

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

## DEVELOPMENT LAND FOR SALE

0 Orangepoint Dr, Lewis Center, OH 43035



## RARE COMMERCIAL LAND OPPORTUNITY ON STATE ROUTE 23!

Located along the highly trafficked State Route 23, this property offers a unique opportunity for a variety of commercial uses. Property can be split as small as 1-acre parcels ideal for daycare facilities, retail, restaurants, and more. These sites can also be combined to accommodate larger users, including the possibility of a gas station at the corner. With excellent visibility and close proximity to a signalized intersection, this prime location offers optimal exposure to both local and passing traffic. Orangepoint provides a versatile environment for numerous business ventures, and ownership is flexible, offering options for build-to-suit, land lease, or outright sale. Don't miss out on this exceptional opportunity to establish your business in a rapidly growing area with unlimited potential.



## Property Highlights

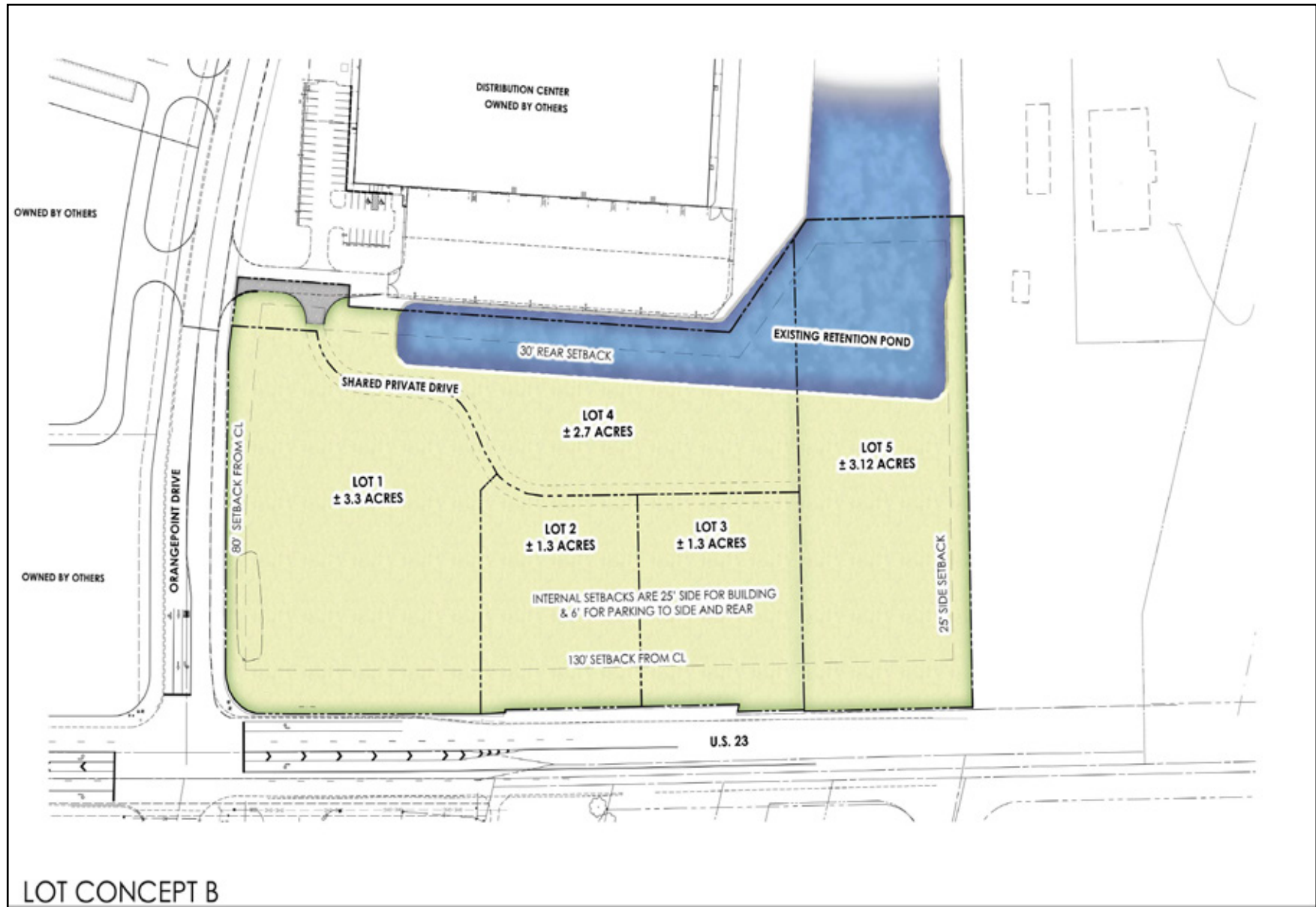
Address:	0 Orangepoint Dr Lewis Center, OH 43035
County:	Delaware
Township:	Orange
School District:	Olentangy
PID:	318-234-04-006-008
Location:	SEC of US-23 & Gooding Blvd/Orangepoint Dr
Total Acreage:	11.82 +/- ac
Sale Price/Acre:	\$540,000
Zoning:	PC - Planned Commercial & Office District

