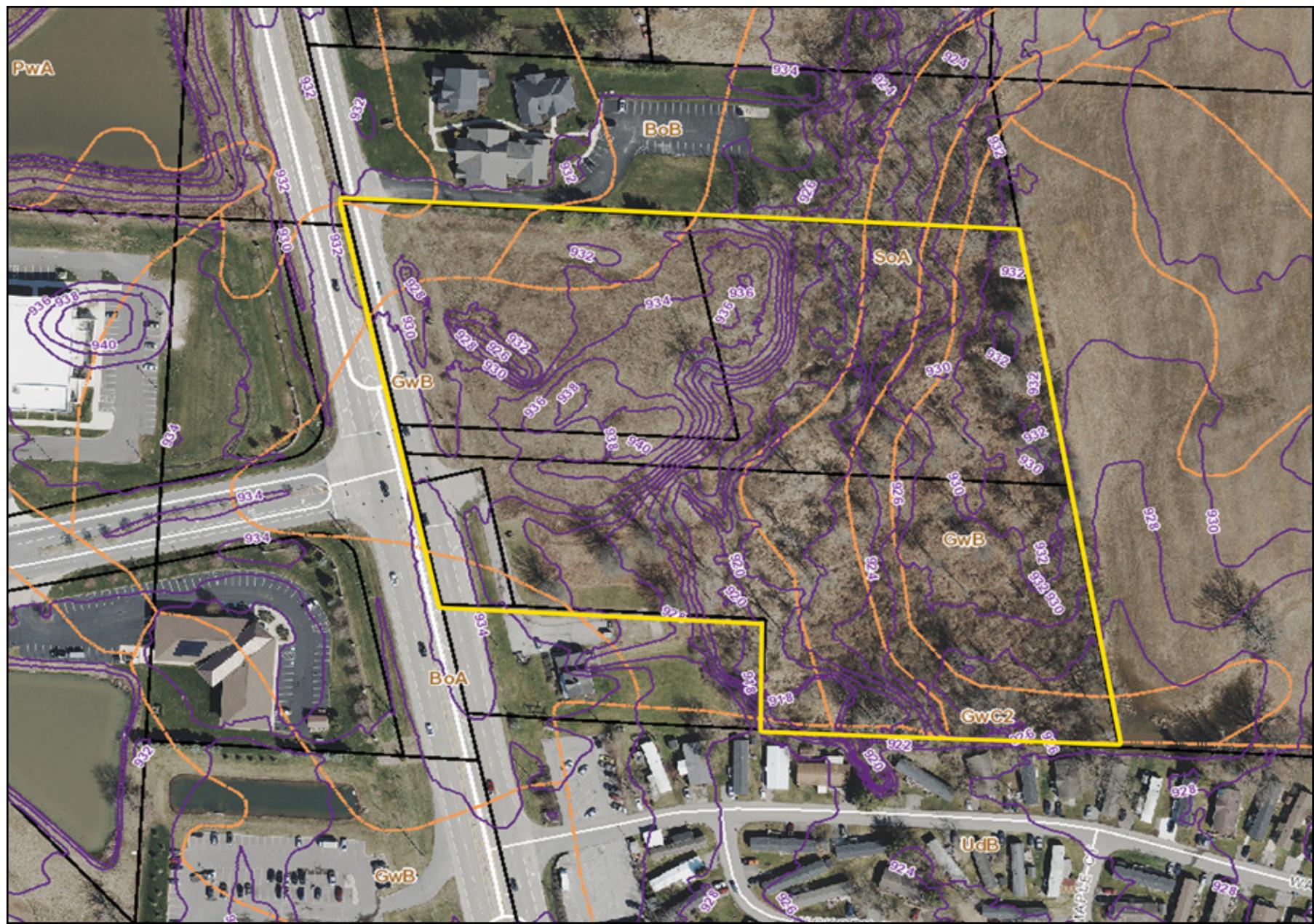
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