

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

6.6 +/- Acres Commercial Development Land

5700 & 0 Columbus Pike, Lewis Center, OH 43035

COMMERCIAL DEVELOPMENT LAND AT COLUMBUS PIKE & HYATTS RD!

6.6 +/- acres land available that can be reconfigured for multiple users.

Approximately 3 +/- acres for retail user and 3 outlots 1-1.5 acre for commercial users. Zoned Planned Commercial & Office that allows for a variety of commercial/office uses. 50' set backs for structures. 110' ROW.

Possible Right-in/Right-out on Columbus Pike. Water at Columbus Pike.

Sewer near the corner of Columbus Pike and Hyatts in the ROW.



Property Highlights

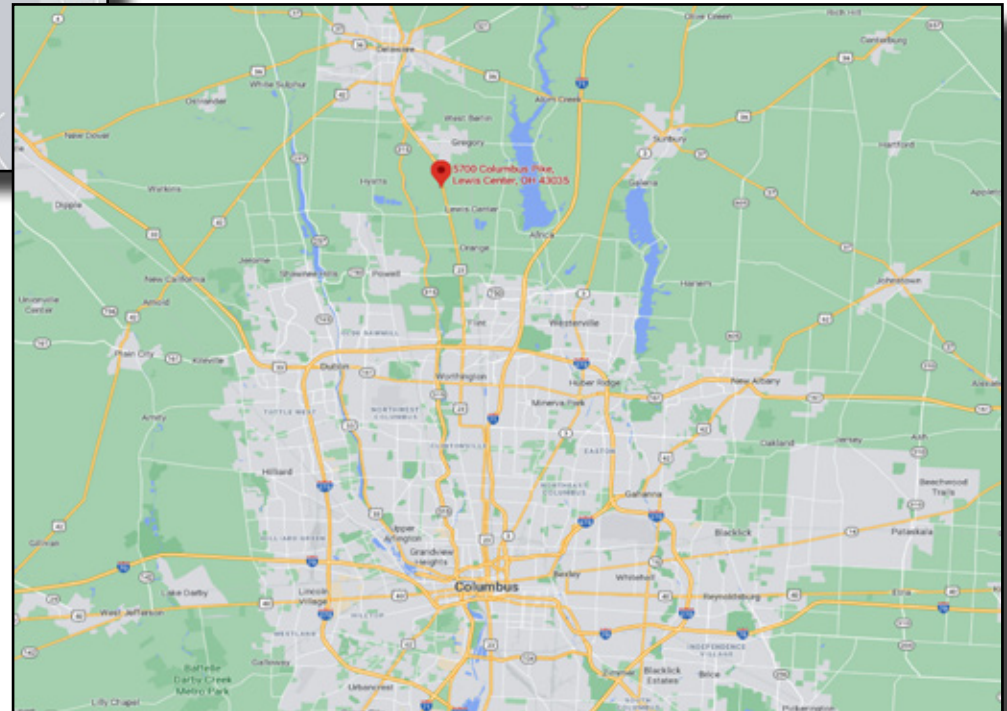
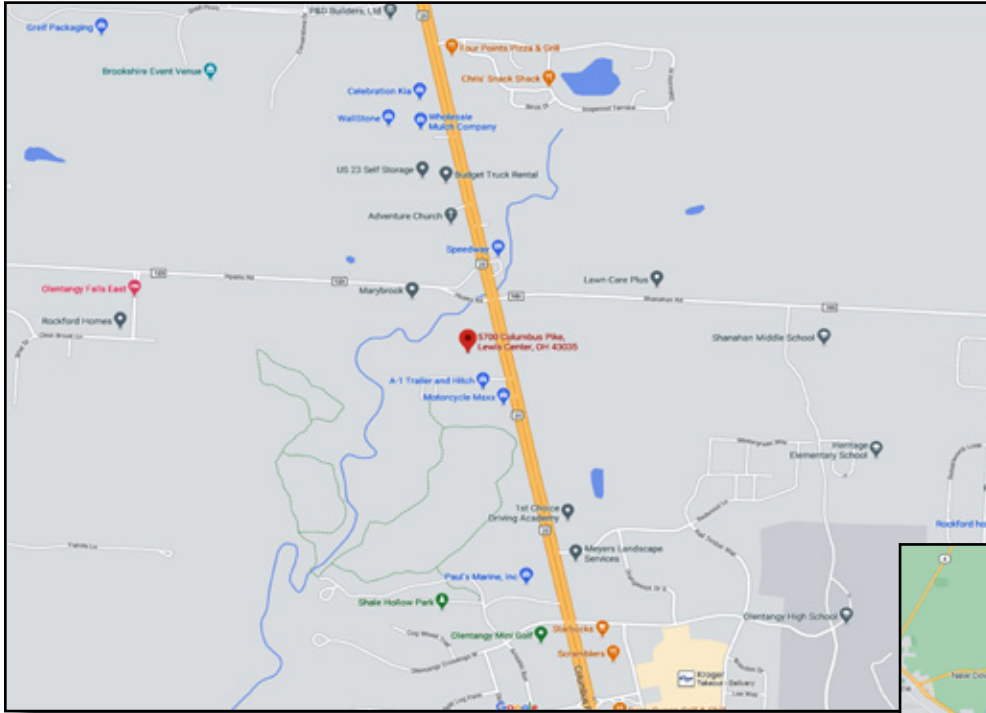
Address:	5700 & 0 Columbus Pike Lewis Center, OH 43035
County:	Delaware
Township:	Orange
PID:	318-220-02-001-000 } 318-220-02-003-000 } partial 318-220-02-006-000 }
Location:	Between Hyatts Rd & Home Rd
Acreage:	3.0 +/- ac - retail - In Contract 1.0 +/- ac } 1.1 +/- ac } outlots 1.5 +/- ac }
Outlots Sale Price:	\$750,000/acre
Retail Parcel Sale Price:	\$300,000/acre
Utilities:	Available
Zoning:	PC - Planned Commercial and Office District C-2 - Neighborhood Commercial District

