

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 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

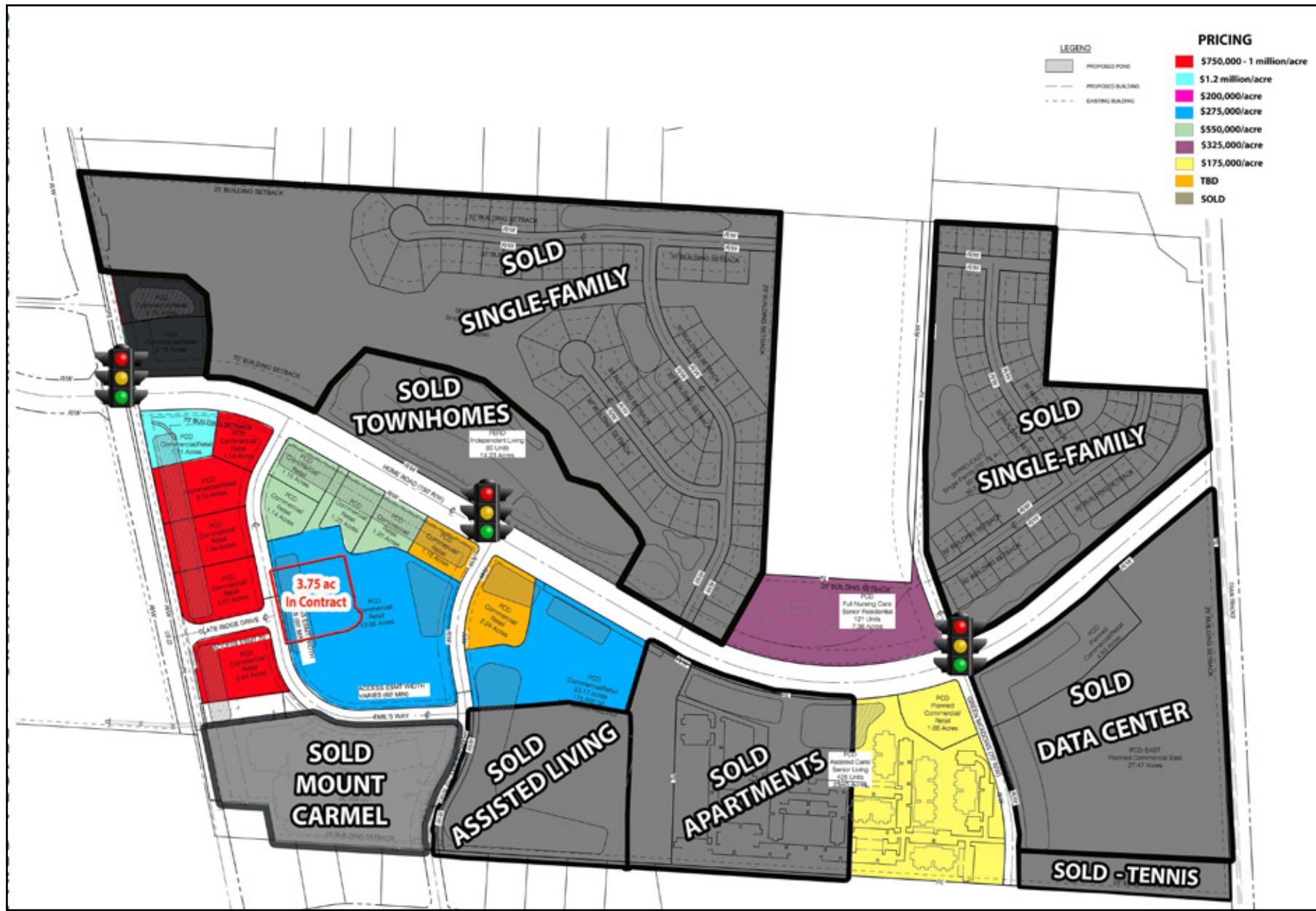