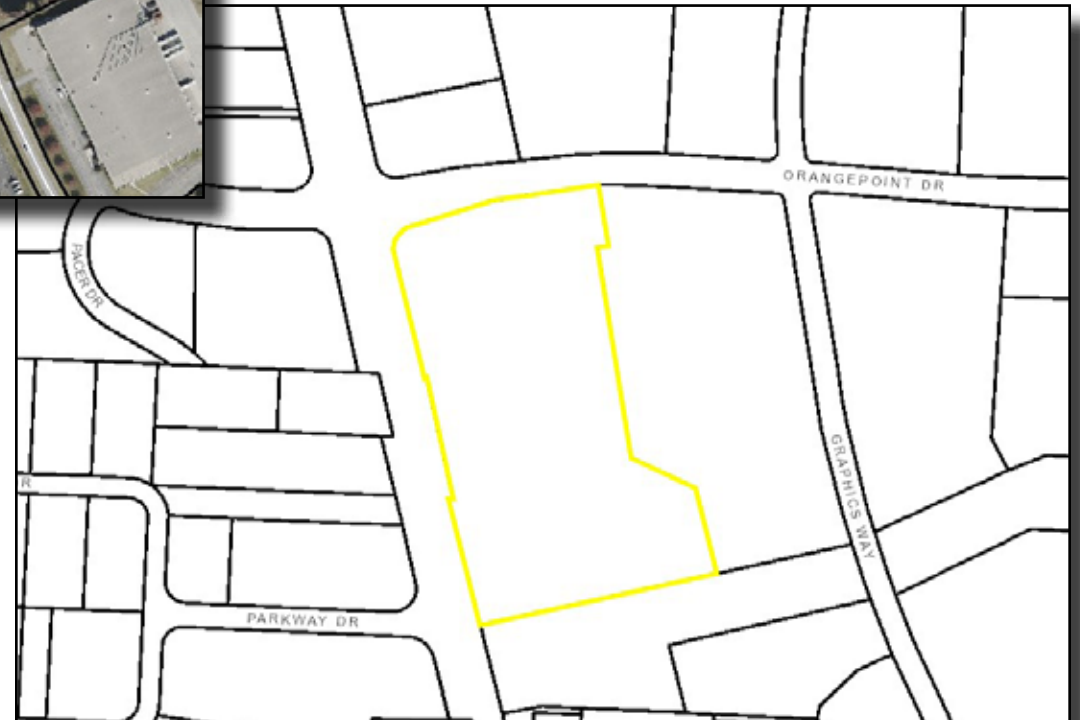




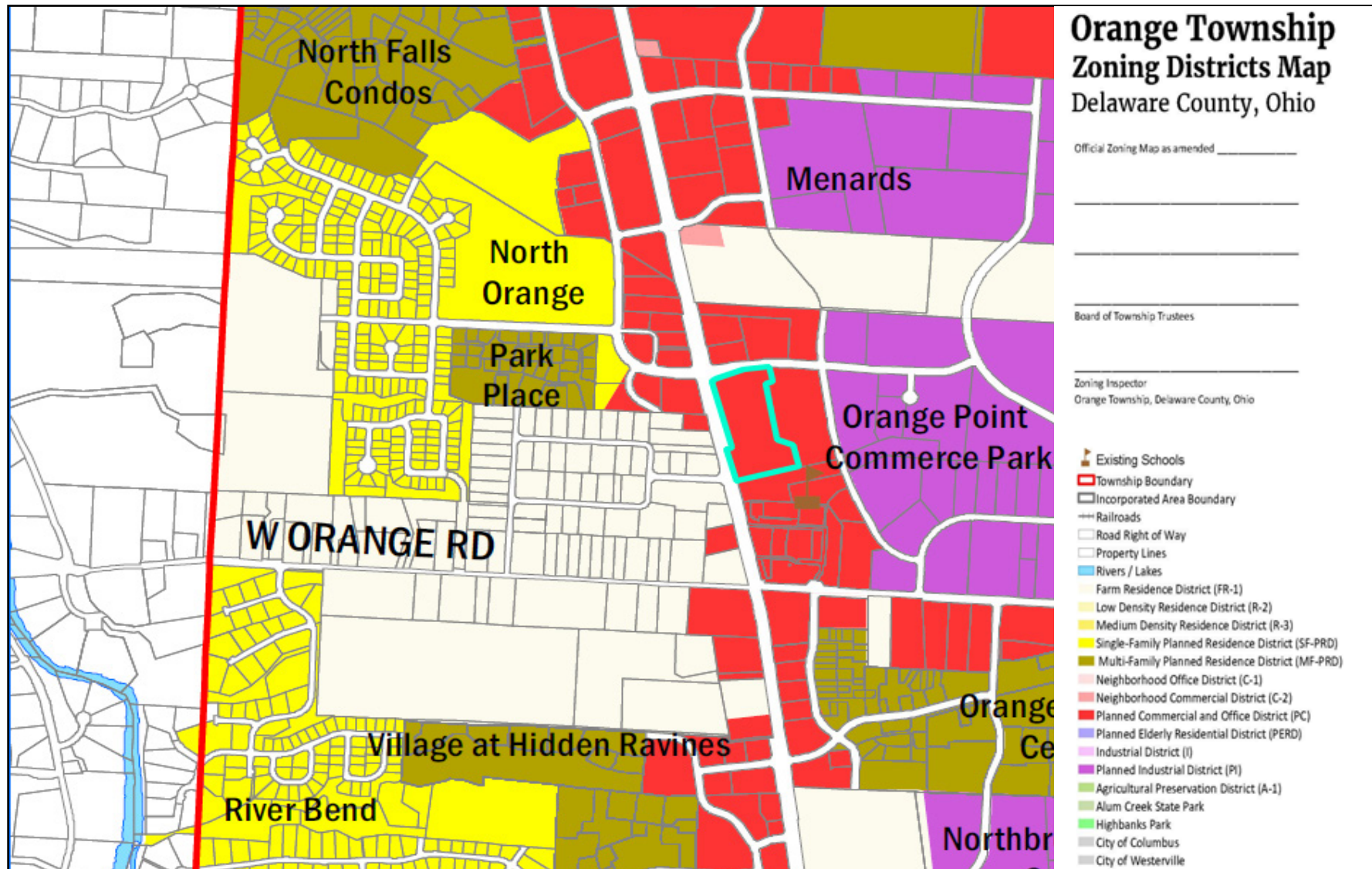






