

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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2,280 +/- SF Church Building with 1,200 +/- SF Residential Building



Appraisal Brokerage Consulting Development

INVESTMENT OR OWNER/USER OPPORTUNITY

156 -168 East South Street, Lithopolis, OH 43136

TWO-ADJACENT-PARCEL ASSEMBLAGE – RARE OPPORTUNITY WITHIN THE VILLAGE

The subject property consists of two adjacent parcels totaling approximately 3,480 +/- SF across two buildings. The primary building at 156 E South St is a 2,280 +/- SF church facility, occupied by Believers Bible Church, and includes approximately 1,200 +/- square feet of finished basement space that is not included in the overall square footage. The secondary building at 168 E South St contains 1,200 +/- SF and is utilized for childcare operations. The site layout offers a functional separation between primary and ancillary buildings, making the property well-suited for continued religious use, educational purposes, office conversion, or other community-oriented uses. Located in the heart of Lithopolis, the property provides a unique opportunity for an owner-user or investor seeking a flexible, multi-building asset within a growing Central Ohio market.



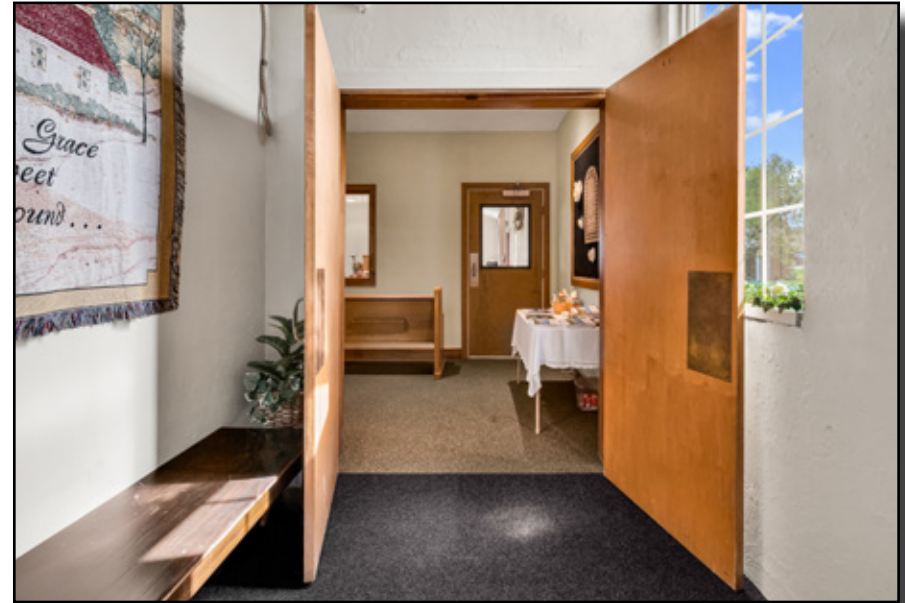
Property Highlights

| | |
|--------------------------|--|
| Address: | 156-168 East South Street Lithopolis, OH 43136 |
| County: | Fairfield |
| PID: | 0100219510 0100219600 |
| Acreage: | 0.50 +/- ac |
| Location: | Along E South Street, near the corner of Market Street |
| Buildings Size: | |
| Church Facility: | 2,280 +/- SF with 1,200 +/- SF basement |
| Residential Building: | 1,200 +/- SF with full basement |
| Year Built: | 1956 |
| Sale Price: | \$499,000 |
| Zoning: | SU - Special Use District R-3A - Existing Urban Residential |



