

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

VACANT LAND

6871 Columbus Pike, Lewis Center, OH 43035

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY!

Commercial development land available in high-growth Delaware County. The property is zoned Planned Development – Commercial/Residential, allowing a wide range of potential uses.

Located directly on US-23 at the Home Road intersection, the site offers strong visibility in a high-traffic corridor with favorable demographics. The property benefits from phased Home Road corridor roadway improvements and extended sanitary sewer infrastructure. 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.



Property Highlights

Address: 6871 Columbus Pike
Lewis Center, Ohio 43035

County: Delaware

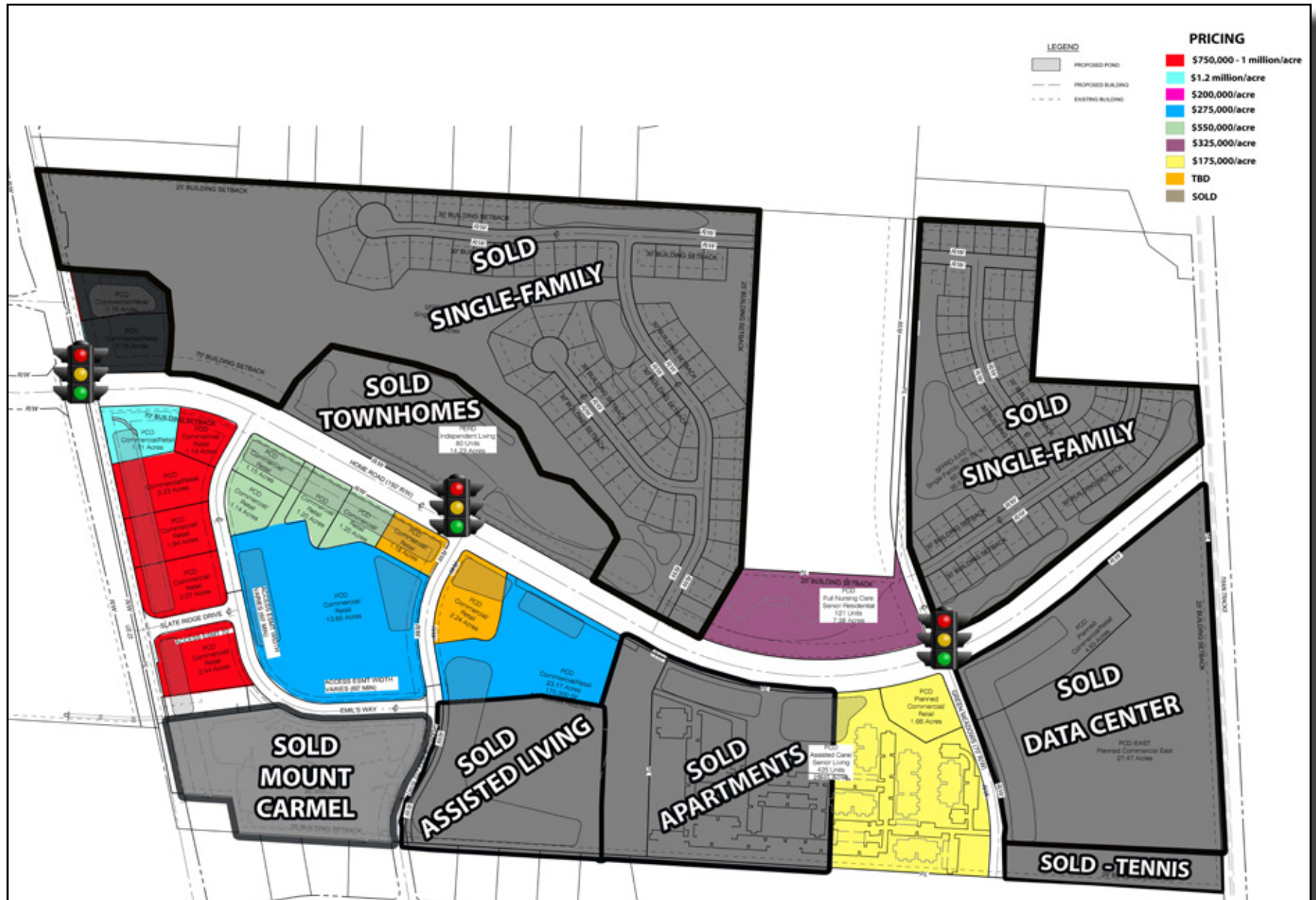
PID: 318-230-21-005-000
318-230-22-002-000
318-230-23-001-000
318-230-24-001-000