Sale Price: See Pricing Map

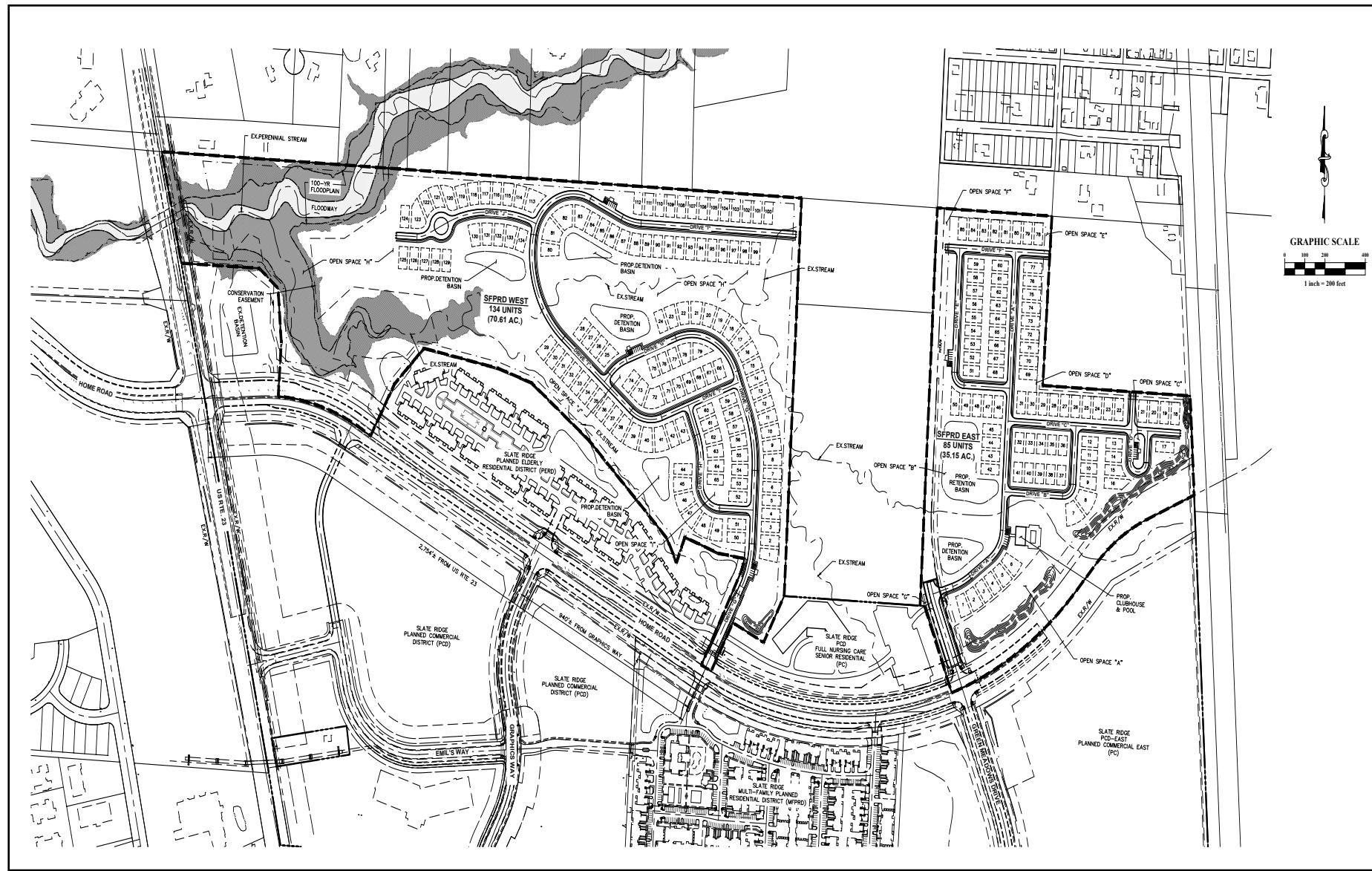
Zoning: PCD - Planned Commercial & Office District