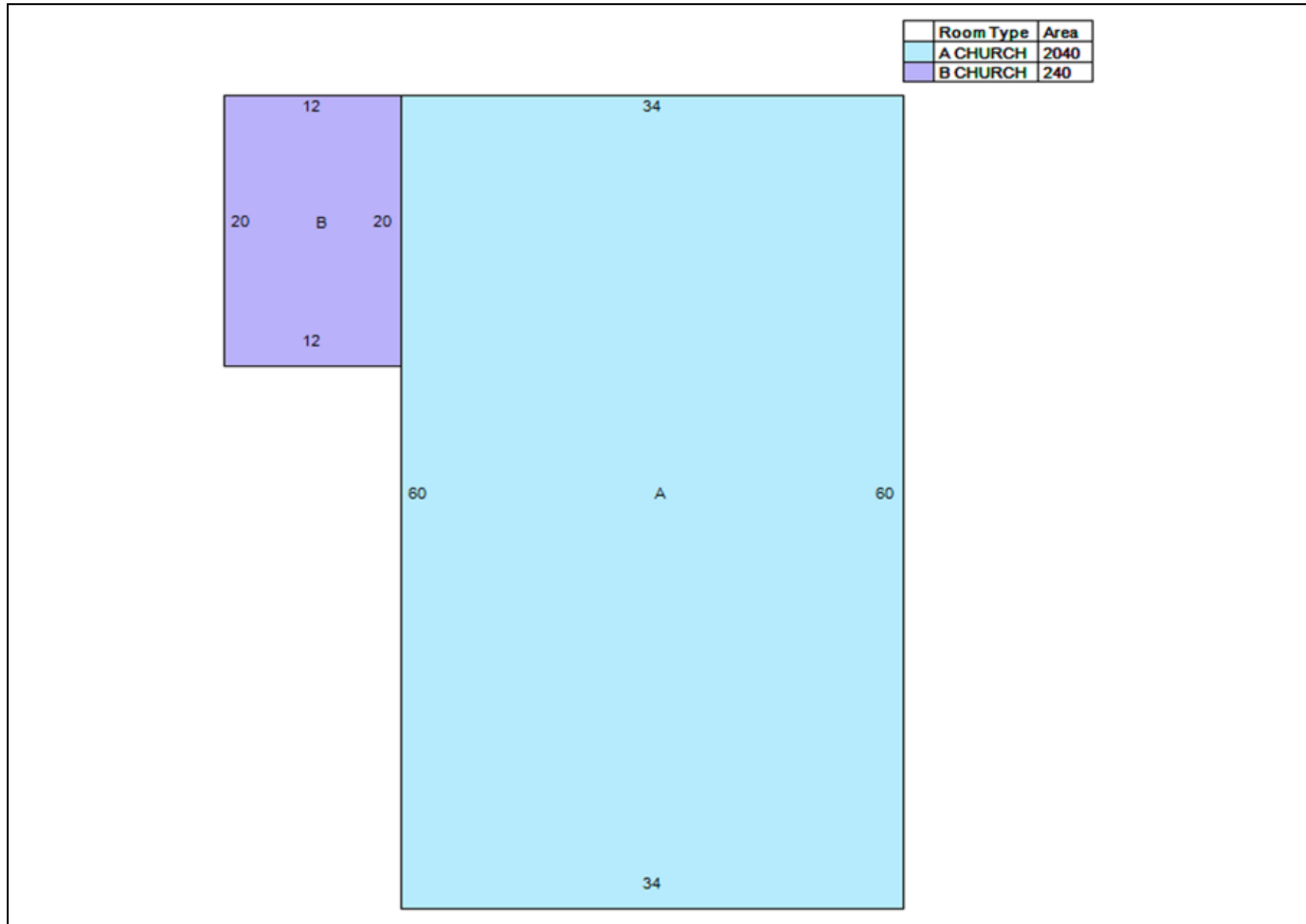


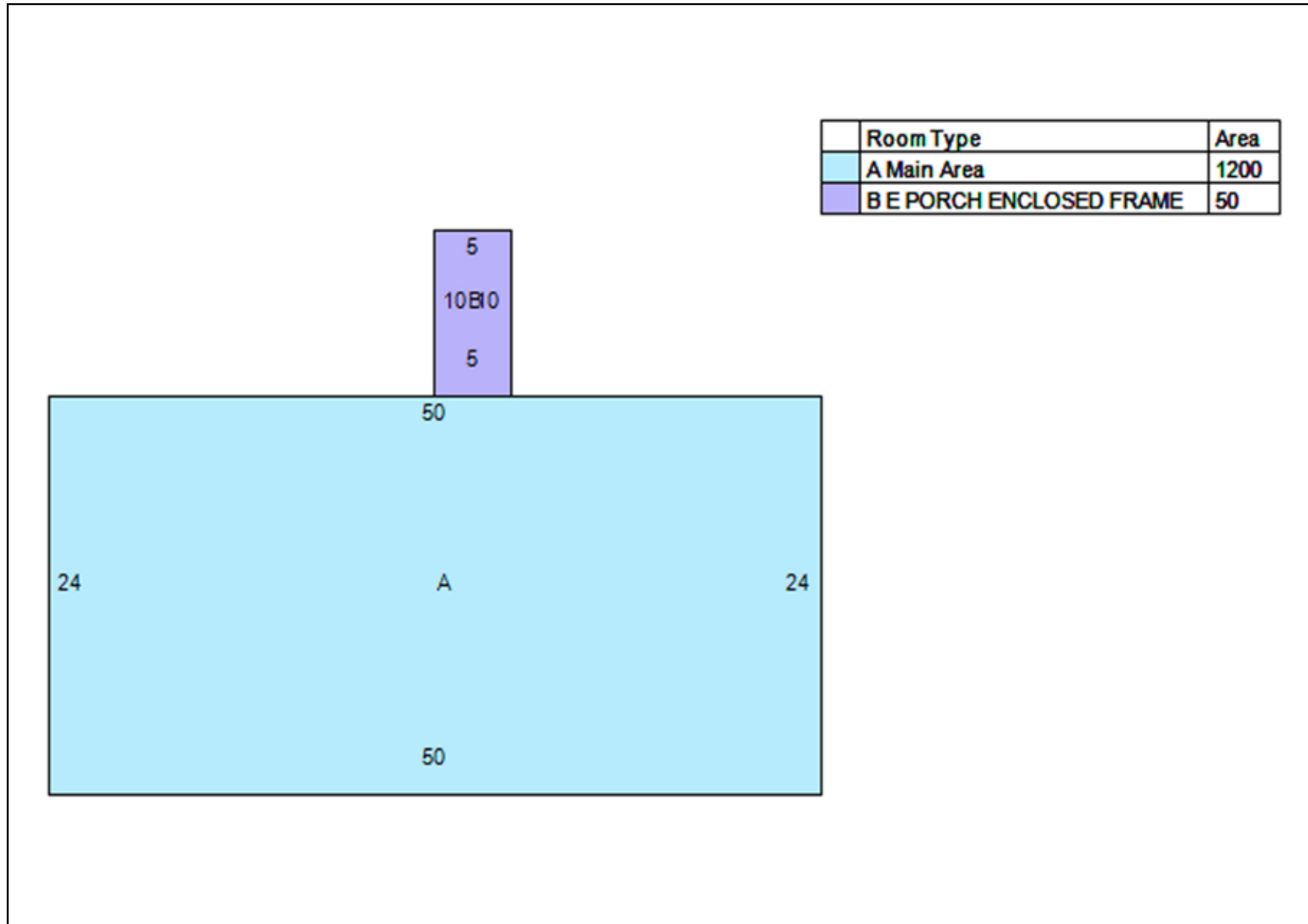