Location: Southeast corner of US-23
and Home Road

Acreage: Minimum 1 acre sites

Sale Price: See Pricing Map

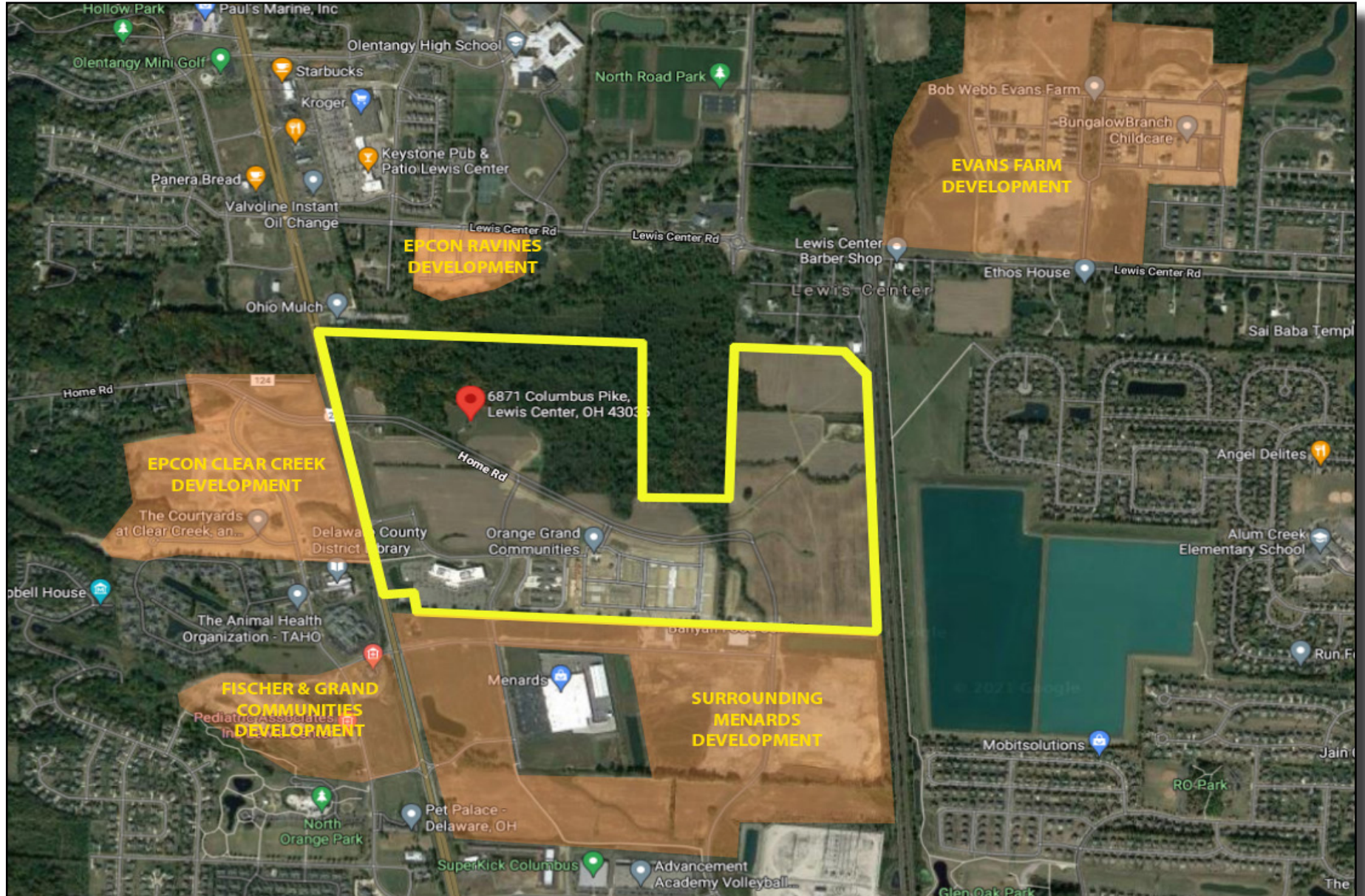
Zoning: PCD - Planned Commercial
& Office District
PC East - Planned Commercial
& Office District East
RCOD - Route 23 Corridor
Overlay District
(Contact Skip for Zoning Text)