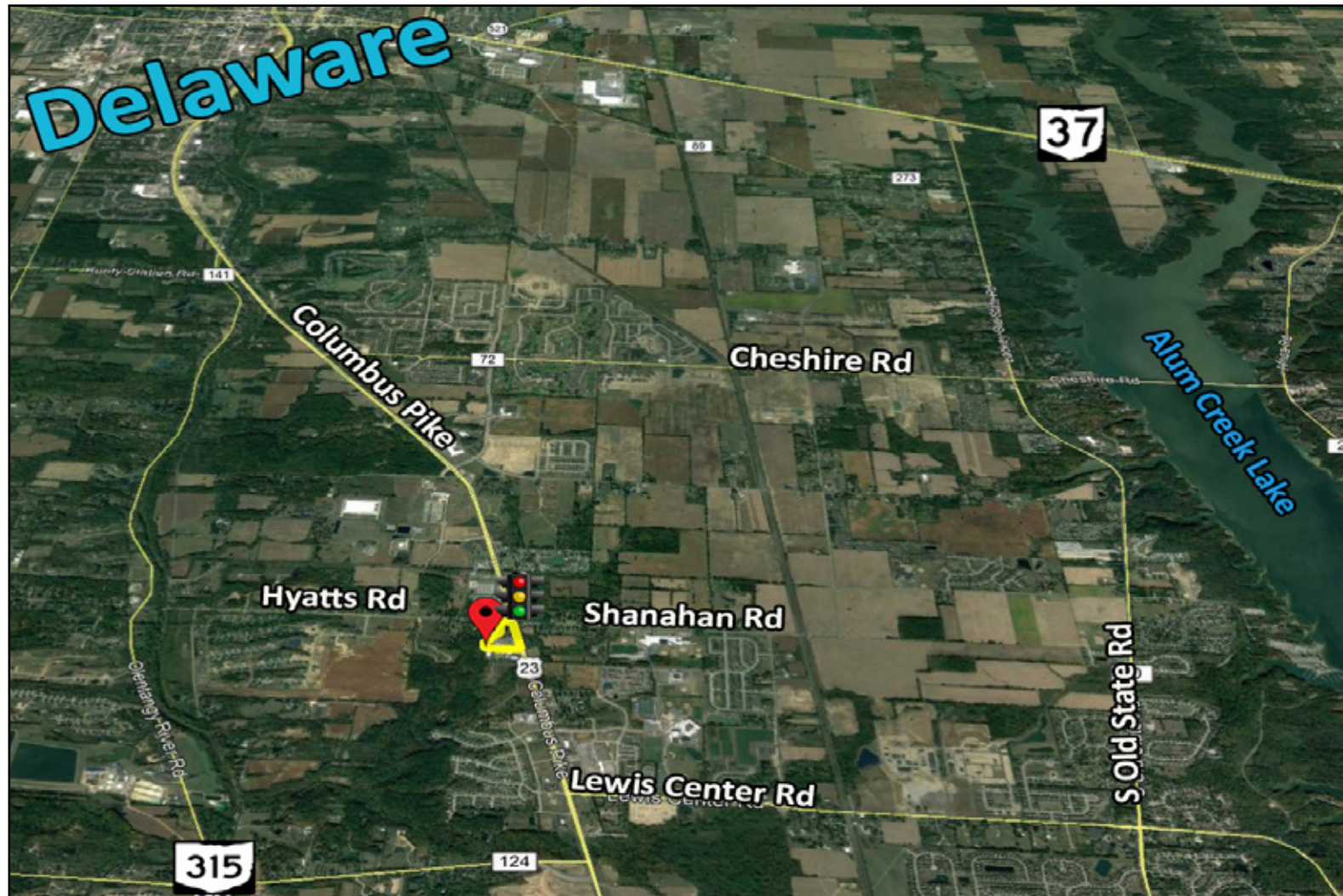


*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.