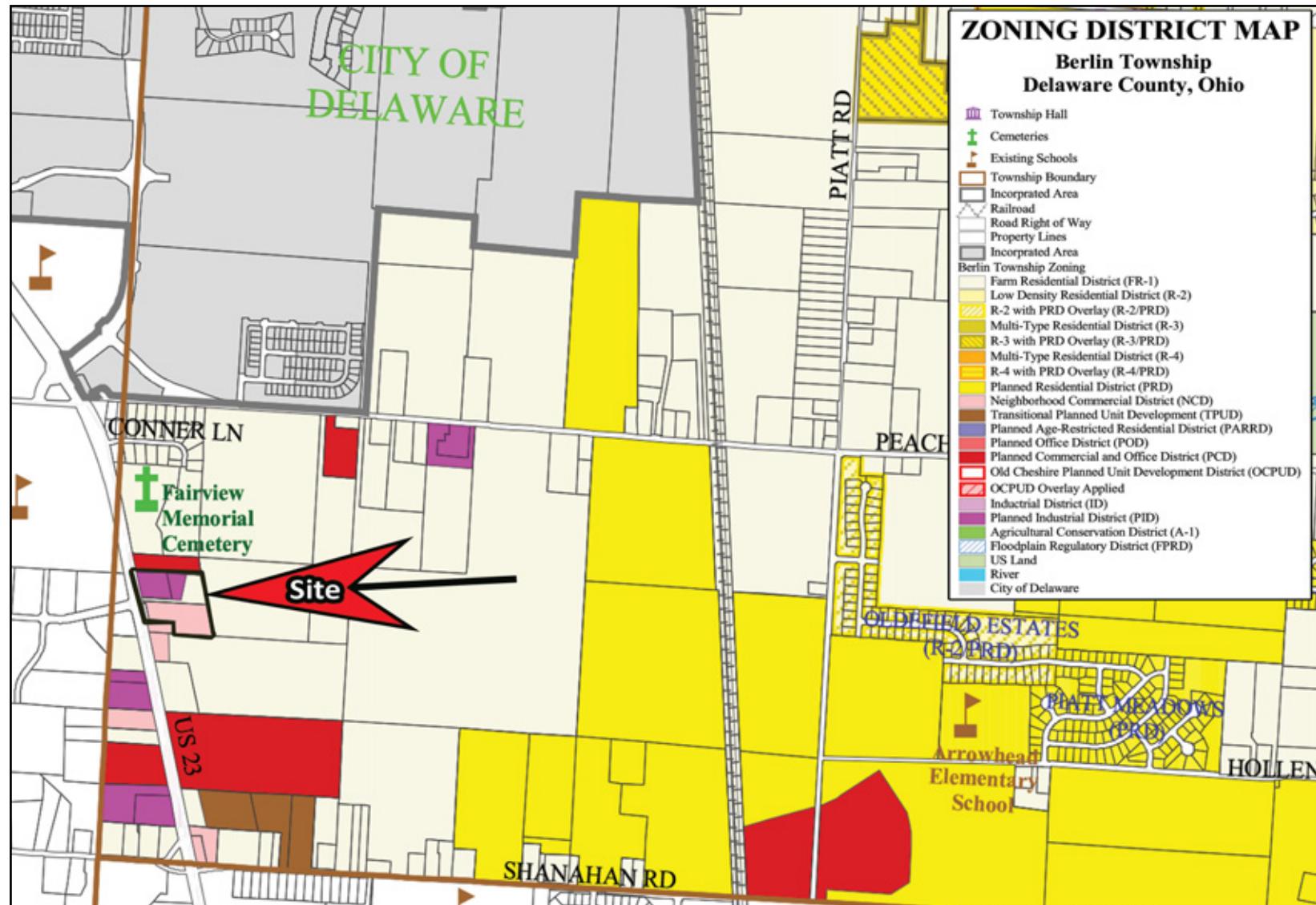