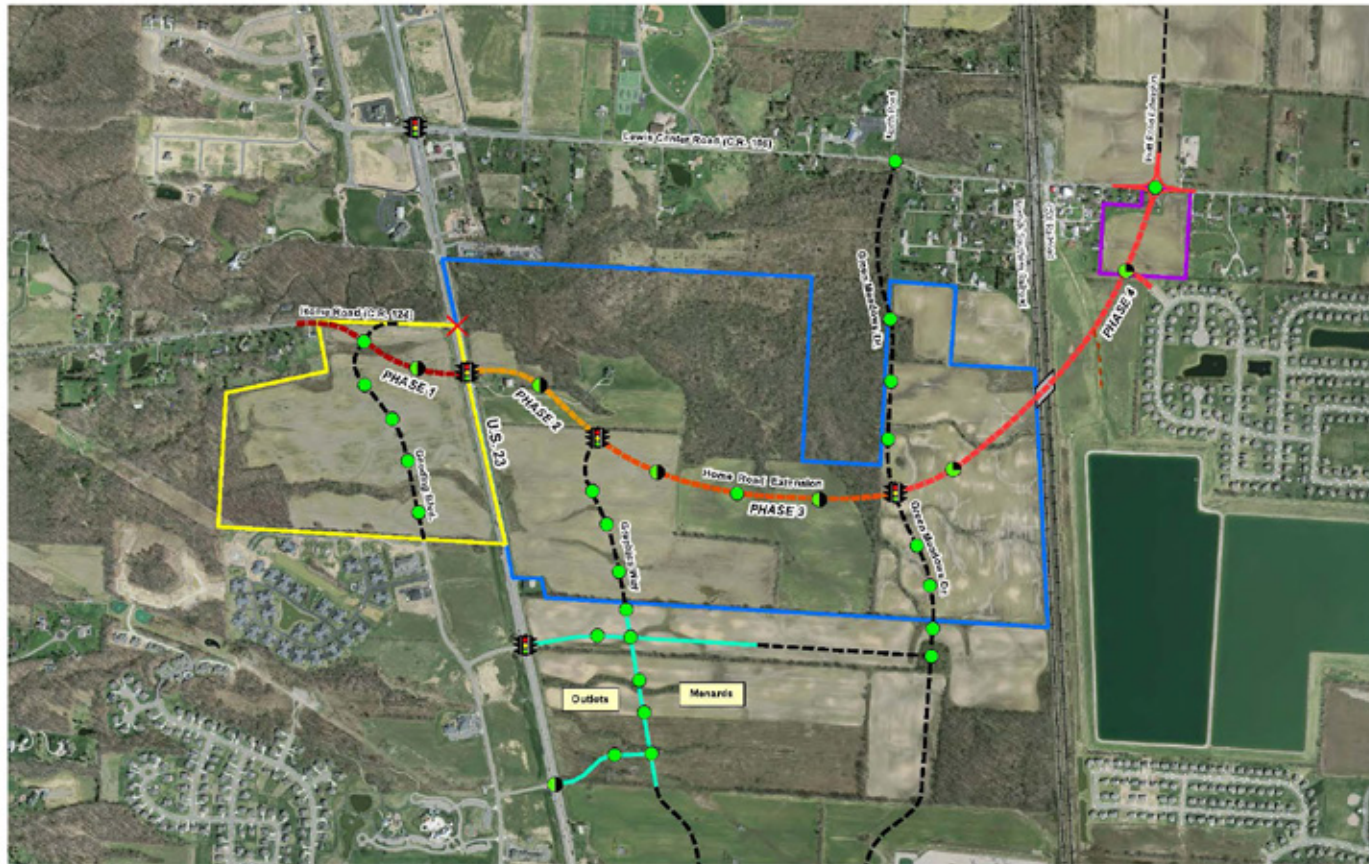
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Home Road at U.S. 23 Conceptual Location and Access Management Plan Orange Township, Delaware County, Ohio