PC East - Planned Commercial & Office District East

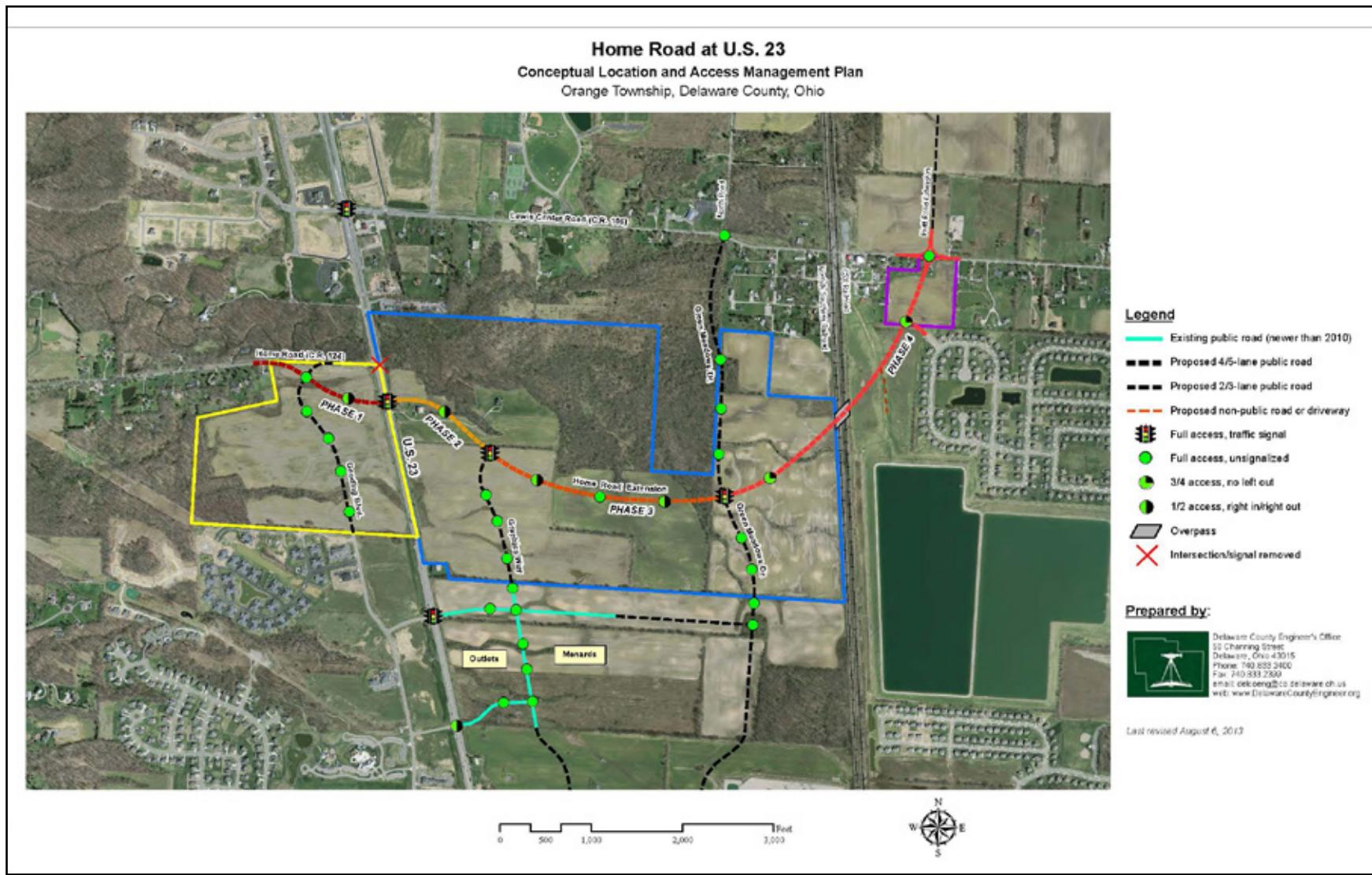
RCOD - Route 23 Corridor Overlay District

(Contact Skip for Zoning Text)