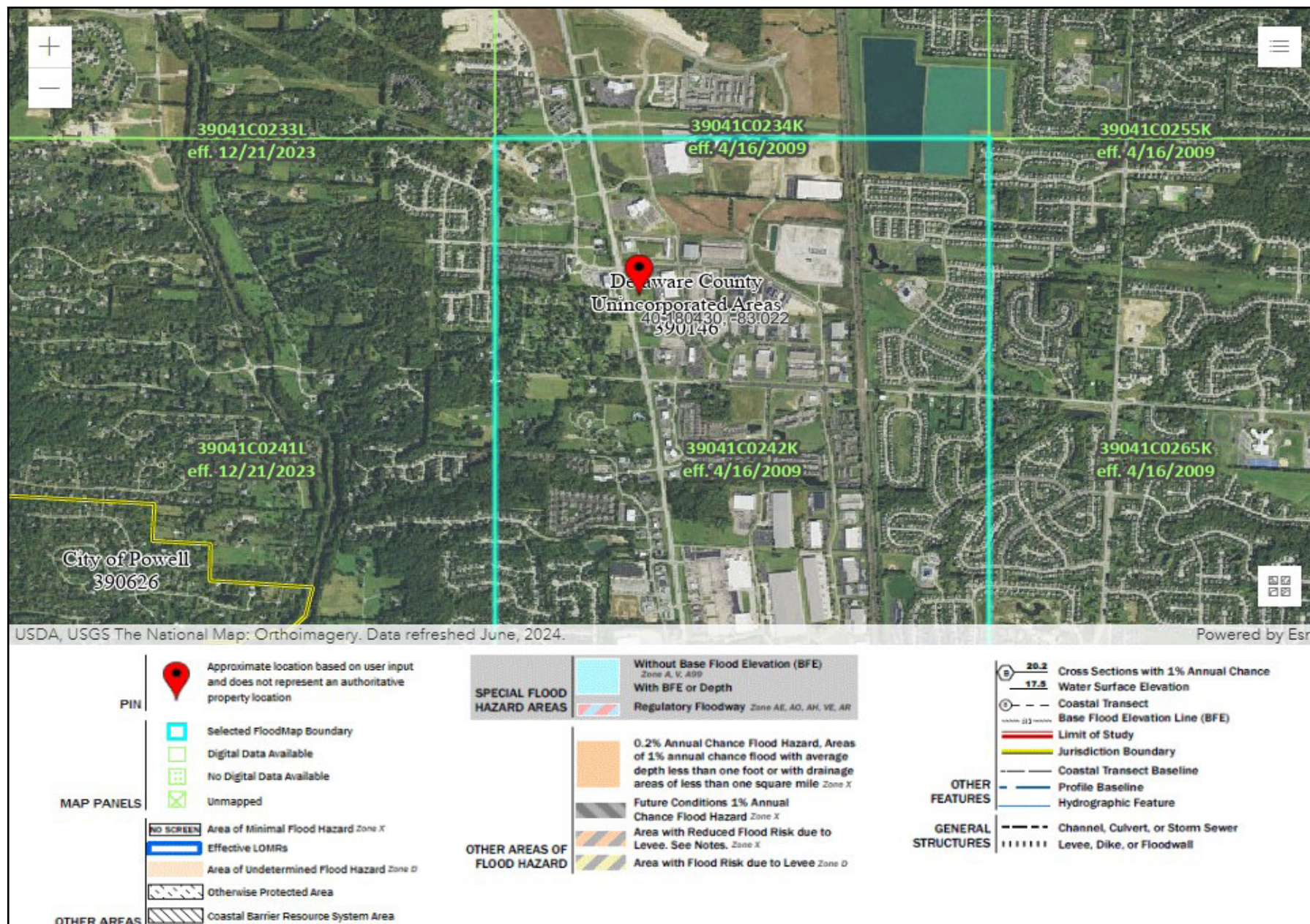