Legend

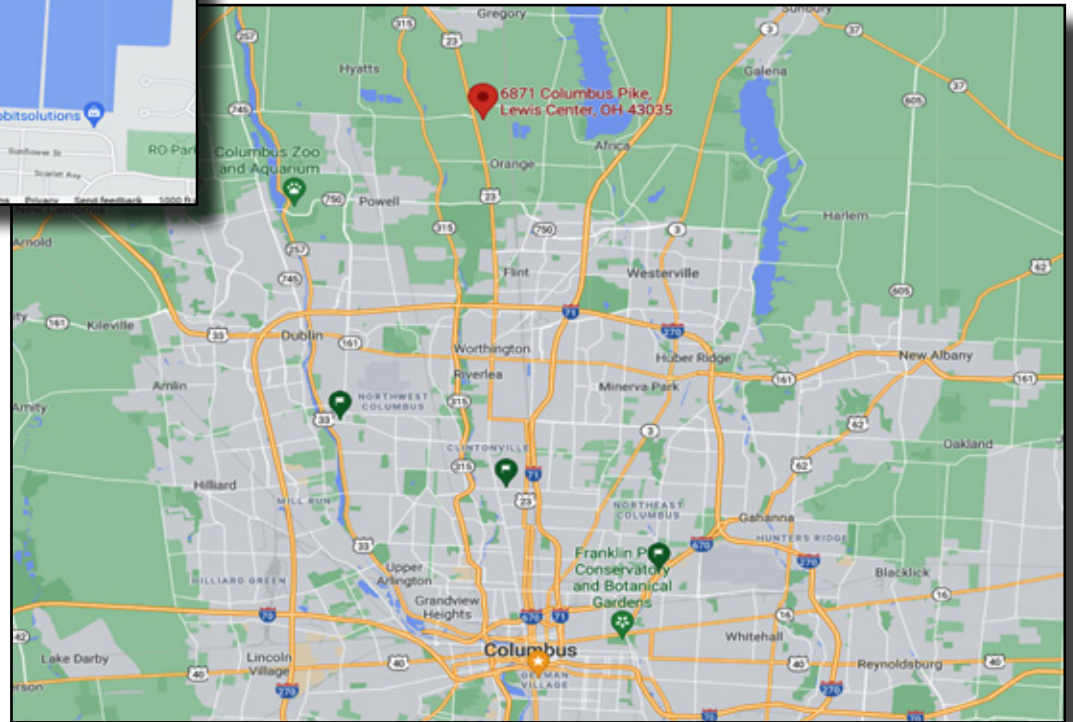
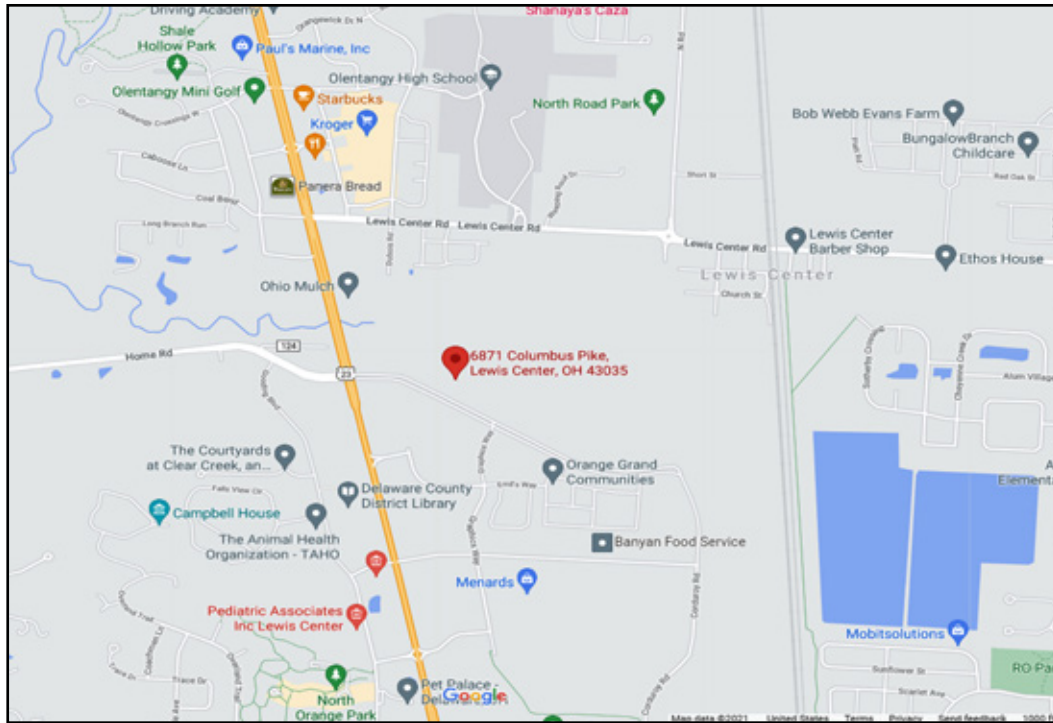
- Existing public road (newer than 2010)
- Proposed 4/5-lane public road
- Proposed 2/3-lane public road
- Proposed non-public road or driveway
- Full access, traffic signal
- Full access, unsignalized
- 3/4 access, no left out
- 1/2 access, right in/right out
- Overpass
- Intersection/signal removed