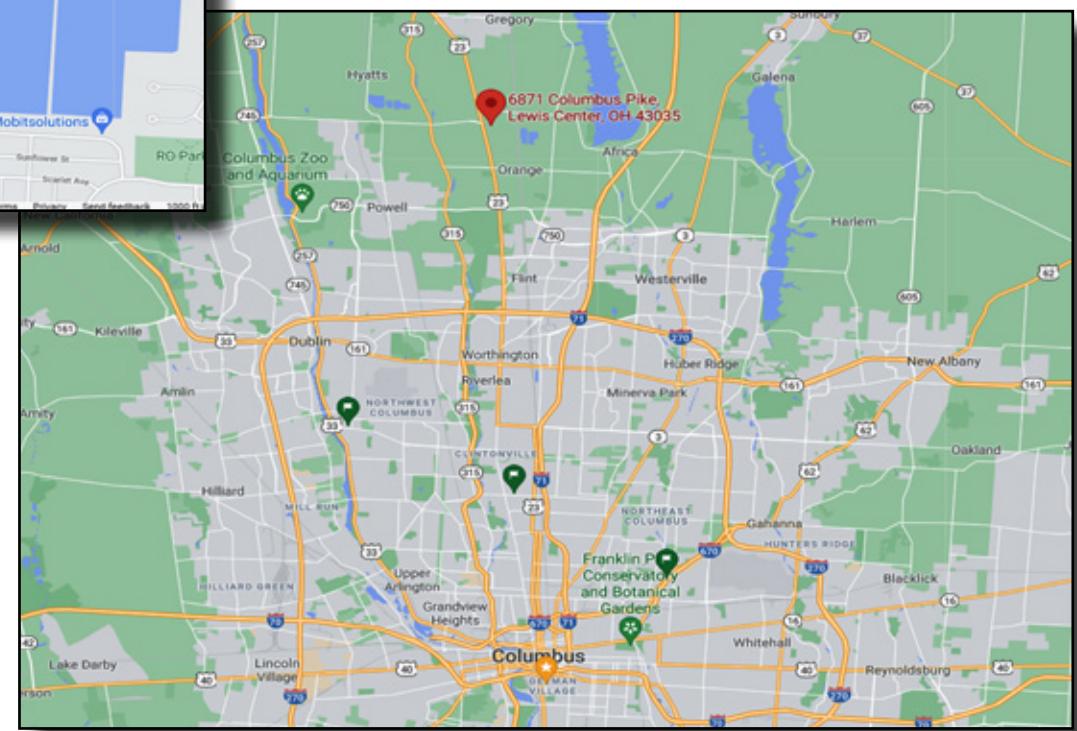
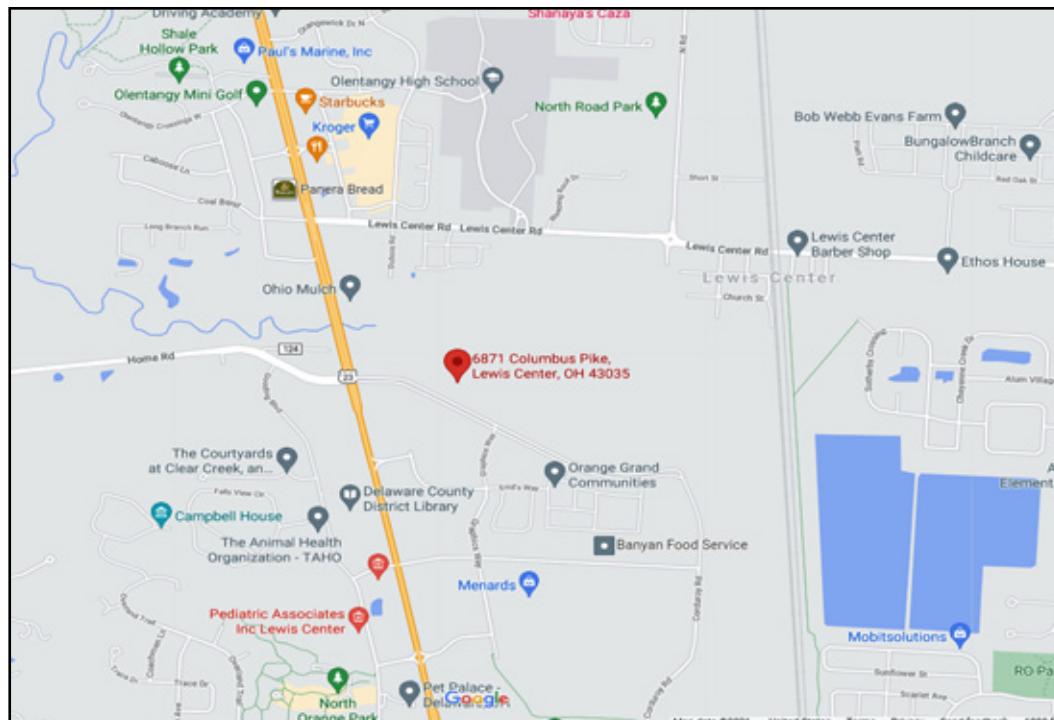