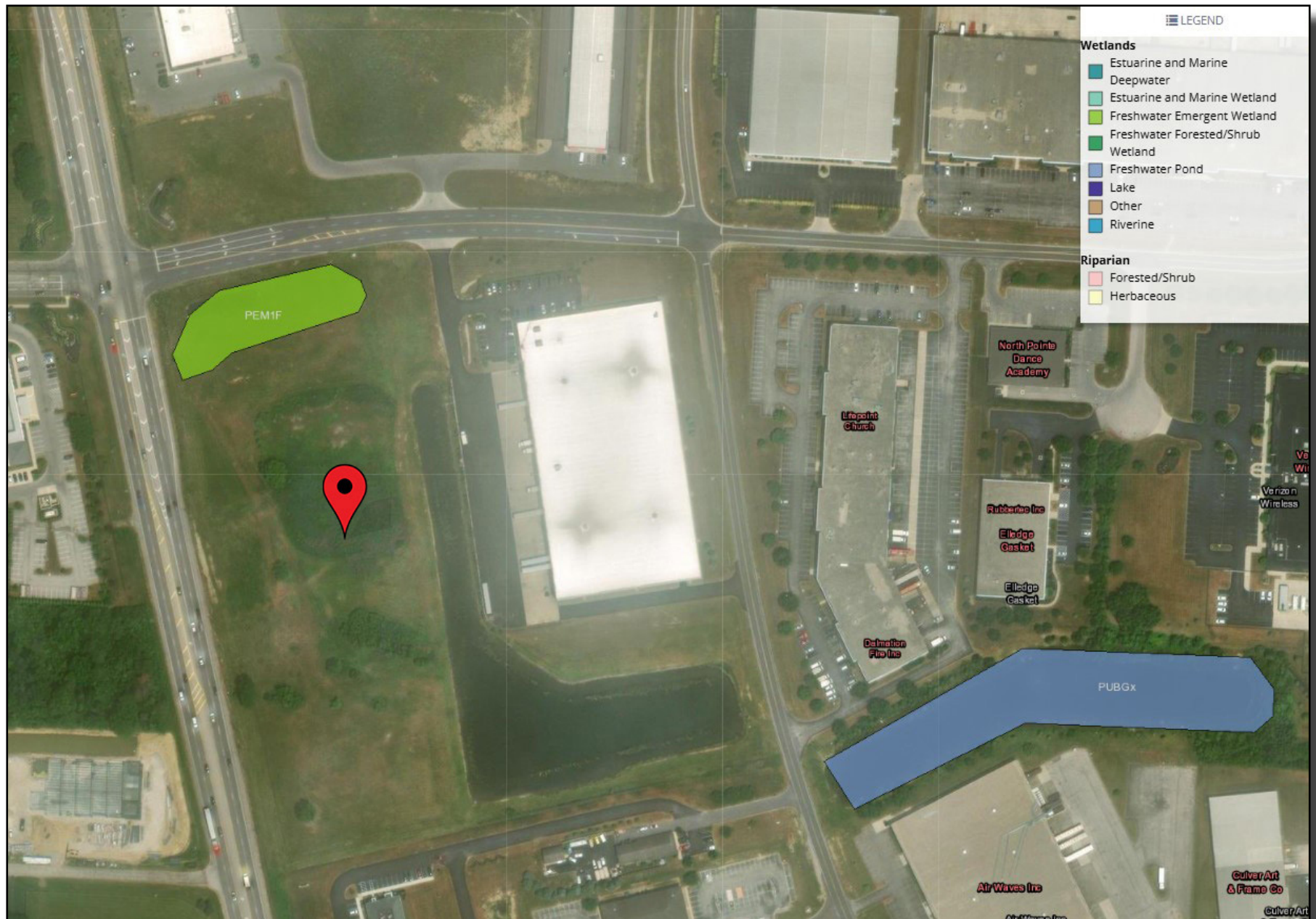


Click [here](#) to view zoning regulations