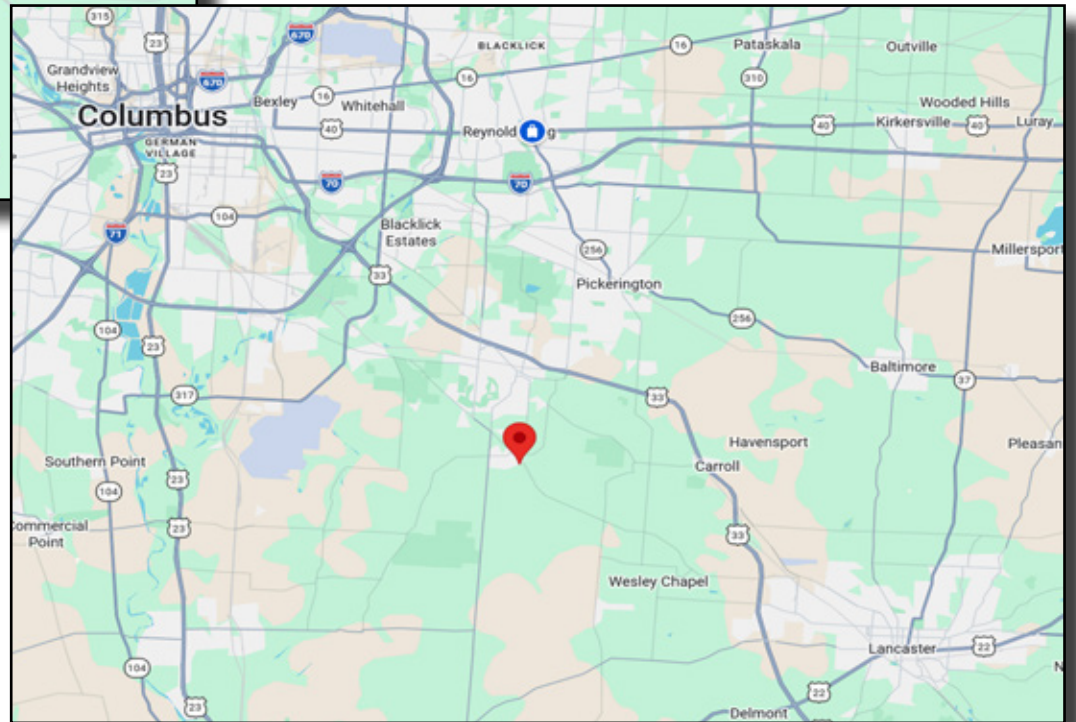
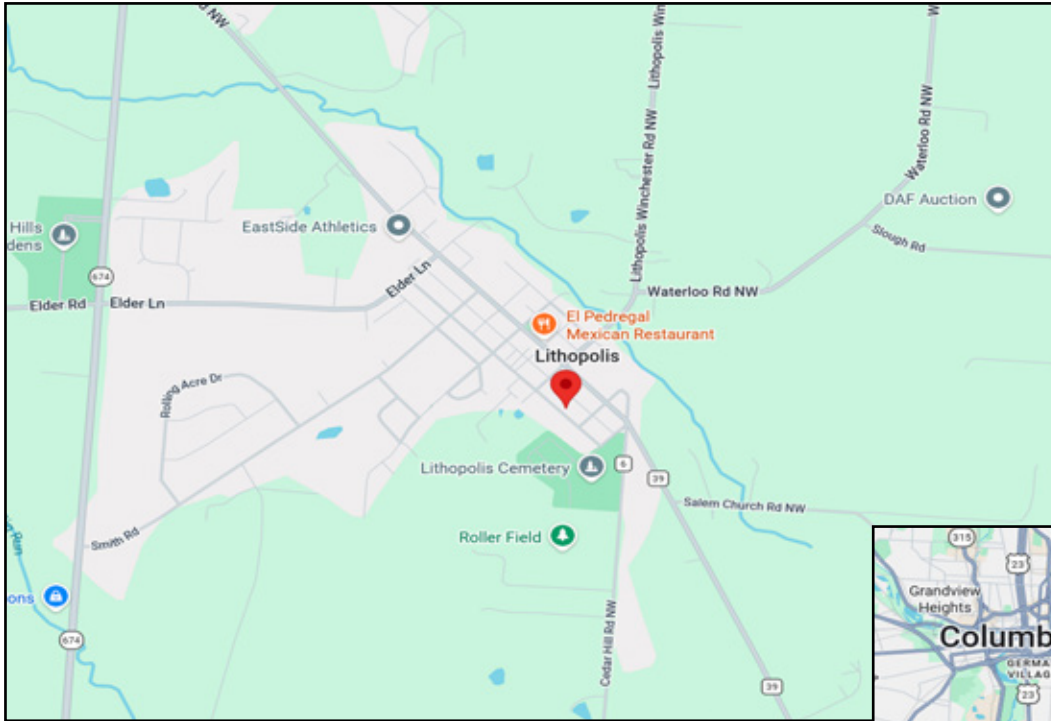