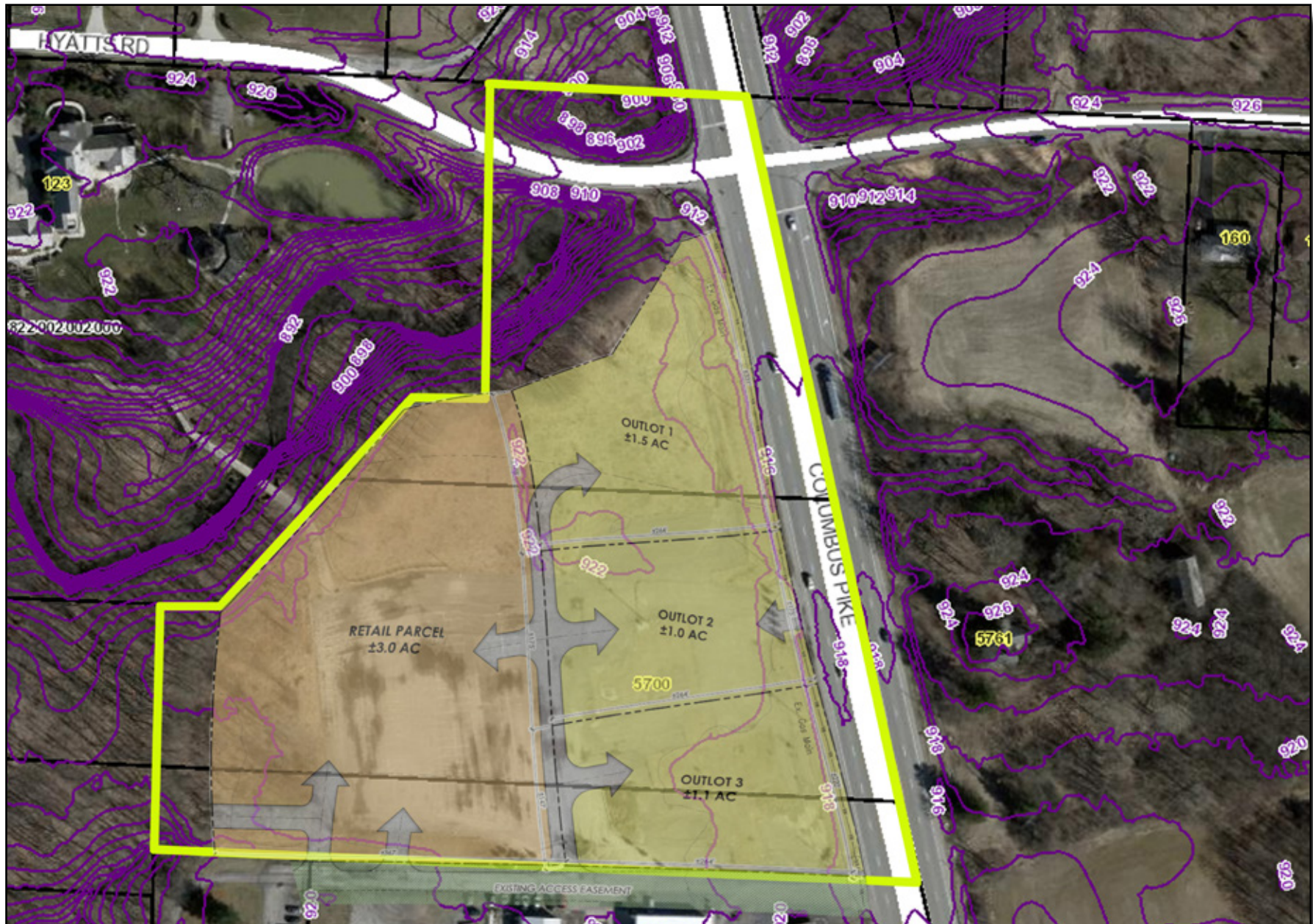






