



8425 ORANGE CENTRE DR, LEWIS CENTER, OH 43035

SITE
3.6 AC

COLUMBUS PIKE 47,840 VPD

FOR MORE INFO: 216.970.5122
Austin Loconti | aloconti@passovgroup.com

 **PASSOV GROUP**
COMMERCIAL BROKERAGE

BJ'S ANCHORED PAD SITES AVAILABLE

PROPERTY HIGHLIGHTS

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- BJ's anchored pad sites available for Lease
- (3) 1.2 AC pads can be combined or separately leased
- Over 47,840 VPD on US-23
- Located in Delaware county, one of the fastest growing counties in the Midwest
- Ability for up to 15,000 SF of retail to be developed
- Highest density retail node in Lewis Center

PRICING Upon Request

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	6,671	62,210	163,376
2030 Projection	6,790	64,831	167,414
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	514	2,328	7,177
2025 Estimated Total Employees	6,726	26,829	77,394
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$176,648	\$180,396	\$177,497
2025 Estimated Median Household Income	\$131,586	\$142,678	\$138,587



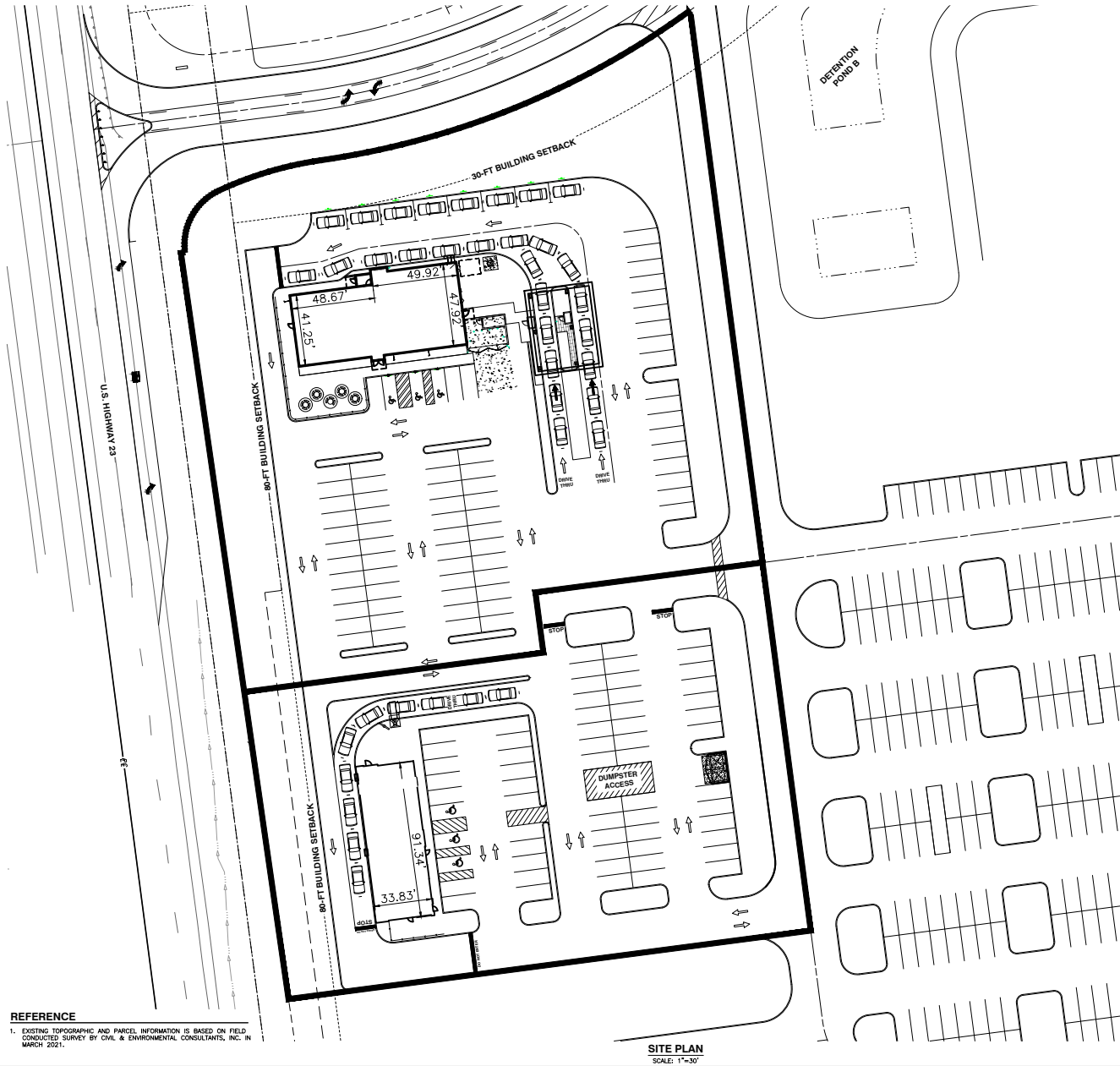
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PHOTOS



