

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

VACANT LAND

6871 Columbus Pike, Lewis Center, OH 43035

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY!

Commercial development land located in Delaware County available. Currently zoned Planned Development - Commercial/Residential District. Located directly on US 23 south of Delaware at the intersection of Home Road. High traffic area with positive demographics. Extension of Home Rd and extension of sanitary sewer to the sites. Several development projects in the immediate area including Evans Farm, Epcon Clear Creek and Ravines, surrounding Menards sites and more!

11 +/- acres sold to the Mount Carmel Health Systems, 45.124 +/- acres sold for Multifamily, 109.5 +/- acres sold for Single Family, 3.7 +/- acres sold to tennis facility, and 27.89 +/- acres sold to data center. 3.75 acres is currently in contract.



Property Highlights

Address: 6871 Columbus Pike
Lewis Center, Ohio 43035

County: Delaware

PID: 318-230-21-005-000
318-230-22-002-000
318-230-23-001-000
318-230-24-001-000

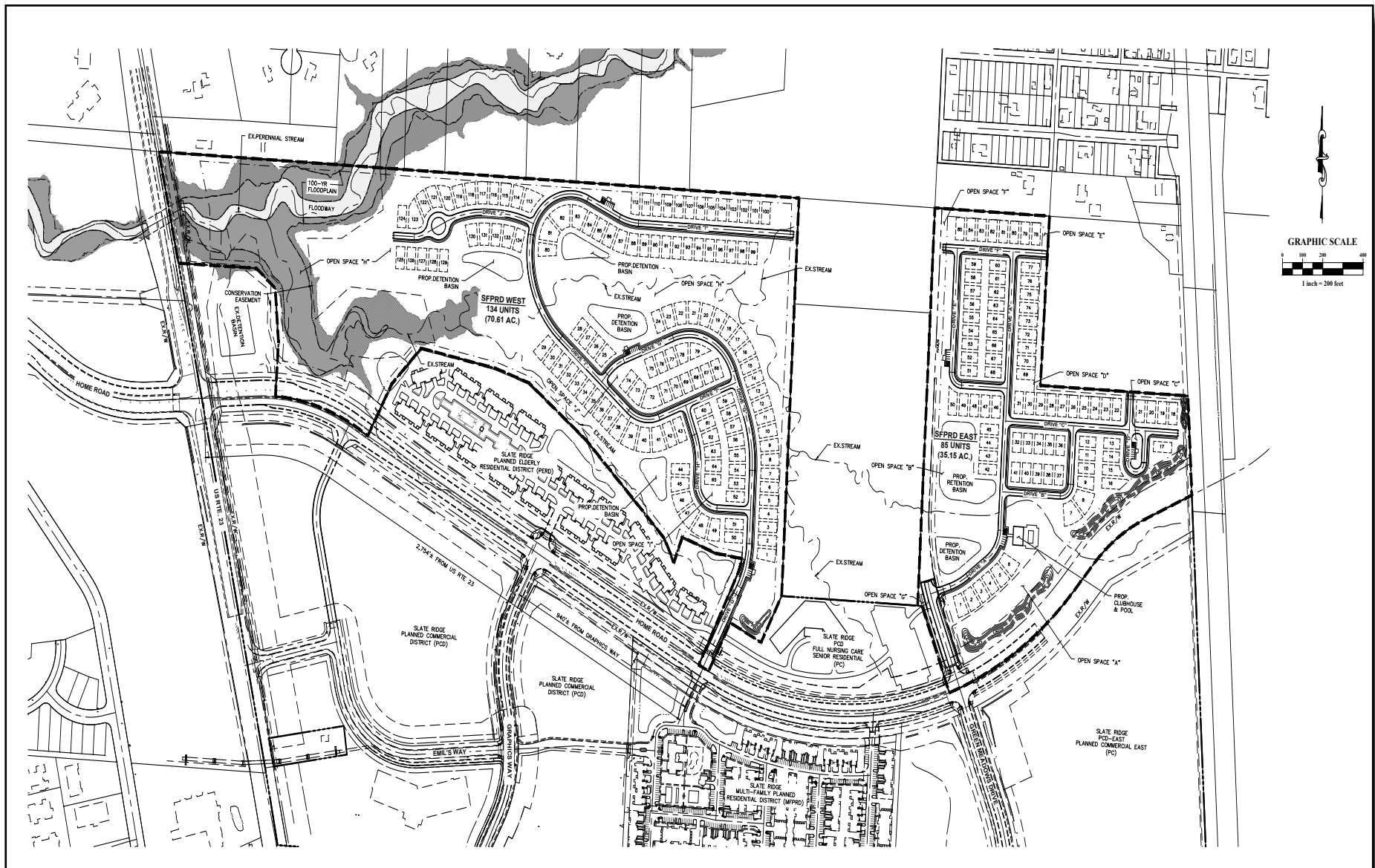
Location: Southeast corner of US-23
and Home Road