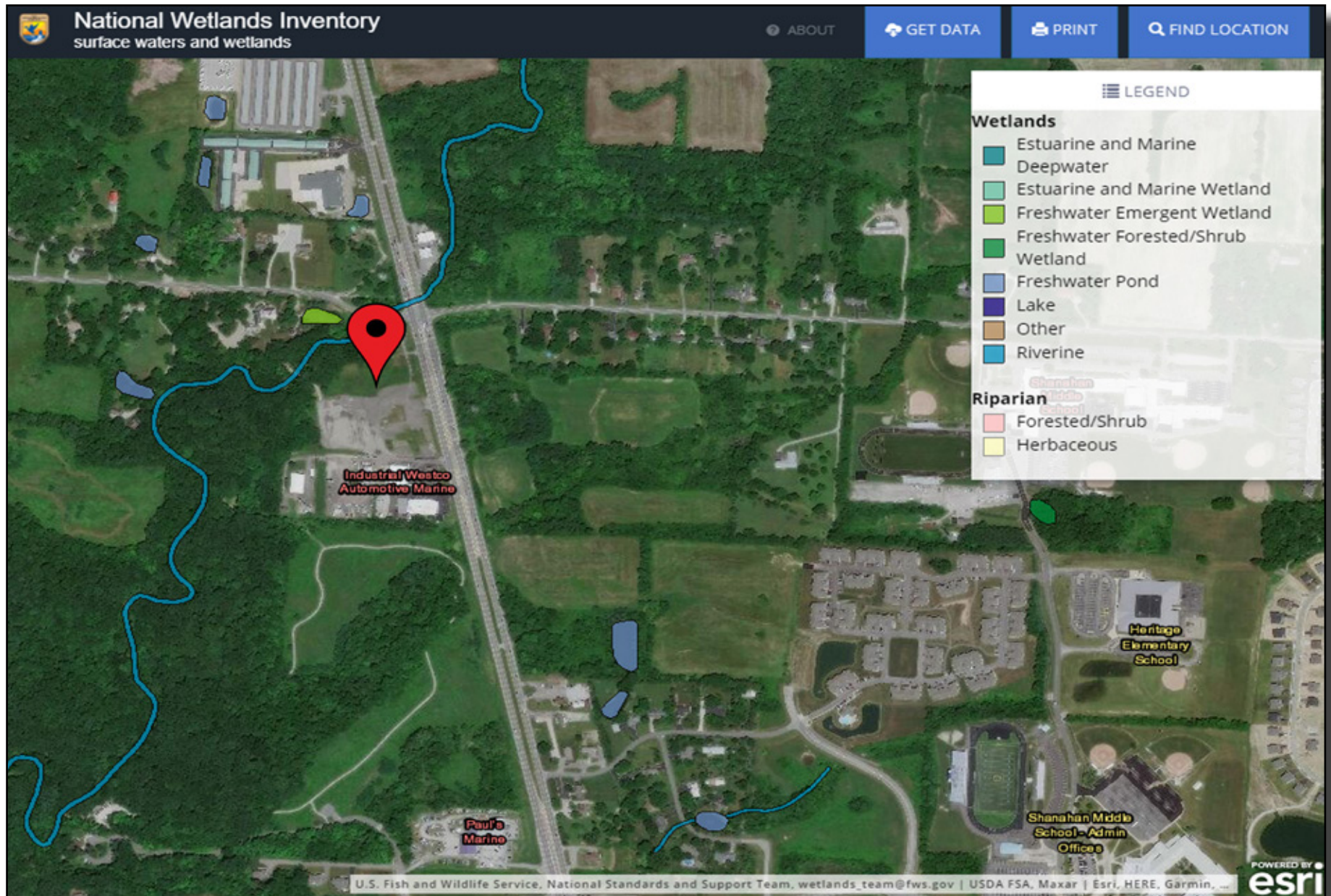
Great Location!