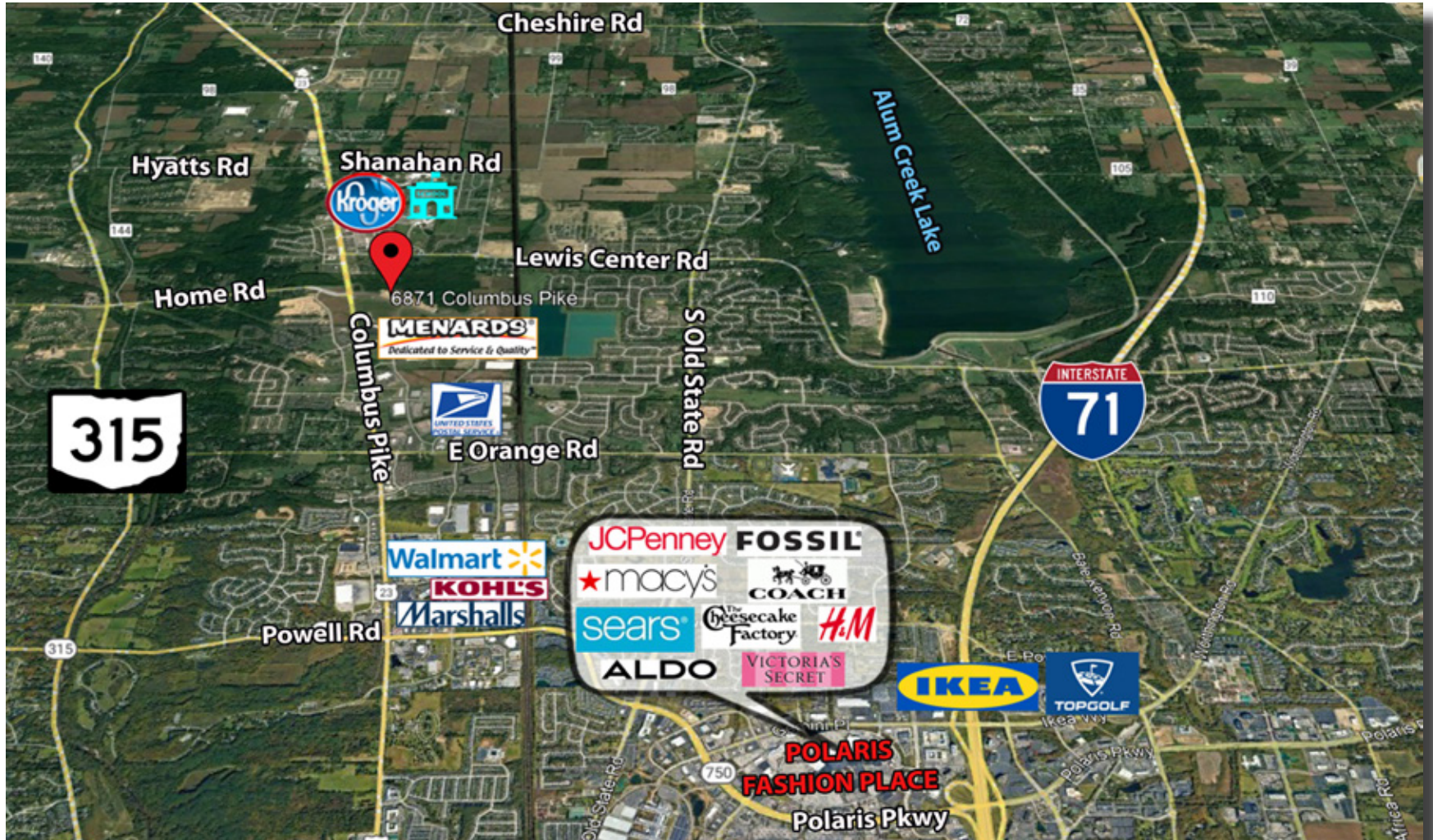
Prepared by:



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Last revised August 6, 2013

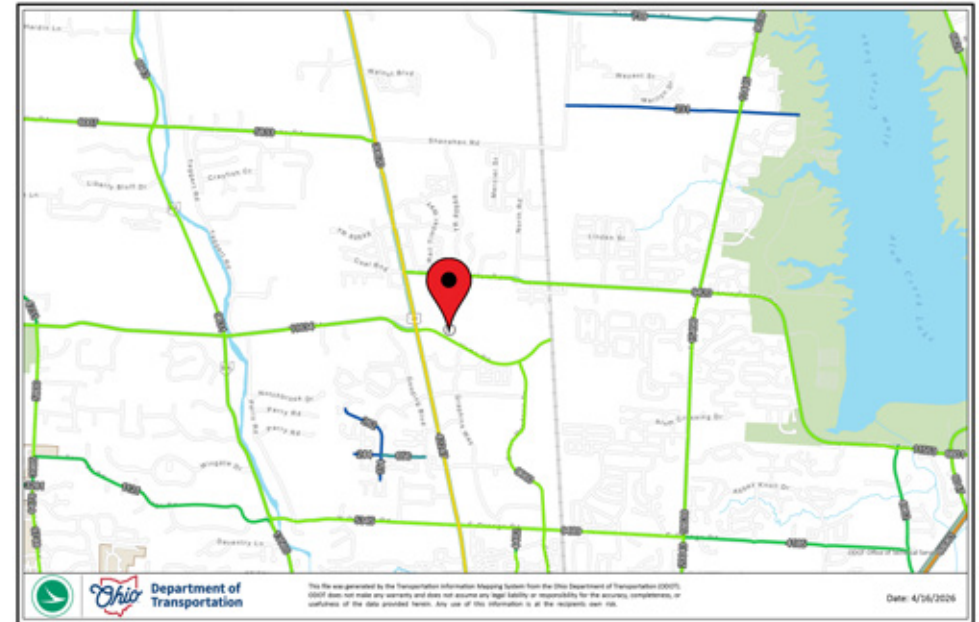




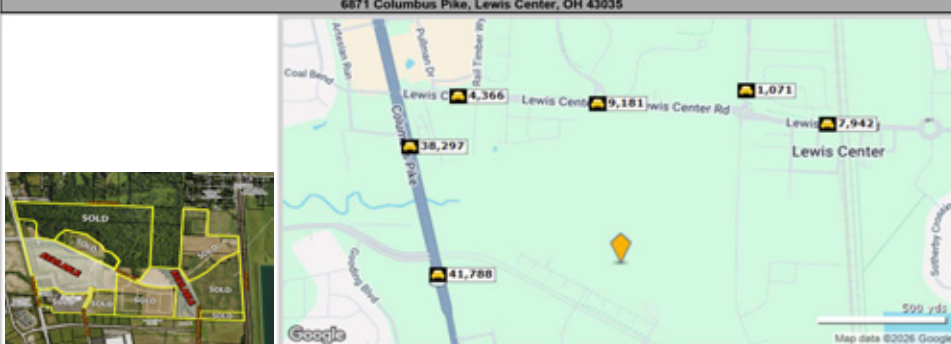
Great Location!
20 minutes to Polaris and Easton
5 minutes to freeway
Close to Alum Creek Lake

Demographic Summary Report

6871 Columbus Pike				
6871 Columbus Pike, Lewis Center, OH 43035				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	4,911	41,256	131,699	
2025 Estimate	4,370	37,774	121,802	
2020 Census	3,165	33,164	109,608	
Growth 2025 - 2030	12.38%	9.22%	8.13%	
Growth 2020 - 2025	38.07%	13.90%	11.13%	
2025 Population by Hispanic Origin				
2025 Population	4,370	37,774	121,802	
White	2,776 63.52%	26,069 69.01%	85,522 70.21%	
Black	194 4.44%	2,003 5.30%	7,301 5.99%	
Am. Indian & Alaskan	5 0.11%	40 0.11%	162 0.13%	
Asian	1,161 26.57%	7,362 19.49%	20,376 16.73%	
Hawaiian & Pacific Island	0 0.00%	5 0.01%	20 0.02%	
Other	234 5.35%	2,295 6.08%	8,420 6.91%	
U.S. Armed Forces	0	25	178	