Acreage: Minimum 1 acre sites

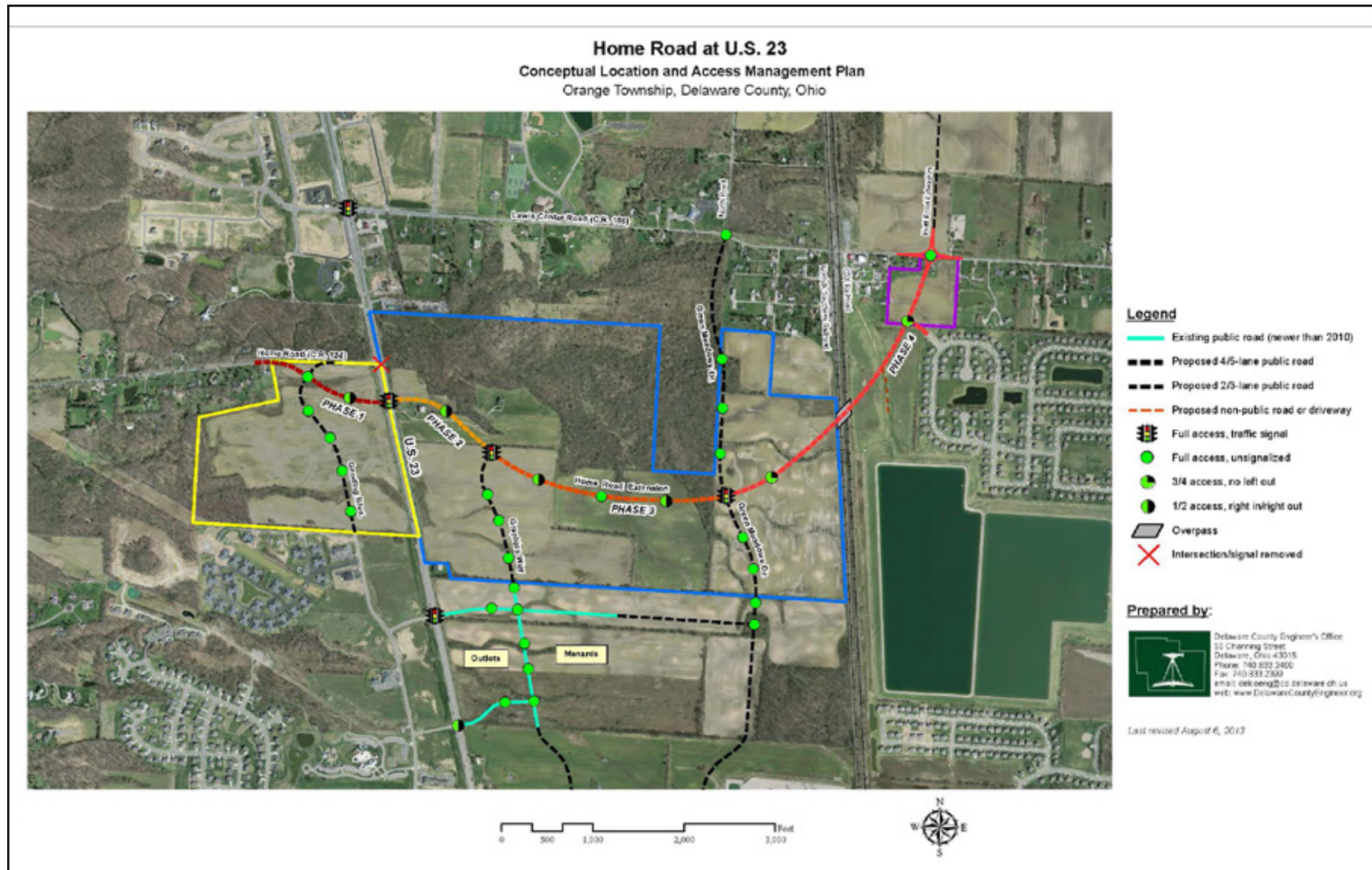
Sale Price: See Pricing Map

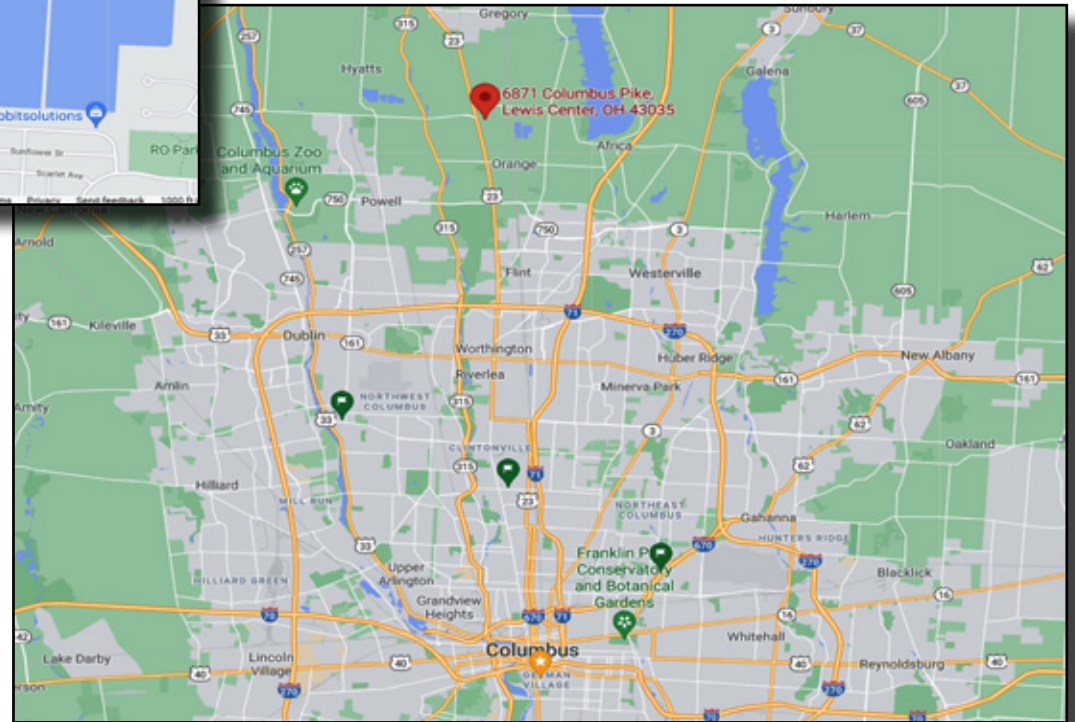
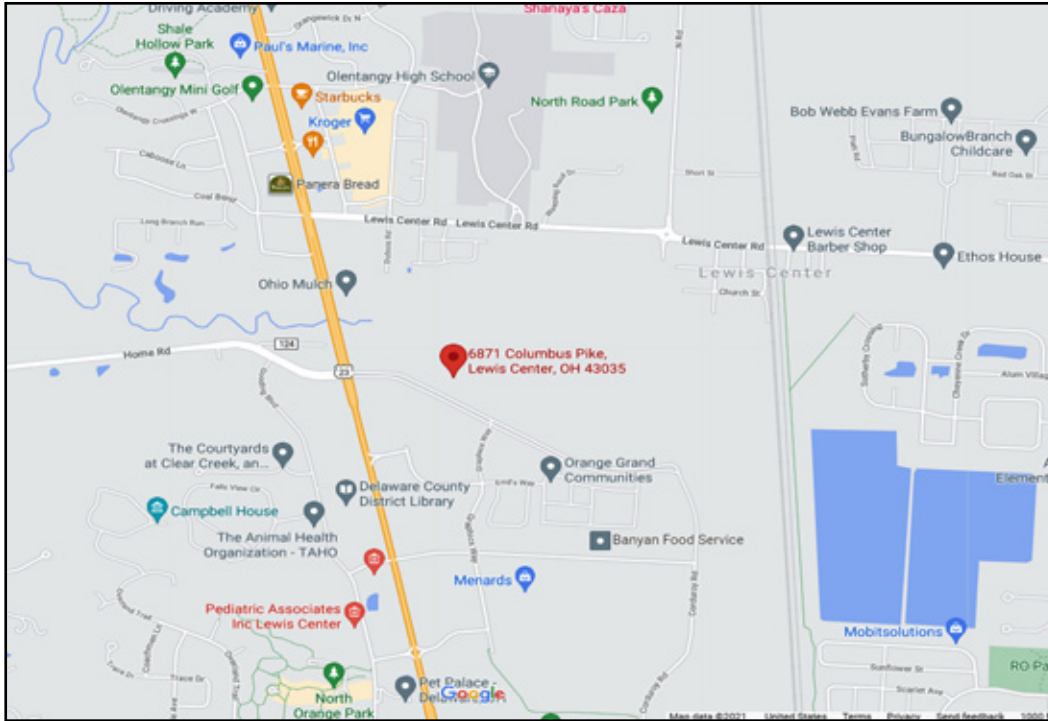
Zoning: PCD - Planned Commercial
& Office District
PC East - Planned Commercial
& Office District East
RCOD - Route 23 Corridor
Overlay District
(Contact Skip for Zoning Text)