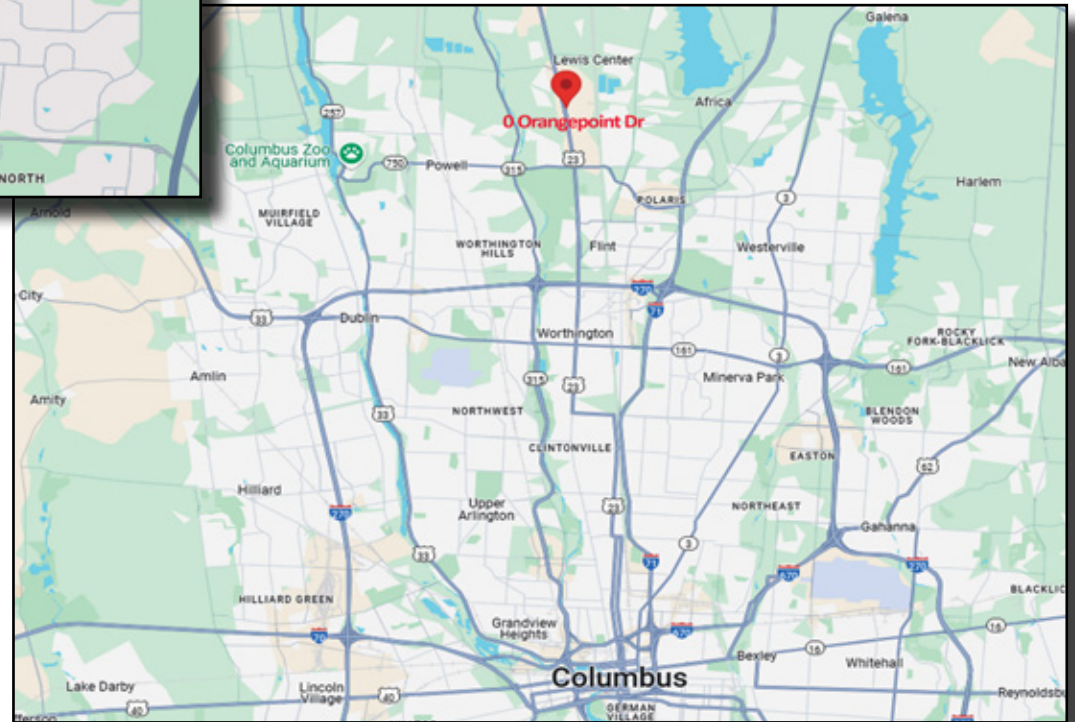
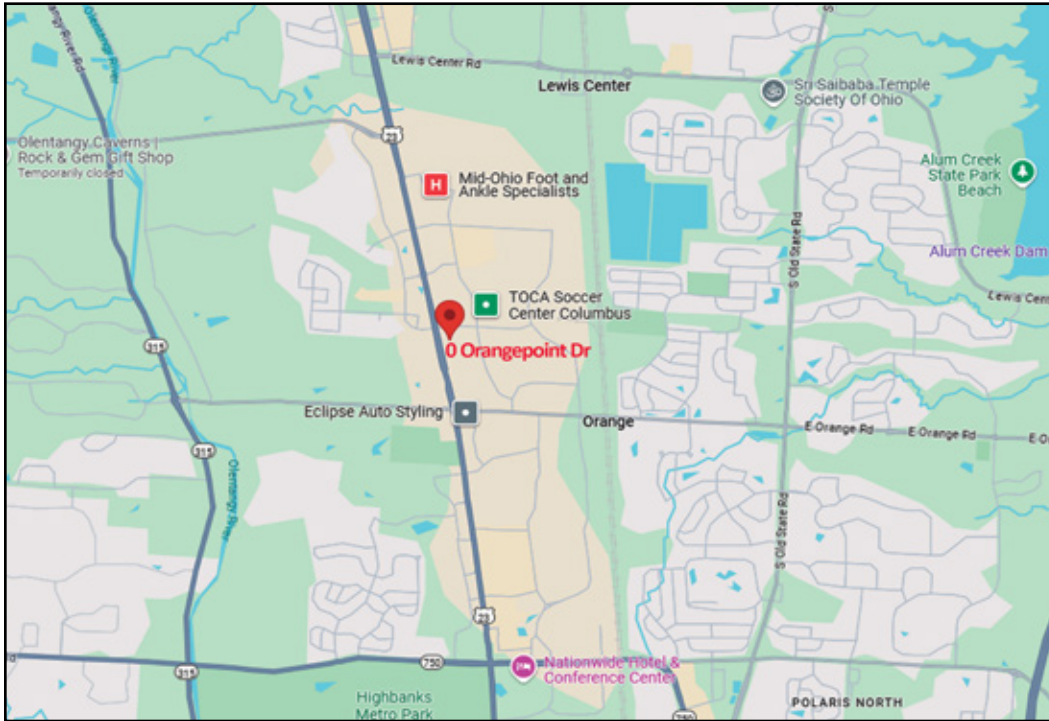