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Street Maps



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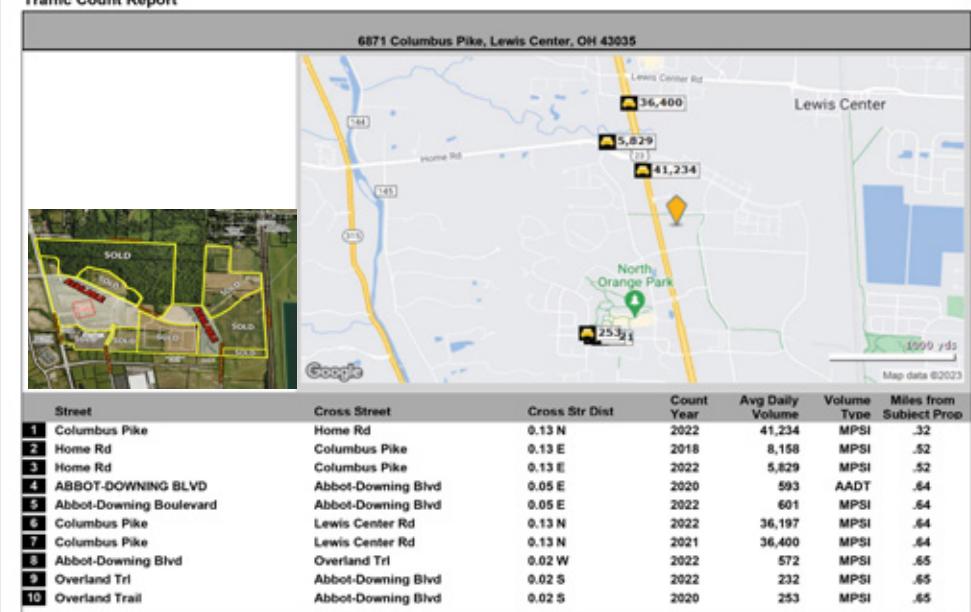
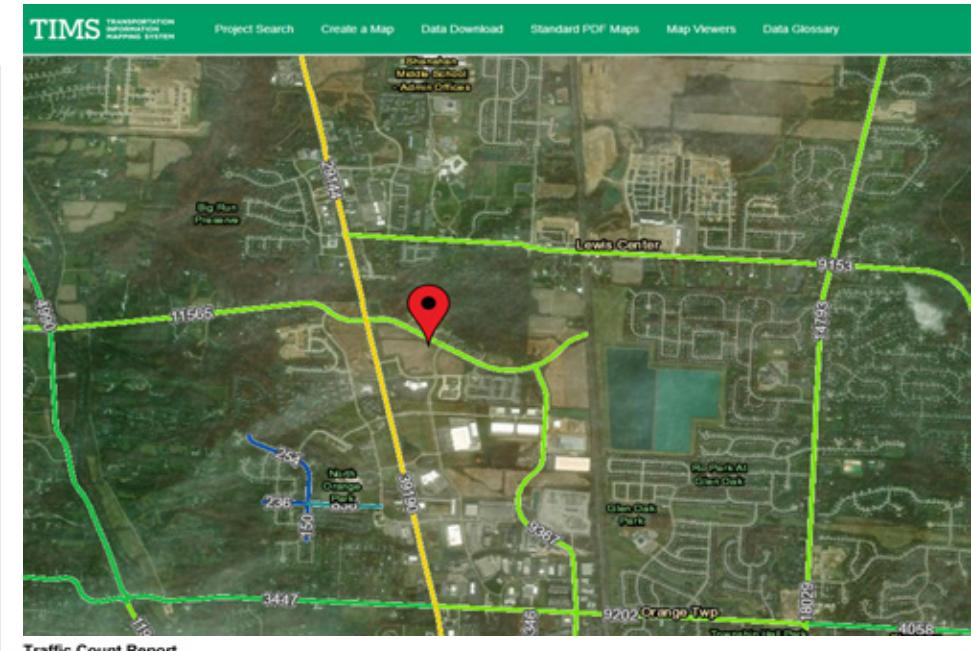
Great Location!