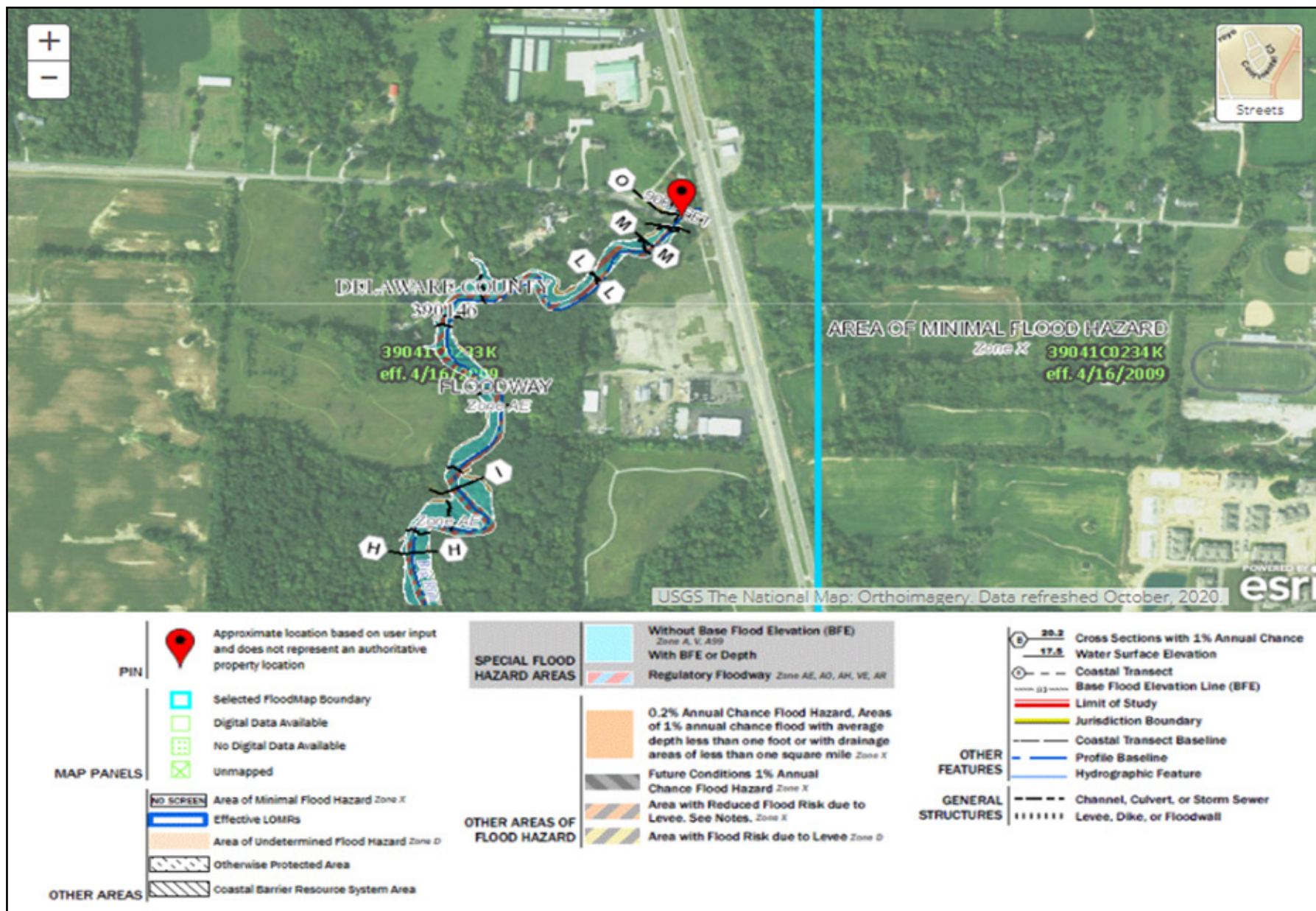
Easy access to major roads
10 minutes to Downtown Delaware
25 minutes to Downtown Columbus