11.82 +/- AC of Development Land

0 Orangepoint Dr, Lewis Center, OH 43035

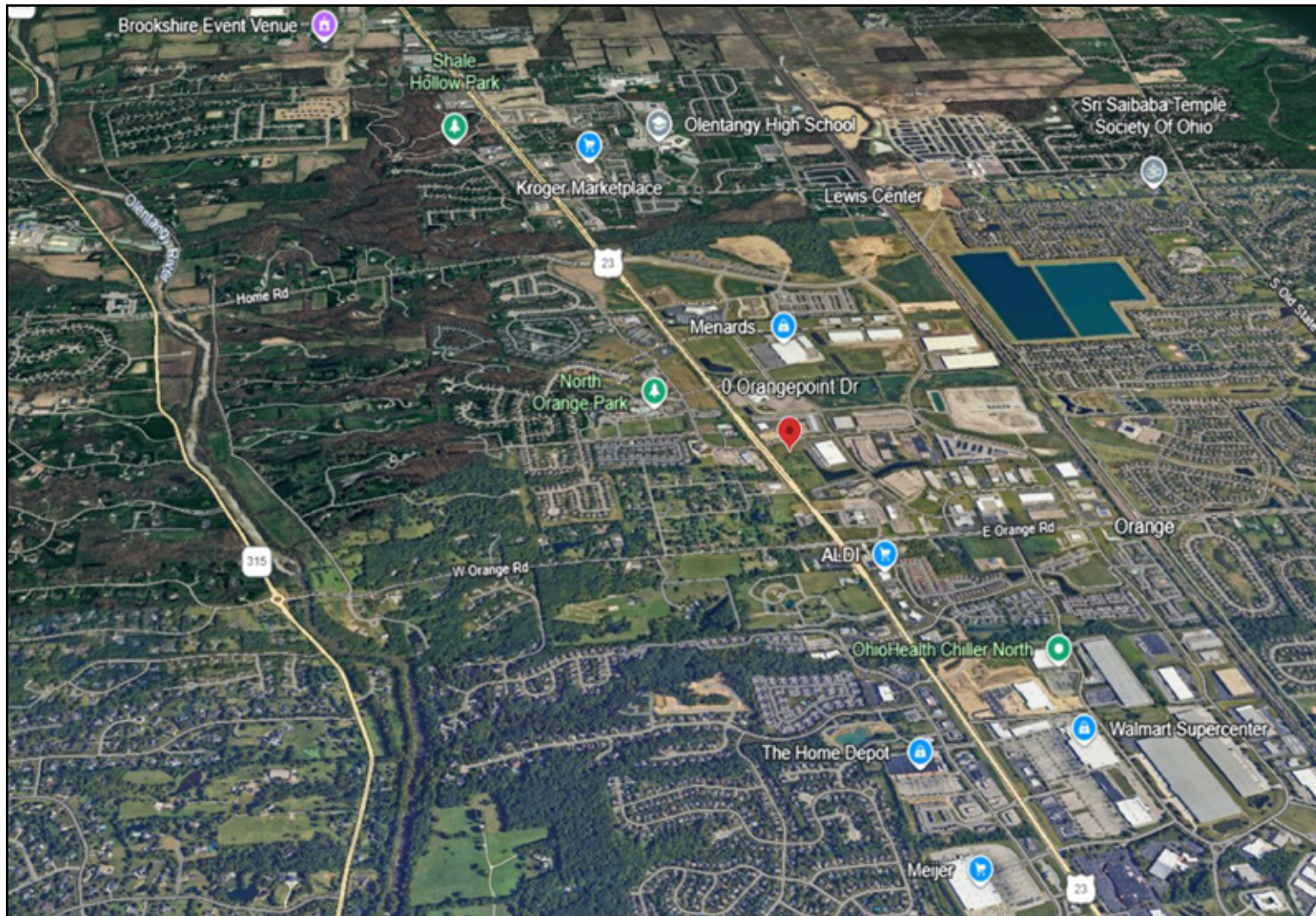
## Street Maps



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## Great Location!