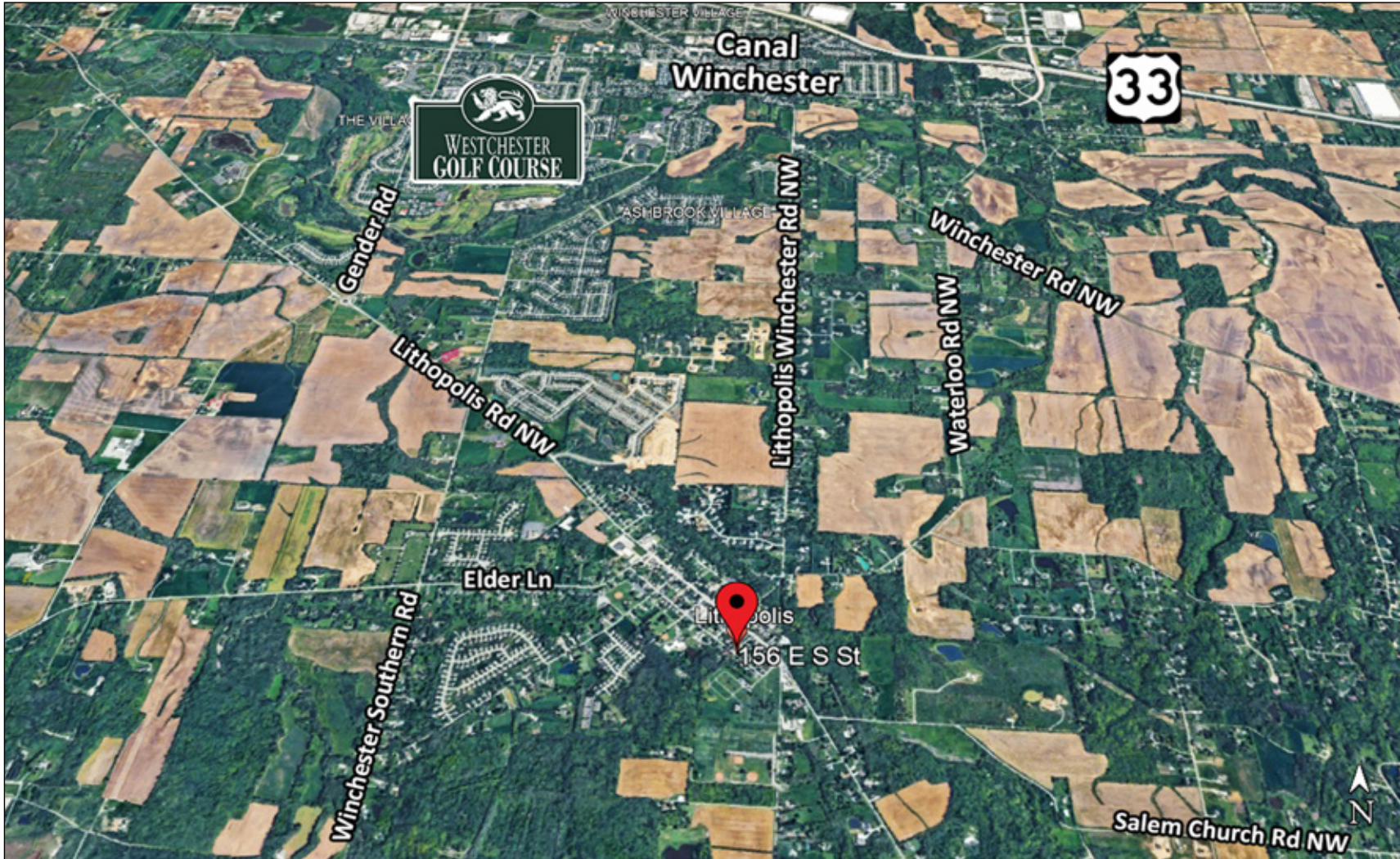




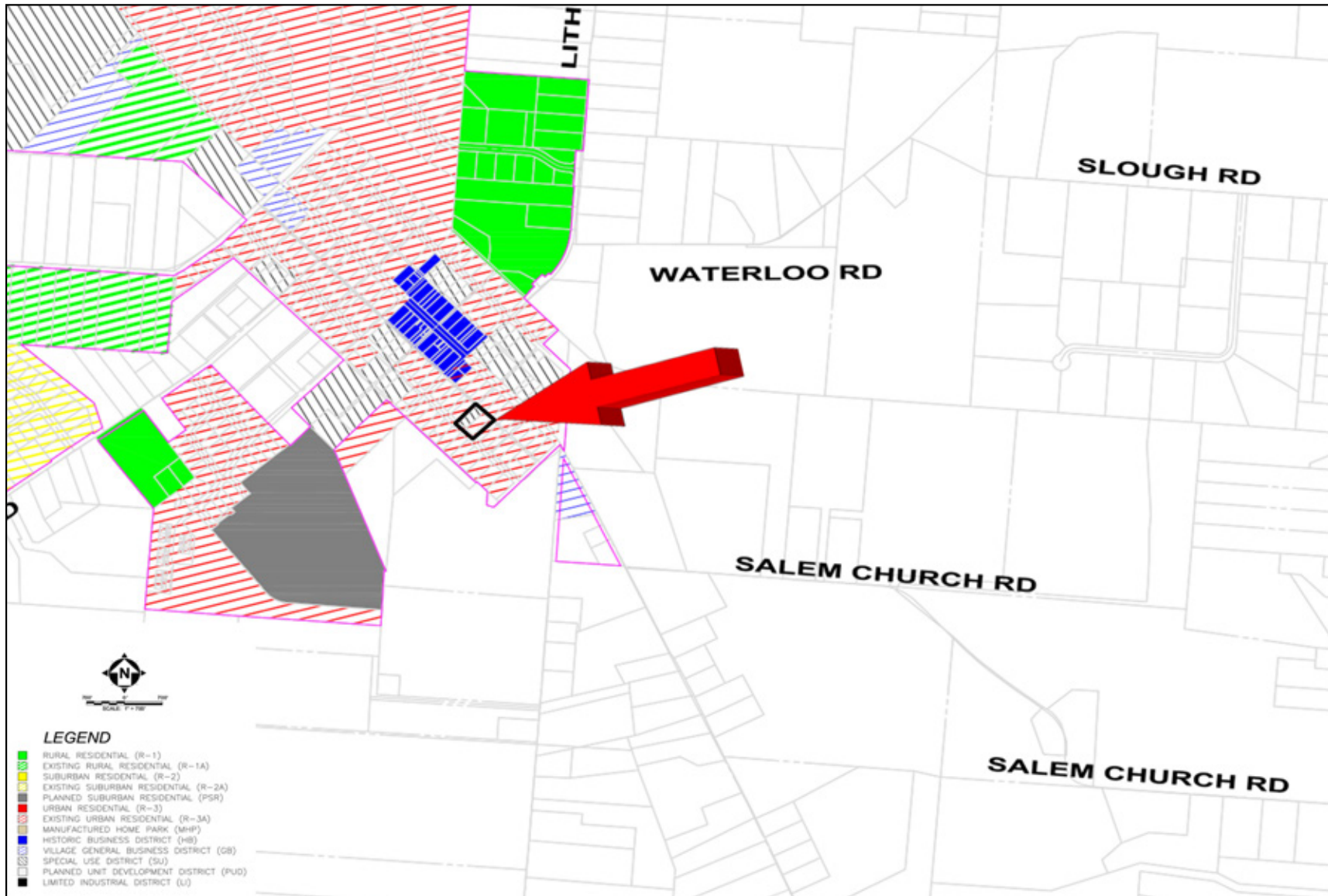




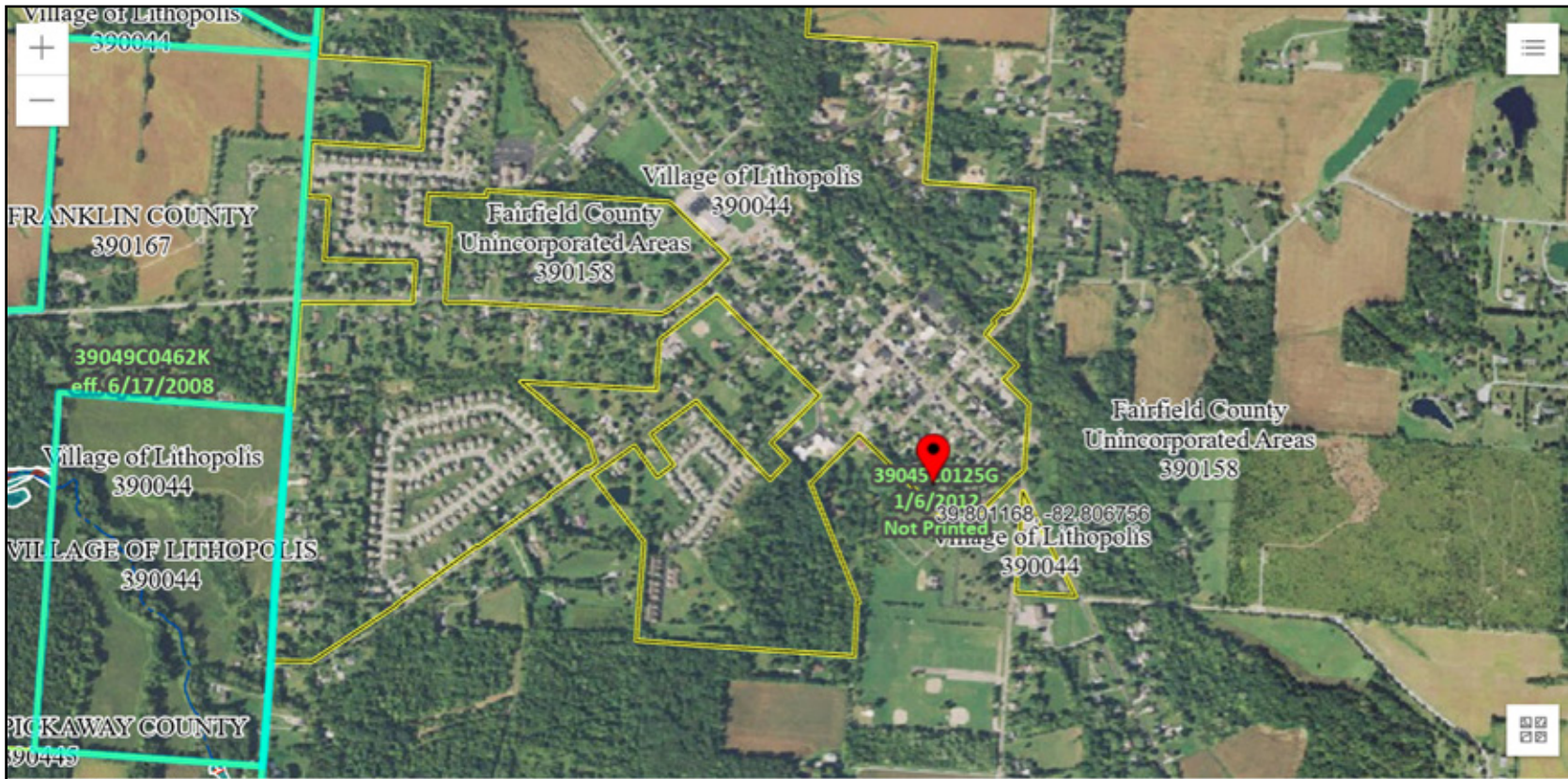




Great Location!
Easy access to major roads
25 minutes to Downtown Columbus

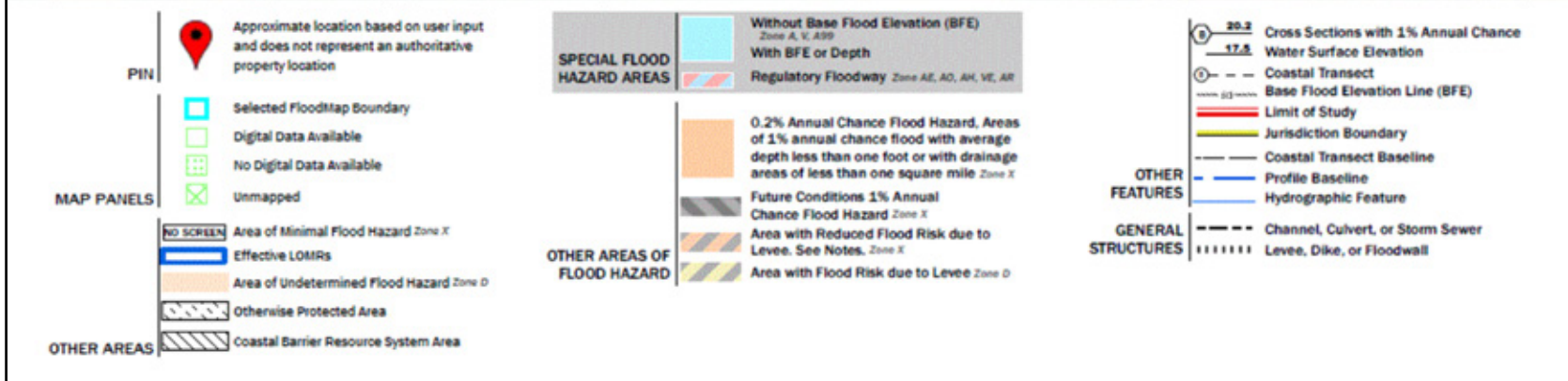



Click [here](#) to view zoning regulations

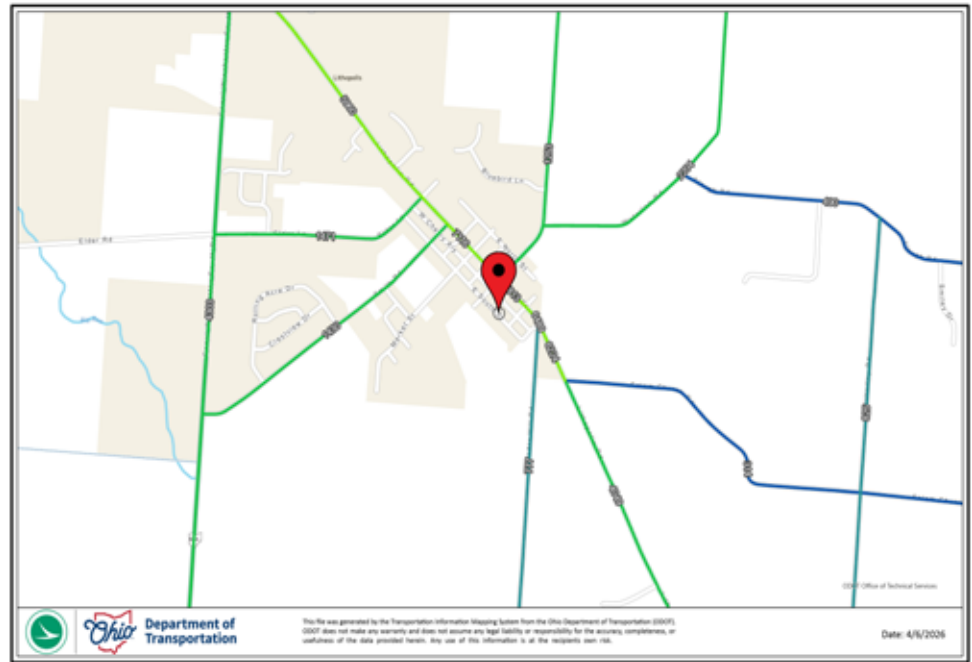


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



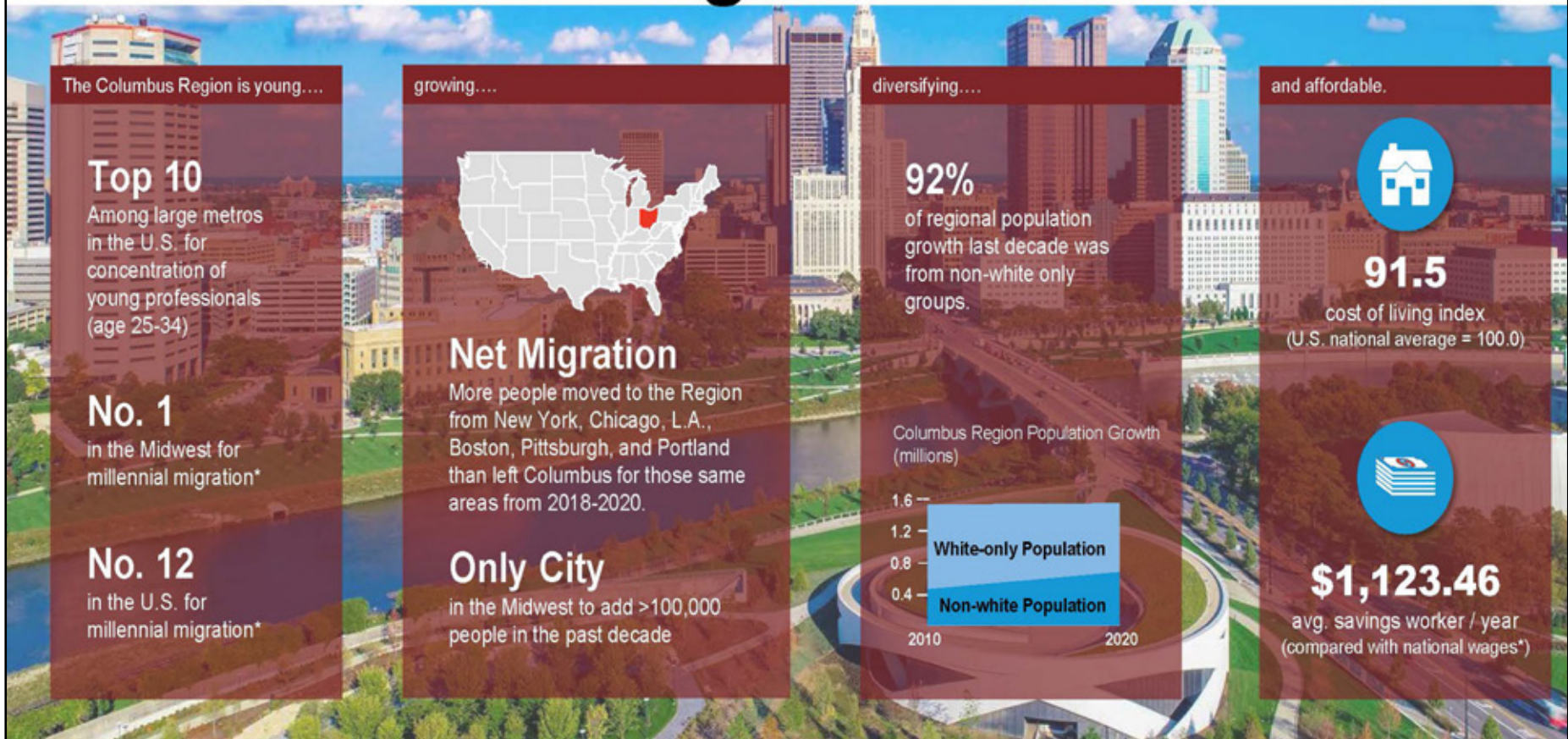
| 156 E South St, Lithopolis, OH 43136 | | | |
|--|--------------|---------------|---------------|
|  | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile |
| Population | | | |
| 2030 Projection | 2,238 | 12,893 | 36,277 |
| 2025 Estimate | 2,147 | 12,359 | 34,825 |
| 2020 Census | 2,078 | 11,658 | 32,960 |