Households				
2030 Projection	1,634	13,410	47,186	
2025 Estimate	1,450	12,267	43,673	
2020 Census	1,035	10,737	39,416	
Growth 2025 - 2030	12.69%	9.32%	8.04%	
Growth 2020 - 2025	40.10%	14.25%	10.80%	
Owner Occupied	1,304 89.93%	10,805 88.08%	31,922 73.09%	
Renter Occupied	147 10.14%	1,463 11.93%	11,751 26.91%	
2025 Households by HH Income				
Income: <\$25,000	61 4.20%	285 2.32%	1,481 3.39%	
Income: \$25,000 - \$50,000	78 5.38%	723 5.89%	3,587 8.21%	
Income: \$50,000 - \$75,000	298 20.54%	1,428 11.64%	5,151 11.79%	
Income: \$75,000 - \$100,000	112 7.72%	801 6.53%	4,315 9.88%	
Income: \$100,000 - \$125,000	139 9.58%	831 6.77%	4,389 10.05%	
Income: \$125,000 - \$150,000	55 3.79%	897 7.31%	3,369 7.71%	
Income: \$150,000 - \$200,000	258 17.78%	2,622 21.37%	8,016 18.36%	
Income: \$200,000+	450 31.01%	4,681 38.16%	13,364 30.60%	
2025 Avg Household Income	\$165,777	\$188,811	\$168,426	
2025 Med Household Income	\$142,045	\$172,292	\$146,615	