BJ'S ANCHORED PAD SITES AVAILABLE

SITE PLAN



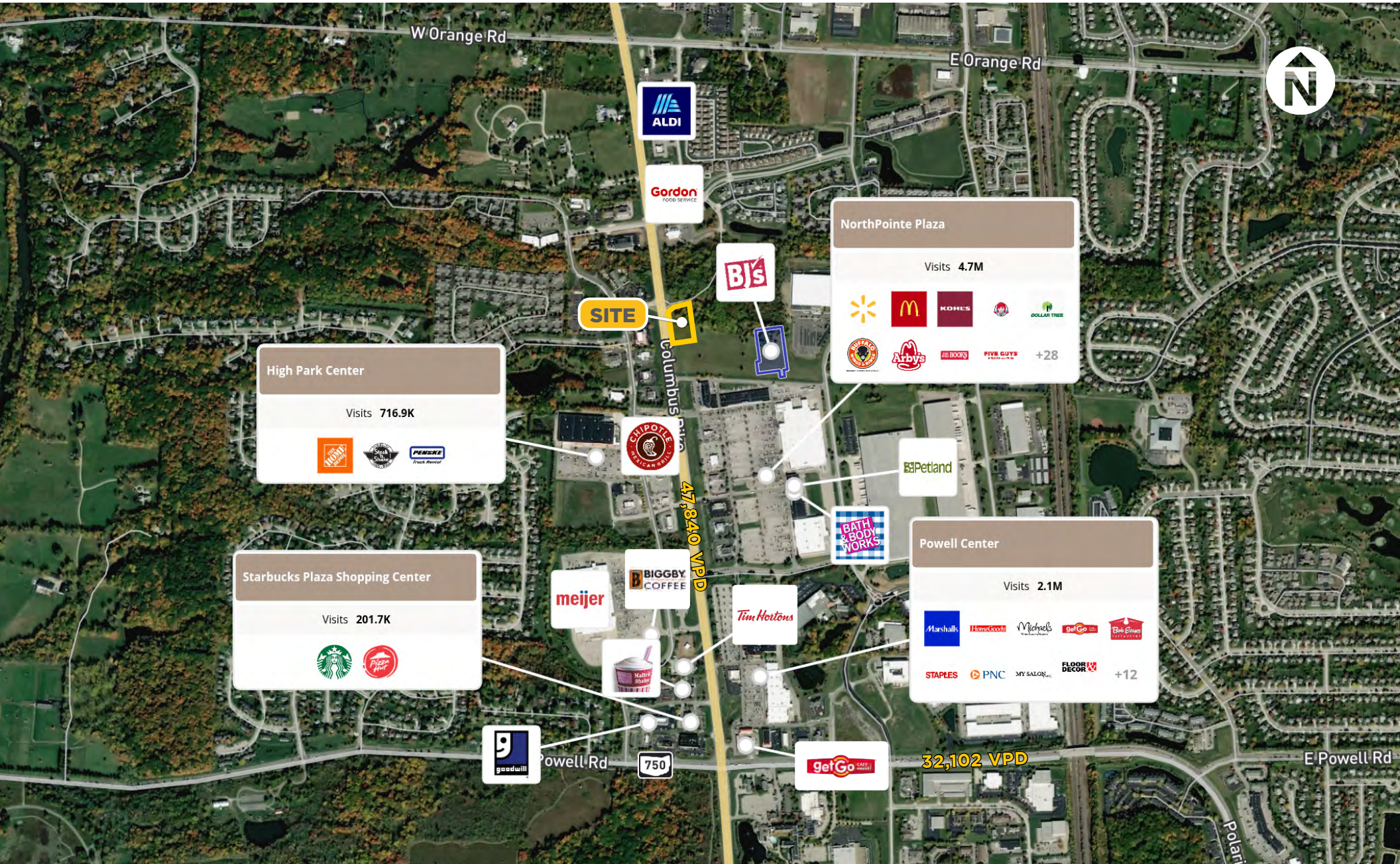
REFERENCE

1. EXISTING TOPOGRAPHIC AND PARCEL INFORMATION IS BASED ON FIELD CONDUCTED SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN MARCH 2021.