| Growth 2025 - 2030 | 4.24% | 4.32% | 4.17% |
| Growth 2020 - 2025 | 3.32% | 6.01% | 5.66% |
| 2025 Population by Hispanic Origin | | | |
| 2025 Population | 41 | 314 | 1,211 |
| 2025 Population | 2,147 | 12,359 | 34,825 |
| White | 1,836 85.51% | 10,303 83.36% | 25,495 73.21% |
| Black | 155 7.22% | 985 7.97% | 5,433 15.60% |
| Am. Indian & Alaskan | 0 0.00% | 8 0.06% | 35 0.10% |
| Asian | 30 1.40% | 207 1.67% | 1,069 3.07% |
| Hawaiian & Pacific Island | 2 0.09% | 4 0.03% | 10 0.03% |
| Other | 124 5.78% | 852 6.89% | 2,784 7.99% |
| U.S. Armed Forces | 20 | 52 | 80 |
| Households | | | |
| 2030 Projection | 766 | 4,517 | 12,719 |
| 2025 Estimate | 733 | 4,324 | 12,187 |
| 2020 Census | 711 | 4,070 | 11,488 |
| Growth 2025 - 2030 | 4.50% | 4.46% | 4.37% |
| Growth 2020 - 2025 | 3.09% | 6.24% | 6.08% |
| Owner Occupied | 639 87.18% | 3,789 87.63% | 9,849 80.82% |
| Renter Occupied | 95 12.96% | 535 12.37% | 2,338 19.18% |
| 2025 Households by HH Income | | | |
| Income: <\$25,000 | 27 3.67% | 336 7.77% | 774 6.35% |
| Income: \$25,000 - \$50,000 | 70 9.52% | 381 8.82% | 1,463 12.01% |
| Income: \$50,000 - \$75,000 | 98 13.33% | 601 13.91% | 1,828 15.00% |
| Income: \$75,000 - \$100,000 | 123 16.73% | 442 10.23% | 1,605 13.17% |
| Income: \$100,000 - \$125,000 | 105 14.29% | 584 13.51% | 1,361 11.17% |
| Income: \$125,000 - \$150,000 | 117 15.92% | 485 11.22% | 1,543 12.66% |
| Income: \$150,000 - \$200,000 | 82 11.16% | 611 14.14% | 1,644 13.49% |
| Income: \$200,000+ | 113 15.37% | 882 20.41% | 1,968 16.15% |