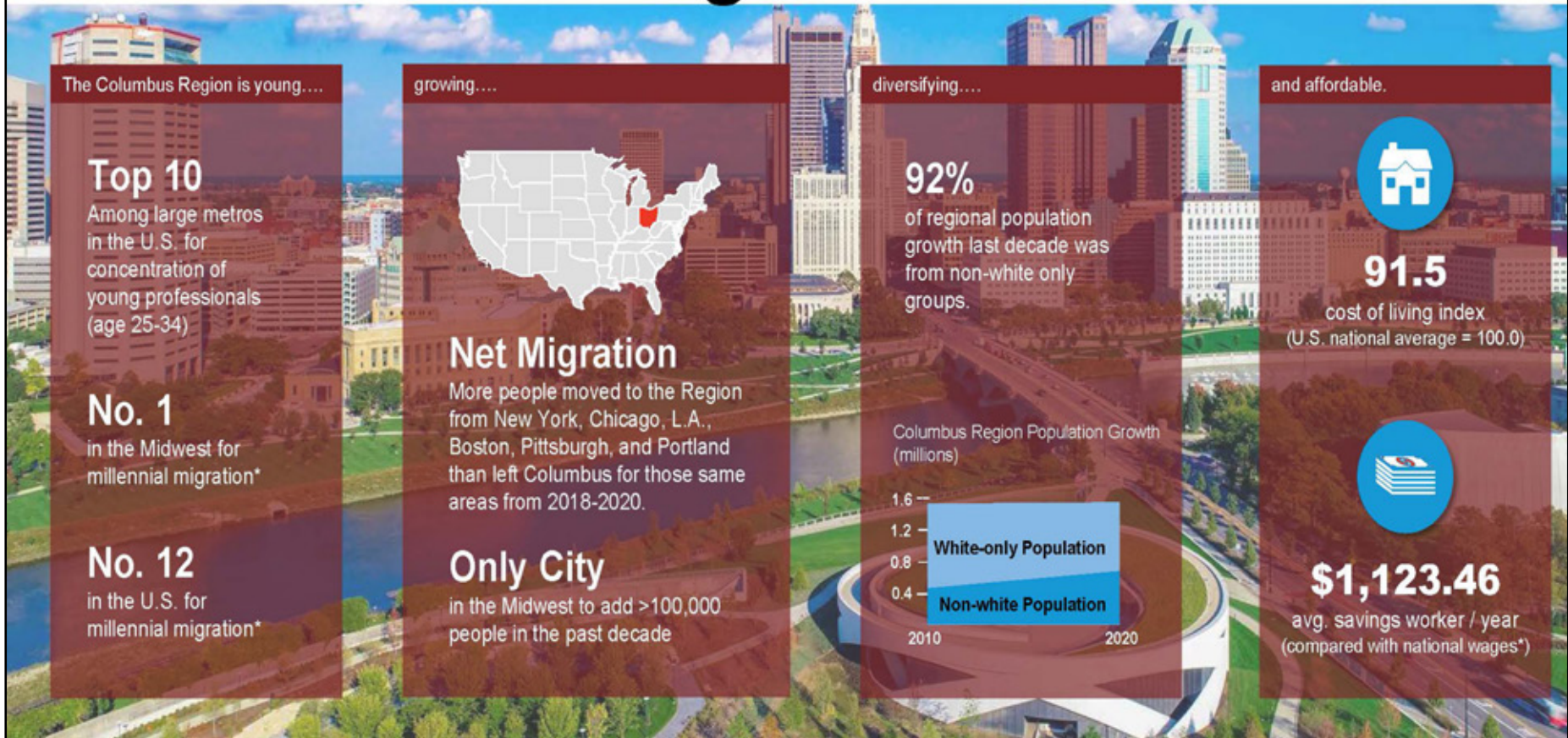
Traffic Count Report

6871 Columbus Pike						
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 Lewis Center Rd	Dubois Rd	0.28 W	2022	8,783	MPSI	.40
2 Lewis Center Rd	Dubois Rd	0.28 W	2025	9,181	MPSI	.40
3 Columbus Pike	Home Rd	0.13 N	2024	41,813	MPSI	.41
4 Columbus Pike	Home Rd	0.13 N	2025	41,788	MPSI	.41
5 North Rd	Lewis Center Rd	0.05 S	2024	1,070	MPSI	.51
6 North Rd	Lewis Center Rd	0.05 S	2025	1,071	MPSI	.51
7 Lewis Center Rd	Dubois Rd	0.04 E	2018	4,366	MPSI	.55
8 Columbus Pike	Lewis Center Rd	0.13 N	2025	38,194	MPSI	.55
9 Columbus Pike	Lewis Center Rd	0.13 N	2024	38,297	MPSI	.55
10 Lewis Center Rd	1st St	0.02 W	2025	7,942	MPSI	.58



Appraisal Brokerage Consulting Development

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

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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 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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Learn more about us at
www.rweiler.com

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.