SITE PLAN
SCALE: 1"=30'

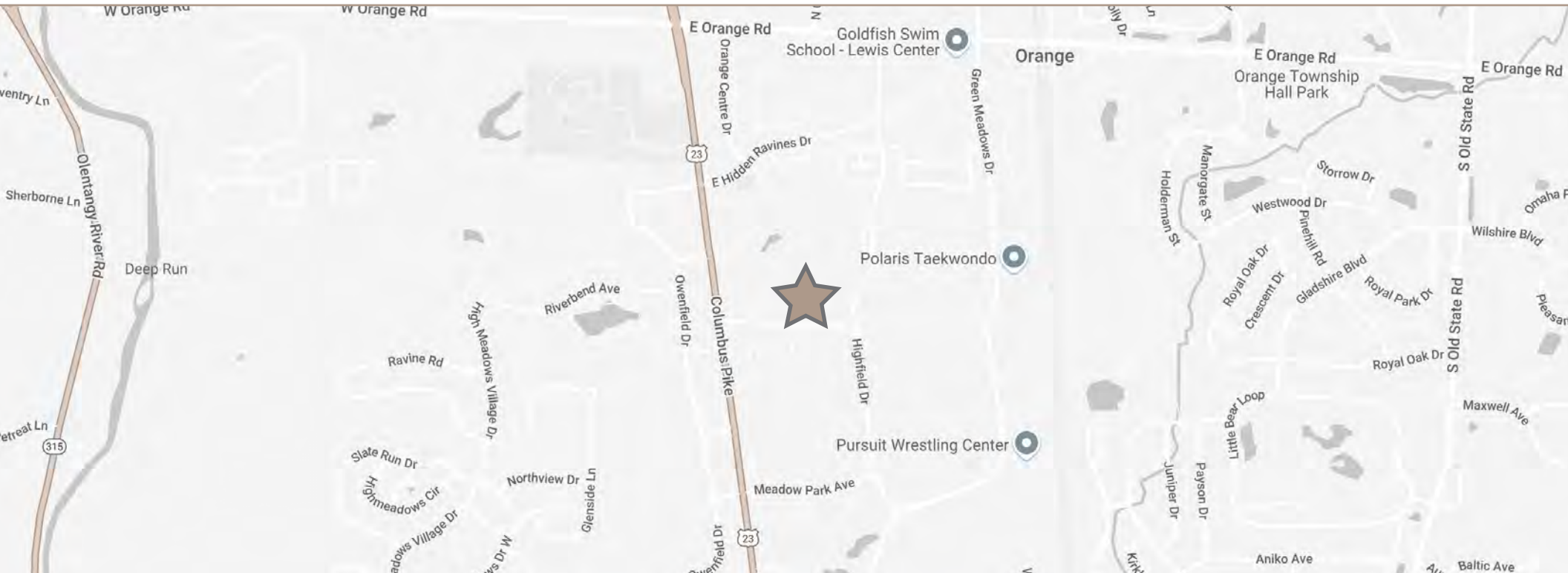
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TRADE AERIAL



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LOCATION OVERVIEW



Lewis Center, Ohio is a rapidly growing unincorporated community located in Delaware County, just north of Columbus. Known for its highly rated Olentangy School District, well-planned residential neighborhoods, and access to green spaces, Lewis Center offers a suburban lifestyle with close proximity to the amenities of a major metropolitan area. Its location near U.S. Route 23 and Interstate 71 provides convenient access to downtown Columbus, making it an attractive option for families, professionals, and businesses seeking a well-connected and vibrant community.

Over the past decade, Lewis Center has experienced significant population growth, accompanied by a rise in new housing developments, retail centers, and public infrastructure projects. The area boasts a strong consumer base with high household incomes, fueling demand for upscale shopping, dining, healthcare, and lifestyle services. Polaris Fashion Place, a regional shopping

destination just minutes away, anchors the commercial appeal of the area, while local parks, trails, and community events enhance the quality of life for residents.

This sustained growth presents compelling opportunities for commercial real estate development. Retail and office space continue to be in demand, with potential for mixed-use developments that integrate residential, commercial, and recreational offerings. The community's expanding population and strong demographics make it ideal for businesses looking to establish a presence in a thriving market. Available land, favorable zoning, and supportive local leadership contribute to a business-friendly environment. With its strategic location, affluent customer base, and continued investment in development, Lewis Center stands out as a promising area for commercial real estate investment in Central Ohio.



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