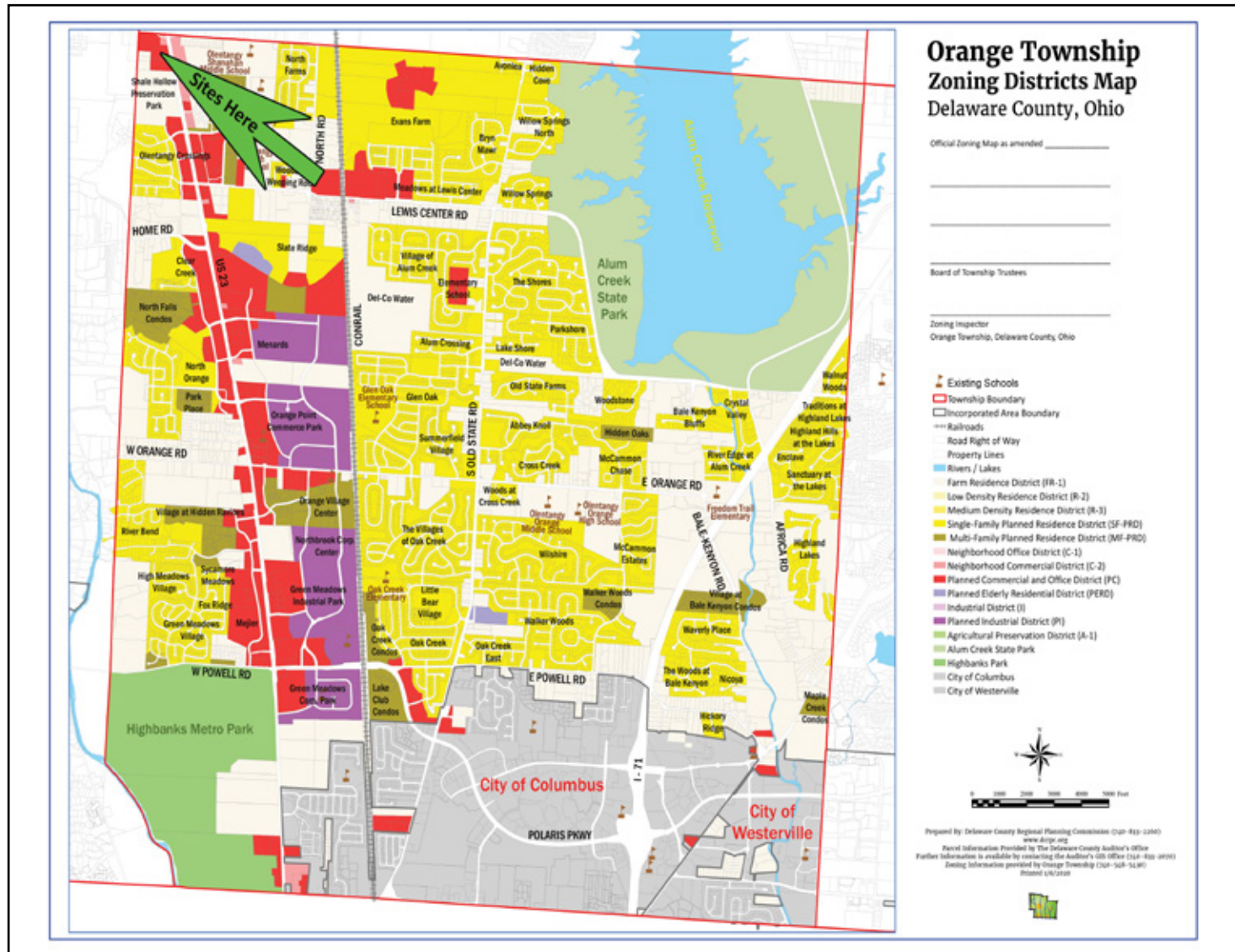








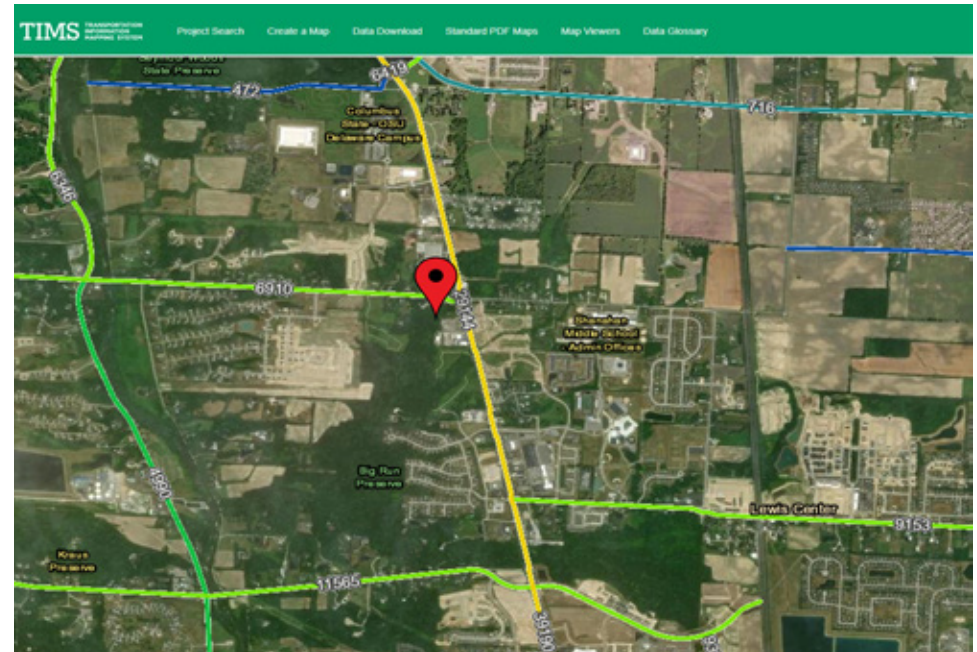




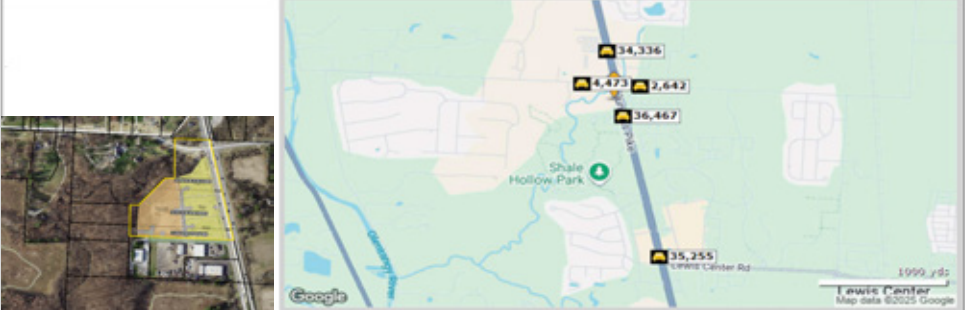
[Click here to see zoning regulations](#)