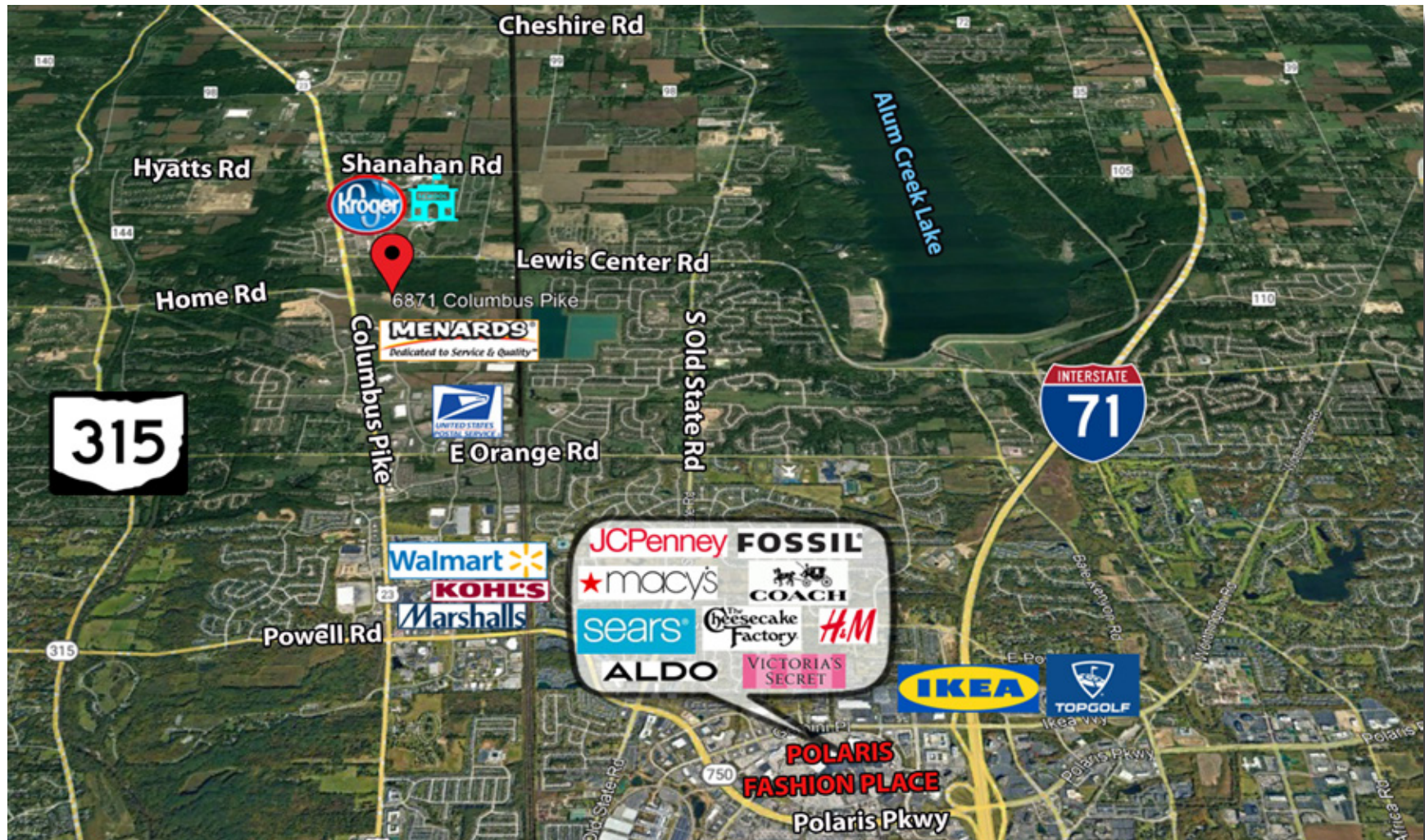













Great Location!