| 2025 Avg Household Income | \$132,561 | \$140,960 | \$129,770 |
| 2025 Med Household Income | \$111,785 | \$117,165 | \$107,770 |



Traffic Count Report

| 156 E South St, Lithopolis, OH 43136 | | | | | | | |
|--|----------------|----------------|------------|------------------|-------------|-------------------------|--|
|  | | | | | | | |
|  | | | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop | |
| 1 Walnut St | North St | 0.01 SW | 2022 | 2,015 | MPSI | .11 | |
| 2 Walnut St | North St | 0.01 SW | 2025 | 2,169 | MPSI | .11 | |
| 3 West Columbus Street | Plum Aly | 0.01 NW | 2020 | 6,952 | MPSI | .19 | |
| 4 W Columbus St | Plum Aly | 0.01 NW | 2024 | 6,689 | MPSI | .19 | |
| 5 LITHOPOLIS RD | Plum Aly | 0.01 NW | 2025 | 6,674 | MPSI | .19 | |
| 6 Waterloo Road Northwest | Slough Rd | 0.06 NE | 2025 | 1,472 | MPSI | .41 | |
| 7 Waterloo Rd NW | Slough Rd | 0.06 NE | 2023 | 1,501 | MPSI | .41 | |
| 8 Lithopolis Winchester Road Northwest | Waterloo Rd NW | 0.26 S | 2020 | 1,285 | MPSI | .47 | |
| 9 Lithopolis Winchester Road Northwest | Waterloo Rd NW | 0.26 S | 2022 | 1,542 | MPSI | .47 | |
| 10 Waterloo Rd NW | Slough Rd | 0.06 NE | 2024 | 1,486 | MPSI | .59 | |

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



Learn more about us at
www.rweiler.com

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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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 of 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.