Demographic Summary Report

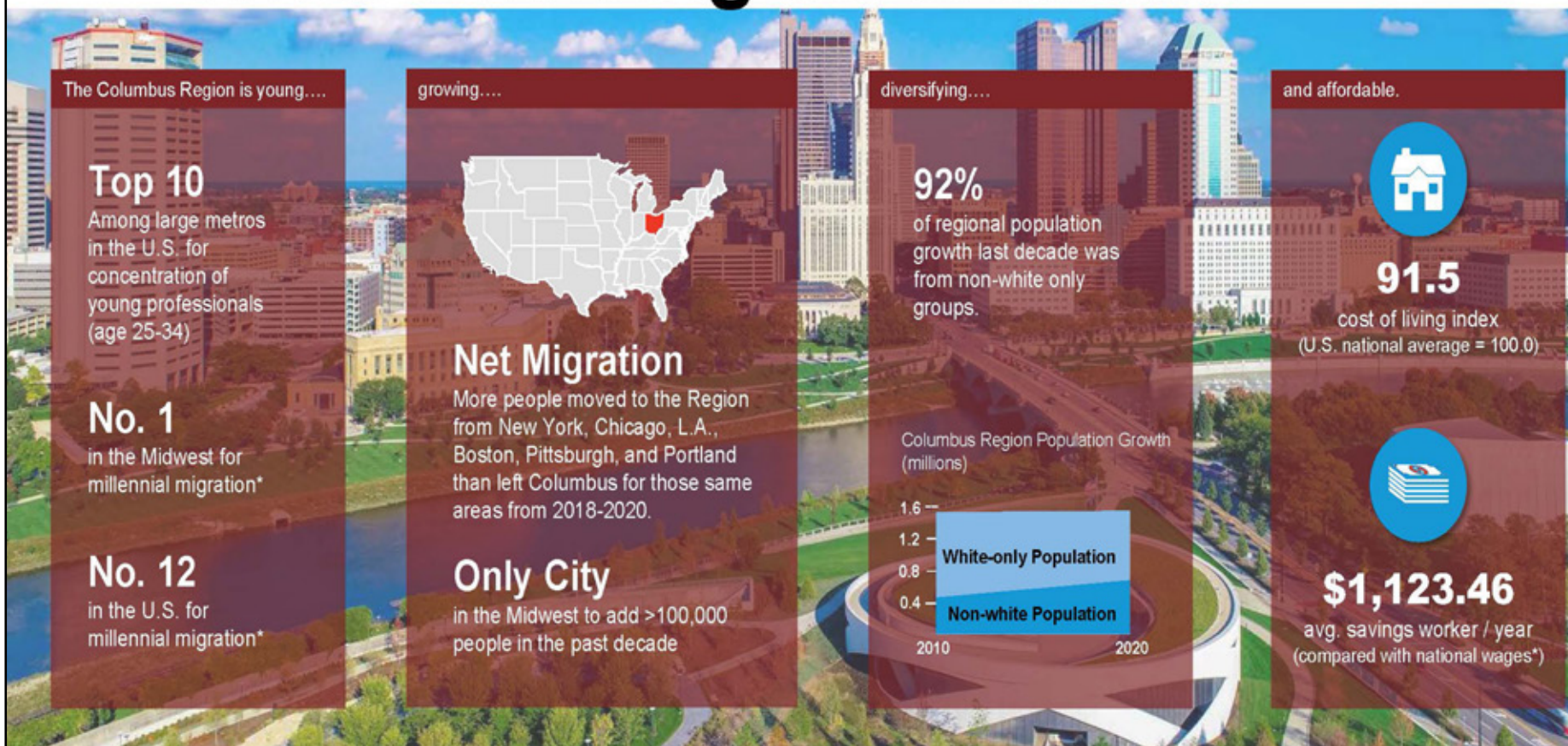
5700 Columbus Pike, Delaware, OH 43015				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	3,575	32,873	103,526	
2024 Estimate	3,049	28,602	90,432	
2020 Census	2,253	24,786	80,641	
Growth 2024 - 2029	17.25%	14.93%	14.48%	
Growth 2020 - 2024	35.33%	15.40%	12.14%	
2024 Population by Hispanic Origin	93	863	2,789	
2024 Population	3,049	28,602	90,432	
White	1,912 62.71%	20,455 71.52%	67,491 74.63%	
Black	151 4.95%	1,381 4.83%	4,367 4.83%	
Am. Indian & Alaskan	6 0.20%	36 0.13%	100 0.11%	
Asian	739 24.24%	4,466 15.61%	11,258 12.45%	
Hawaiian & Pacific Island	0 0.00%	7 0.02%	60 0.07%	
Other	242 7.94%	2,257 7.89%	7,156 7.91%	
U.S. Armed Forces	1	13	55	
Households				
2029 Projection	1,102	10,229	35,435	
2024 Estimate	939	8,887	30,920	
2020 Census	692	7,682	27,590	
Growth 2024 - 2029	17.36%	15.10%	14.60%	
Growth 2020 - 2024	35.69%	15.69%	12.07%	
Owner Occupied	870 92.65%	8,262 92.97%	25,825 83.52%	
Renter Occupied	69 7.35%	625 7.03%	5,096 16.48%	
2024 Households by HH Income	939	8,886	30,921	
Income: <\$25,000	27 2.88%	314 3.53%	1,395 4.51%	
Income: \$25,000 - \$50,000	31 3.30%	565 6.36%	2,638 8.53%	
Income: \$50,000 - \$75,000	59 6.28%	646 7.27%	2,815 9.10%	
Income: \$75,000 - \$100,000	112 11.93%	570 6.41%	2,910 9.41%	