Easy access to US-23  
Near major intersections in Lewis Center  
Variety of surrounding retail & office

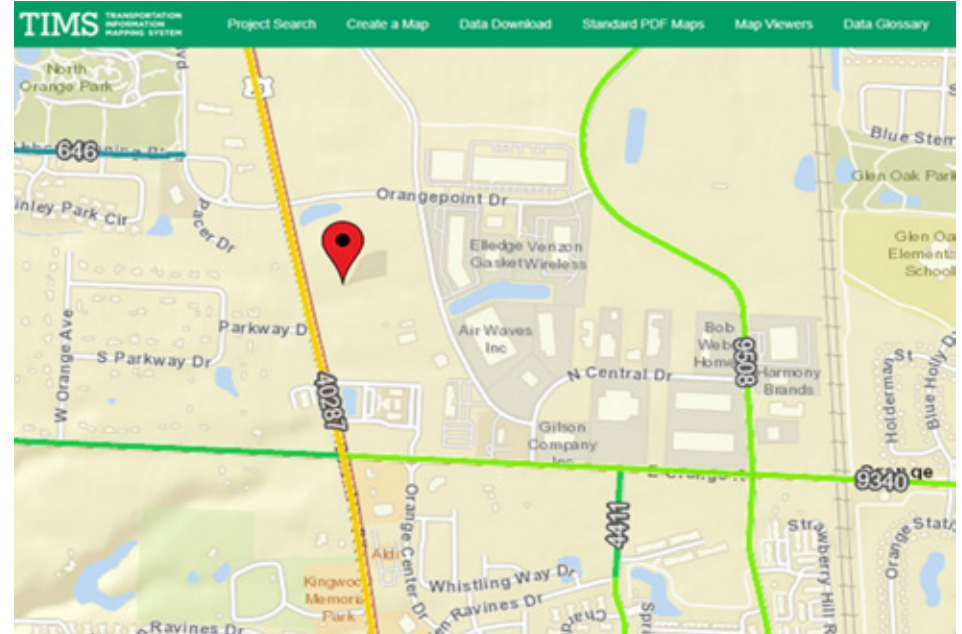


### Demographic Summary Report


0 Orangepoint Dr  
Lewis Center, OH 43035



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	4,852	55,507	154,922
2024 Estimate	4,298	48,885	141,547
2020 Census	4,207	46,052	136,094
Growth 2024 - 2029	12.89%	13.55%	9.45%
Growth 2020 - 2024	2.16%	6.15%	4.01%
<b>2024 Population by Hispanic Origin</b>	189	1,644	5,532
<b>2024 Population</b>	4,298	48,885	141,547
White	2,961 68.89%	33,523 68.58%	101,726 71.87%
Black	368 8.56%	3,207 6.56%	8,864 6.26%
Am. Indian & Alaskan	5 0.12%	56 0.11%	302 0.21%
Asian	553 12.87%	8,035 16.44%	17,752 12.54%
Hawaiian & Pacific Island	2 0.05%	40 0.08%	94 0.07%
Other	409 9.52%	4,024 8.23%	12,810 9.05%
U.S. Armed Forces	0	20	101
<b>Households</b>			
2029 Projection	1,846	19,337	56,942
2024 Estimate	1,633	17,018	52,194
2020 Census	1,593	16,068	50,440
Growth 2024 - 2029	13.04%	13.63%	9.10%
Growth 2020 - 2024	2.51%	5.91%	3.48%
Owner Occupied	1,196 73.24%	12,934 76.00%	36,888 70.67%
Renter Occupied	437 26.76%	4,084 24.00%	15,306 29.33%
<b>2024 Households by HH Income</b>	1,634	17,017	52,194
Income: <\$25,000	27 1.65%	710 4.17%	2,830 5.42%
Income: \$25,000 - \$50,000	343 20.99%	1,576 9.26%	5,157 9.88%
Income: \$50,000 - \$75,000	214 13.10%	1,769 10.40%	6,615 12.67%
Income: \$75,000 - \$100,000	91 5.57%	1,671 9.82%	5,801 11.11%
Income: \$100,000 - \$125,000	234 14.32%	1,969 11.57%	6,126 11.74%
Income: \$125,000 - \$150,000	172 10.53%	2,220 13.05%	6,339 12.15%
Income: \$150,000 - \$200,000	159 9.73%	2,493 14.65%	7,424 14.22%
Income: \$200,000+	394 24.11%	4,609 27.08%	11,902 22.80%
<b>2024 Avg Household Income</b>	\$143,291	\$159,541	\$147,618
<b>2024 Med Household Income</b>	\$115,170	\$134,161	\$123,236