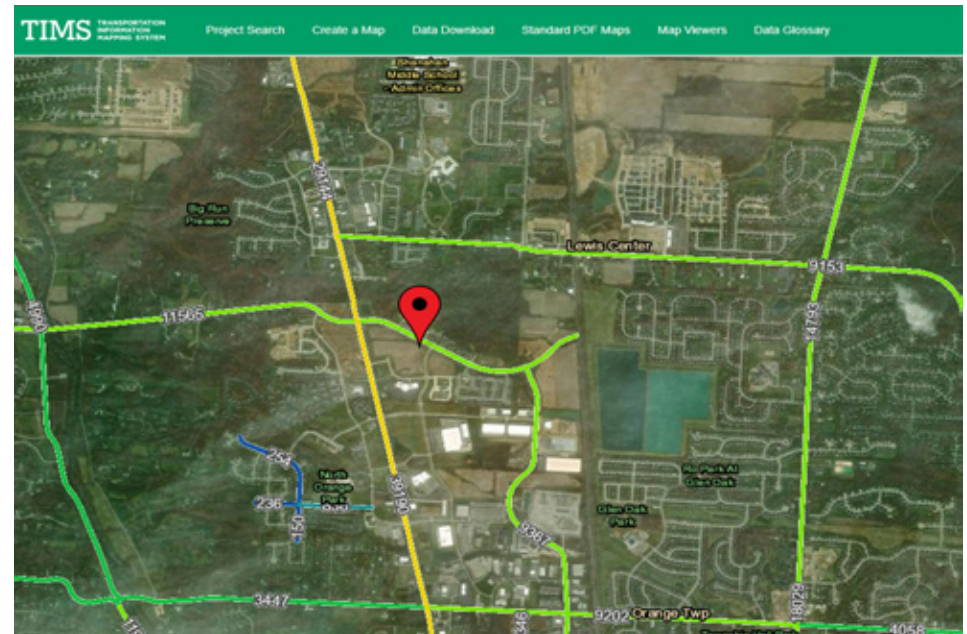
20 minutes to Polaris and Easton

5 minutes to freeway

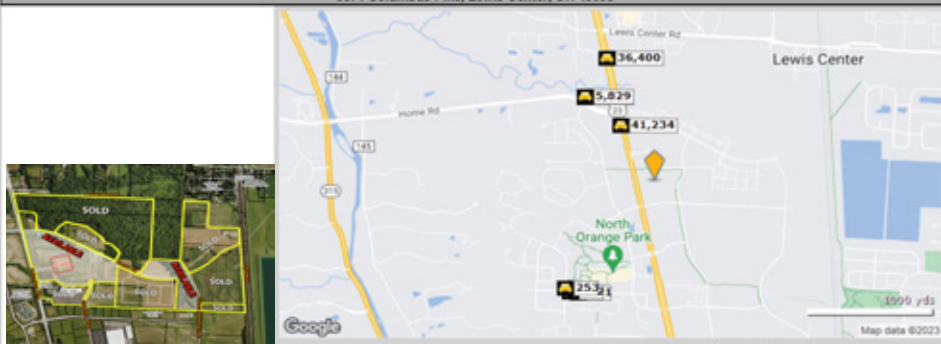
Close to Alum Creek Lake

Demographic Summary Report

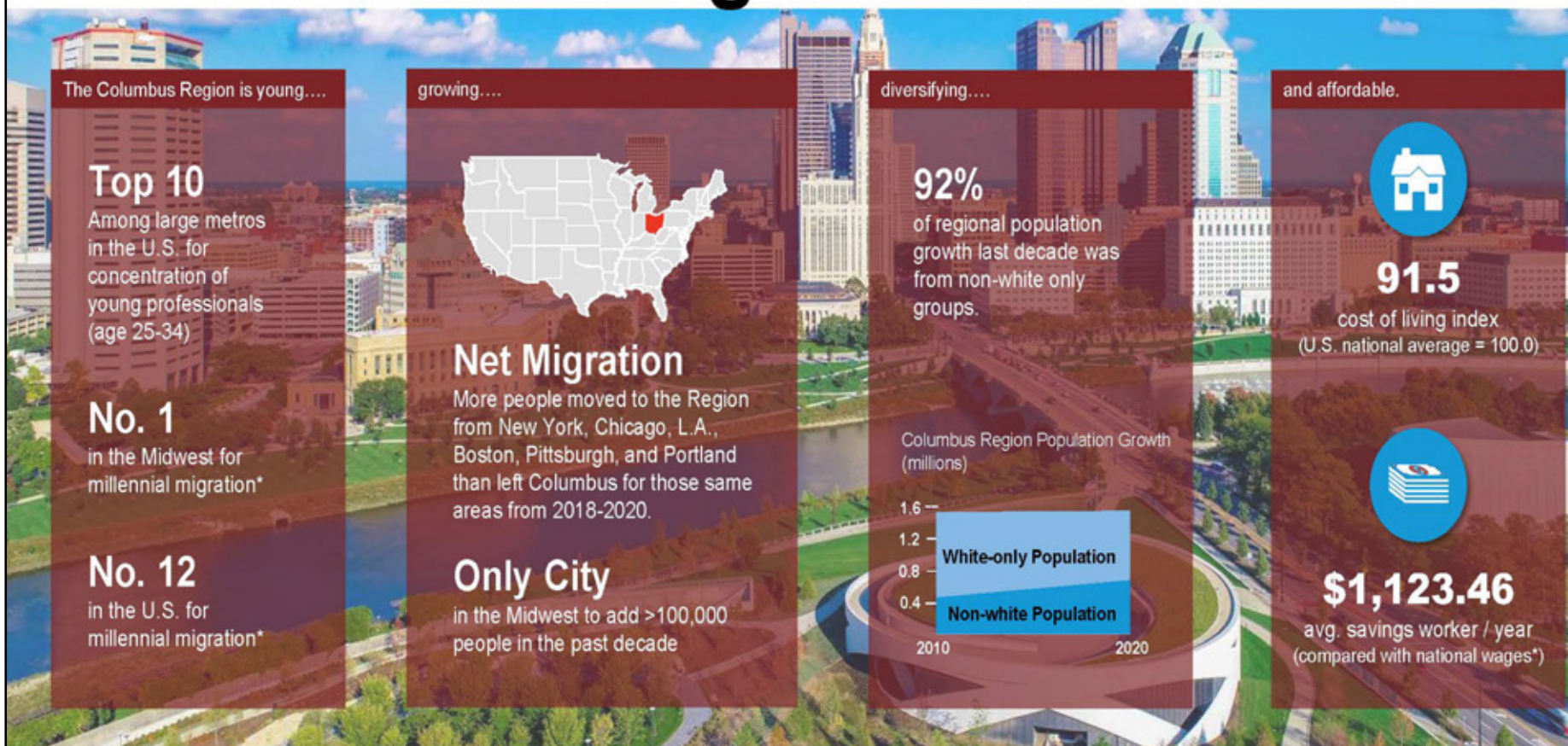
6871 Columbus Pike, Lewis Center, OH 43035				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	3,099	39,742	130,510	
2023 Estimate	2,745	36,998	122,495	
2010 Census	1,041	27,488	90,105	
Growth 2023 - 2028	12.90%	7.42%	6.54%	
Growth 2010 - 2023	163.69%	34.60%	35.95%	
2023 Population by Hispanic Origin				
2023 Population	2,745	36,998	122,495	
White	2,304 83.93%	29,267 79.10%	95,424 77.90%	
Black	84 3.06%	1,808 4.89%	6,676 5.45%	
Am. Indian & Alaskan	10 0.36%	84 0.23%	250 0.20%	
Asian	283 10.31%	4,973 13.44%	17,060 13.93%	
Hawaiian & Pacific Island	0 0.00%	26 0.07%	89 0.07%	
Other	65 2.37%	840 2.27%	2,996 2.45%	
U.S. Armed Forces	3	15	89	
Households				