Income: \$100,000 - \$125,000	50 5.32%	850 9.57%	3,202 10.36%	
Income: \$125,000 - \$150,000	135 14.38%	1,344 15.12%	4,234 13.69%	
Income: \$150,000 - \$200,000	127 13.53%	1,487 16.73%	4,757 15.38%	
Income: \$200,000+	398 42.39%	3,110 35.00%	8,970 29.01%	
2024 Avg Household Income	\$196,912	\$182,425	\$165,079	
2024 Med Household Income	\$171,850	\$155,178	\$139,764	



Traffic Count Report

5700 Columbus Pike, Delaware, OH 43015							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Columbus Pike	Shanahan Rd	0.14 N	2022	33,942	MPSP	.09	
2 Columbus Pike	Shanahan Rd	0.14 N	2025	36,467	MPSP	.09	
3 Shanahan Rd	Columbus Pike	0.10 W	2022	2,473	MPSP	.14	
4 Shanahan Rd	Columbus Pike	0.10 W	2025	2,642	MPSP	.14	
5 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSP	.17	
6 Hyatts Rd	Columbus Pike	0.16 E	2025	4,473	MPSP	.17	
7 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSP	.26	
8 Columbus Pike	Hyatts Rd	0.20 S	2025	34,336	MPSP	.26	
9 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSP	.83	
10 Columbus Pike	Coal Bend	0.04 S	2024	35,255	MPSP	.83	

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



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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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 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.