Water Line
Sewer Line









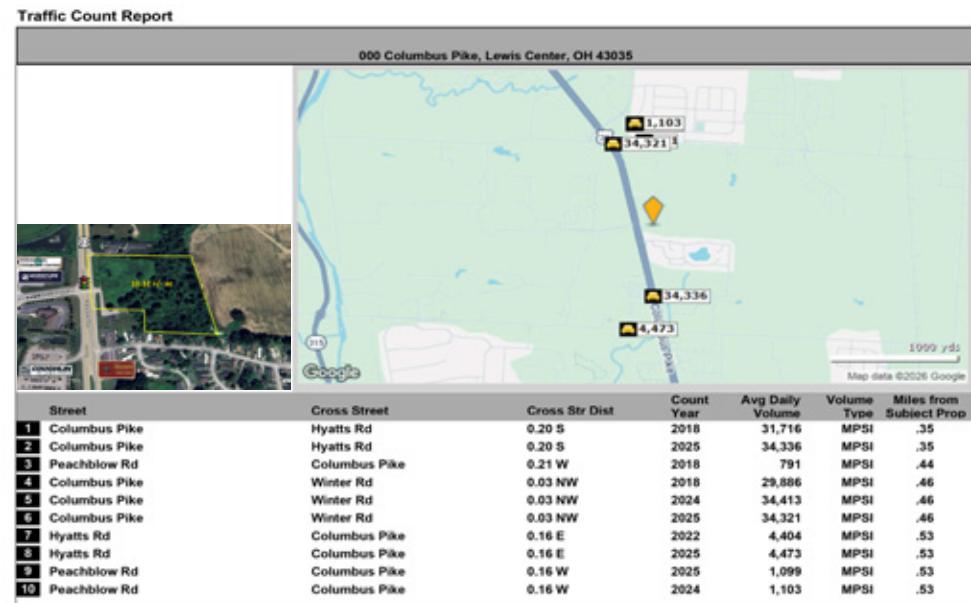
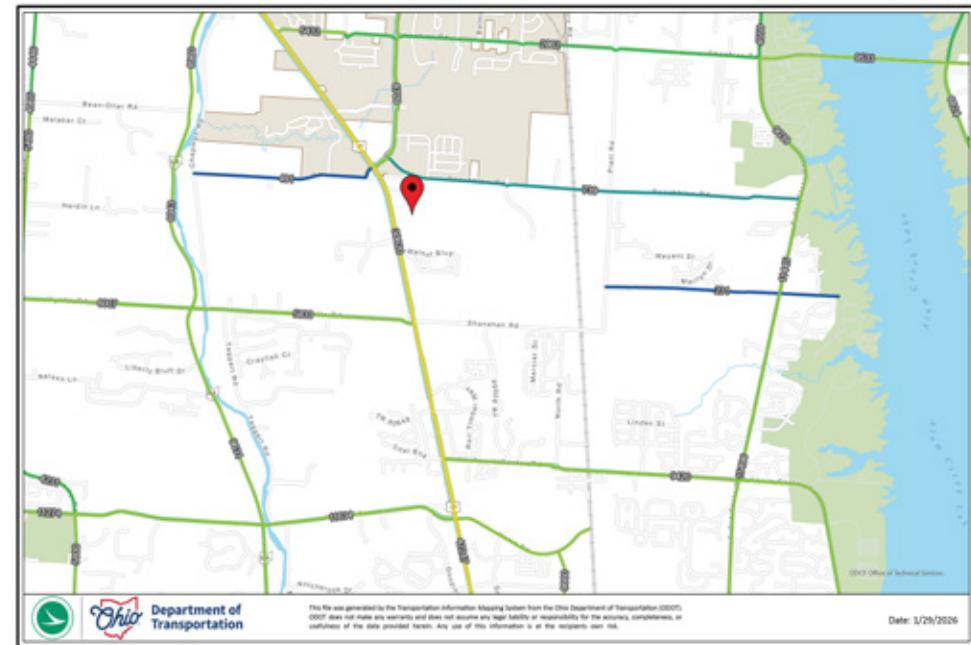
Click [here](#) to view zoning regulations