2028 Projection	1,105	13,596	47,710	
2023 Estimate	978	12,648	44,844	
2010 Census	366	9,327	33,068	
Growth 2023 - 2028	12.99%	7.50%	6.39%	
Growth 2010 - 2023	167.21%	35.61%	35.61%	
Owner Occupied	873 89.26%	10,927 86.39%	34,578 77.11%	
Renter Occupied	105 10.74%	1,721 13.61%	10,266 22.89%	
2023 Households by HH Income				
Income: <\$25,000	76 7.77%	629 4.97%	2,380 5.31%	
Income: \$25,000 - \$50,000	179 18.30%	1,399 11.06%	4,506 10.05%	
Income: \$50,000 - \$75,000	63 6.44%	1,036 8.19%	5,188 11.57%	
Income: \$75,000 - \$100,000	111 11.35%	1,182 9.35%	5,210 11.62%	
Income: \$100,000 - \$125,000	87 8.90%	1,681 13.29%	5,917 13.19%	
Income: \$125,000 - \$150,000	89 9.10%	1,437 11.36%	4,756 10.61%	
Income: \$150,000 - \$200,000	107 10.94%	2,032 16.07%	6,804 15.17%	
Income: \$200,000+	266 27.20%	3,251 25.71%	10,083 22.48%	
2023 Avg Household Income	\$147,411	\$156,561	\$147,767	
2023 Med Household Income	\$117,241	\$131,898	\$121,708	



Traffic Count Report

6871 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	Home Rd	0.13 N	2022	41,234	MPSI	.32
2 Home Rd	Columbus Pike	0.13 E	2018	8,158	MPSI	.52
3 Home Rd	Columbus Pike	0.13 E	2022	5,829	MPSI	.52
4 ABBOT-DOWNING BLVD	Abbot-Downing Blvd	0.05 E	2020	593	AADT	.64
5 Abbot-Downing Boulevard	Abbot-Downing Blvd	0.05 E	2022	601	MPSI	.64
6 Columbus Pike	Lewis Center Rd	0.13 N	2022	36,197	MPSI	.64
7 Columbus Pike	Lewis Center Rd	0.13 N	2021	36,400	MPSI	.64
8 Abbot-Downing Blvd	Overland Trl	0.02 W	2022	572	MPSI	.65
9 Overland Trl	Abbot-Downing Blvd	0.02 S	2022	232	MPSI	.65
10 Overland Trail	Abbot-Downing Blvd	0.02 S	2020	253	MPSI	.65

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

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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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