20 minutes to Polaris and Easton
5 minutes to freeway
Close to Alum Creek Lake

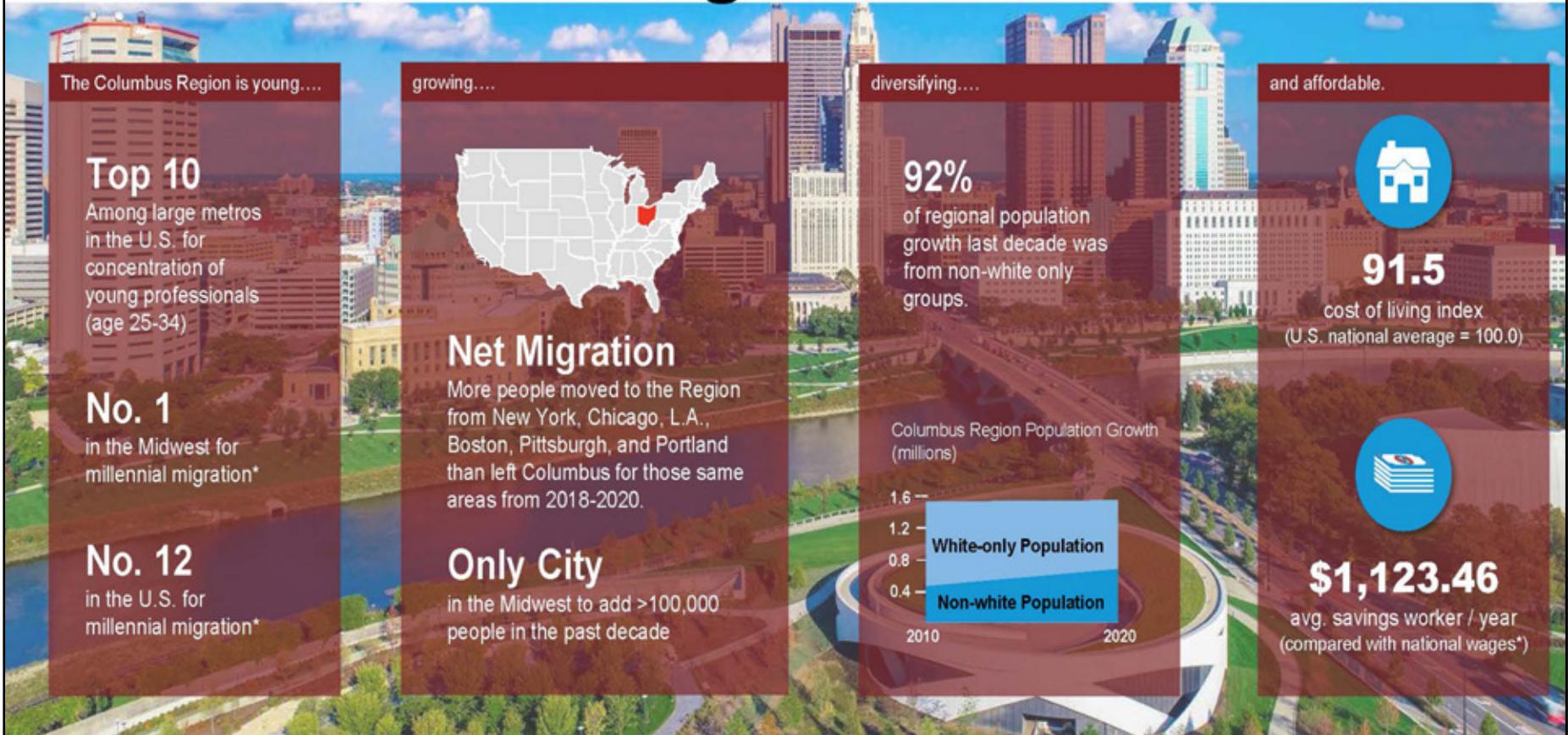
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Demographic Summary Report

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	69	1,301	4,924
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	978	12,647	44,844
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



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

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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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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.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.