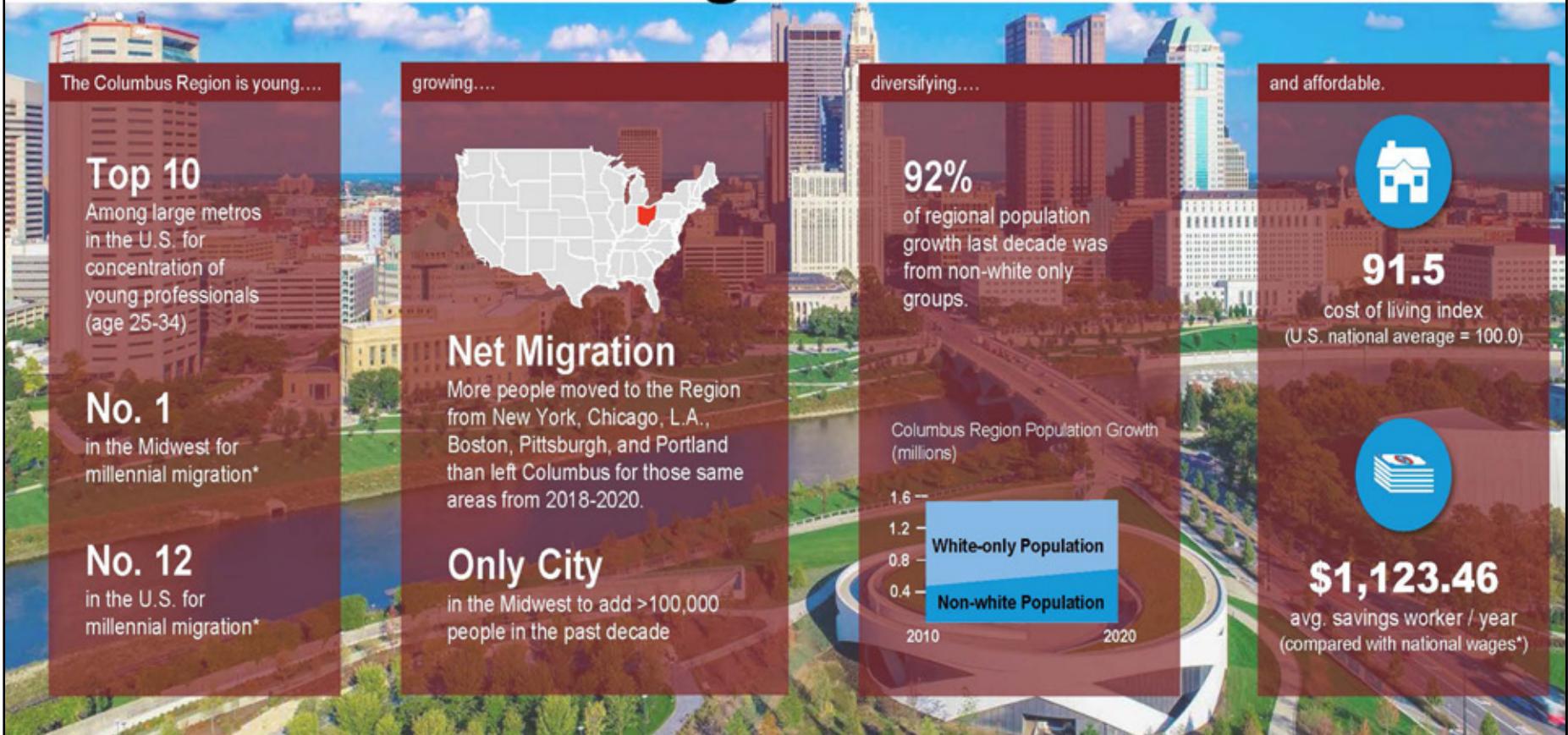
Great Location
Easy access to major roads
10 Minutes to Downtown Delaware

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	83	743	2,469
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	668	7,659	26,949
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



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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skip@rweiler.com

Learn more about us at
www.rweiler.com

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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.