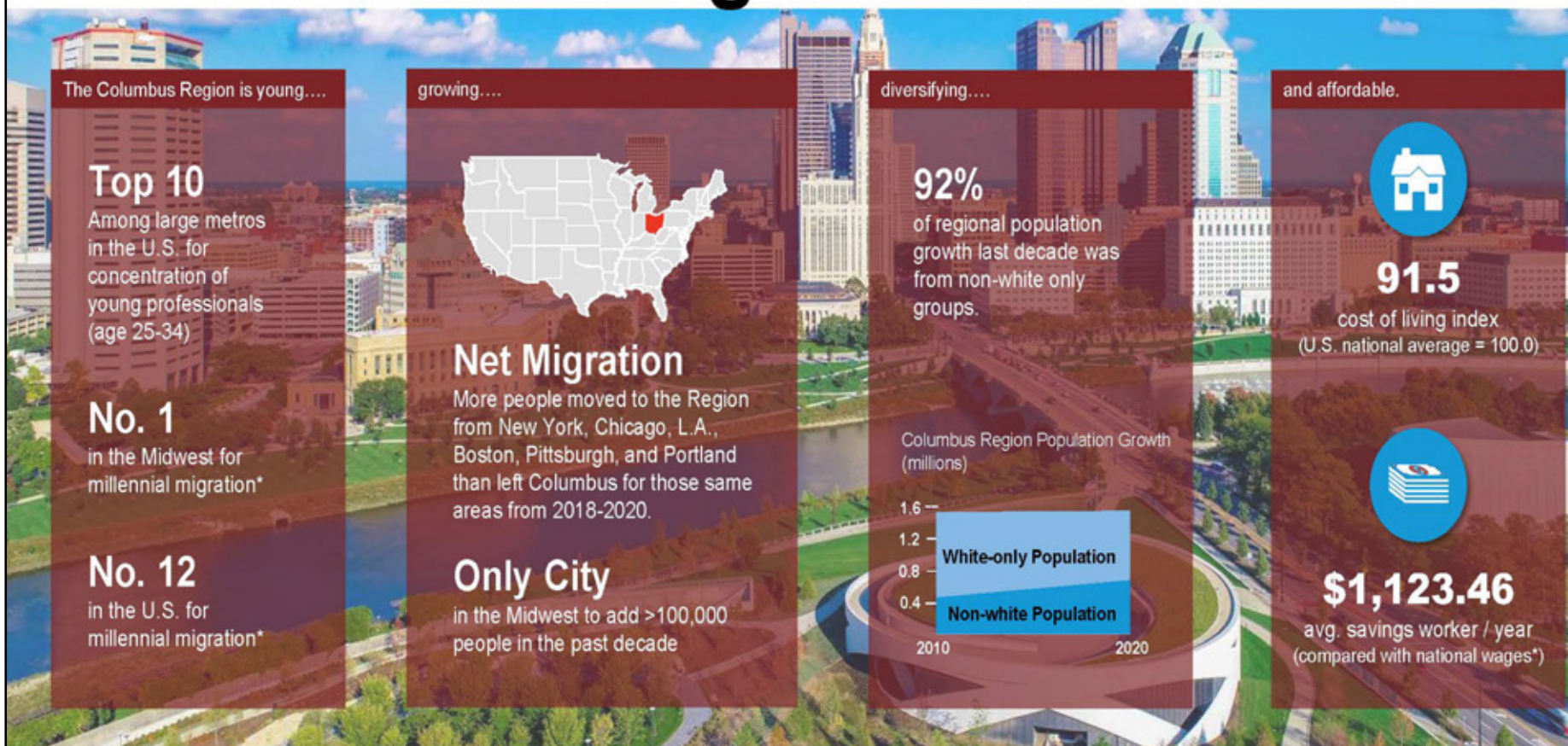


### Traffic Count Report

0 Orangepoint Dr Lewis Center, OH 43035						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Columbus Pike	E Orange Rd	0.06 S	2022	35,513	MPSI	.24
2 Columbus Pike	E Orange Rd	0.06 S	2020	37,882	MPSI	.24
3 E Orange Rd	Orange Centre Dr	0.02 E	2018	8,282	MPSI	.32
4 E Orange Rd	Orange Centre Dr	0.02 E	2022	9,409	MPSI	.32
5 W Orange Rd	W Orange Ave	0.24 W	2020	8,660	MPSI	.33
6 W Orange Rd	W Orange Ave	0.24 W	2022	7,915	MPSI	.33
7 Columbus Pike	E Orange Rd	0.12 N	2022	37,414	MPSI	.42
8 Columbus Pike	E Orange Rd	0.12 N	2021	37,614	MPSI	.42
9 E Orange Rd	N Central Dr	0.06 W	2022	8,876	MPSI	.48
10 E Orange Rd	N Central Dr	0.06 W	2020	9,462	MPSI	.48



# 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  
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This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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 to you 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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