

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

INDUSTRIAL LAND FOR SALE

403 South Ewing St, Lancaster, OH 43130

INDUSTRIAL LAND IN LANCASTER!

4.65 +/- acres industrial land. Located just south of E Main St/SR 22 on the west side of S Ewing St south of the railroad tracks. 3/4 inch water line active on the parcel. Zoned Advanced Manufacturing which allows for such uses as retail, auto-oriented businesses, commercial recreational facilities, data center, flex office, machine shop, manufacturing, R&D, dealership, and much more!



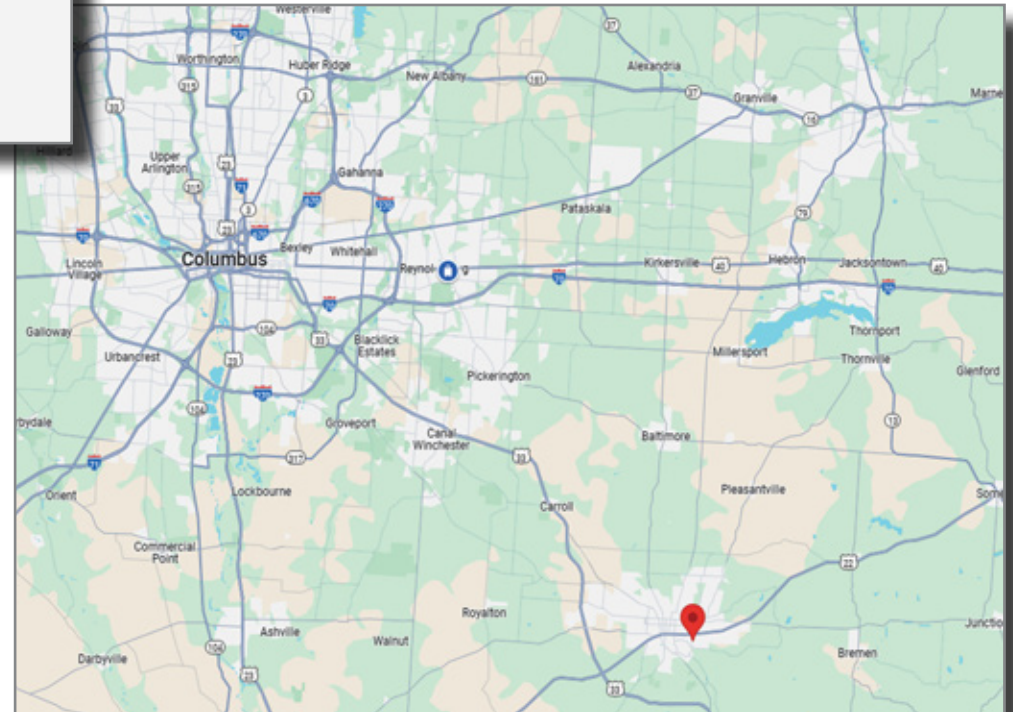
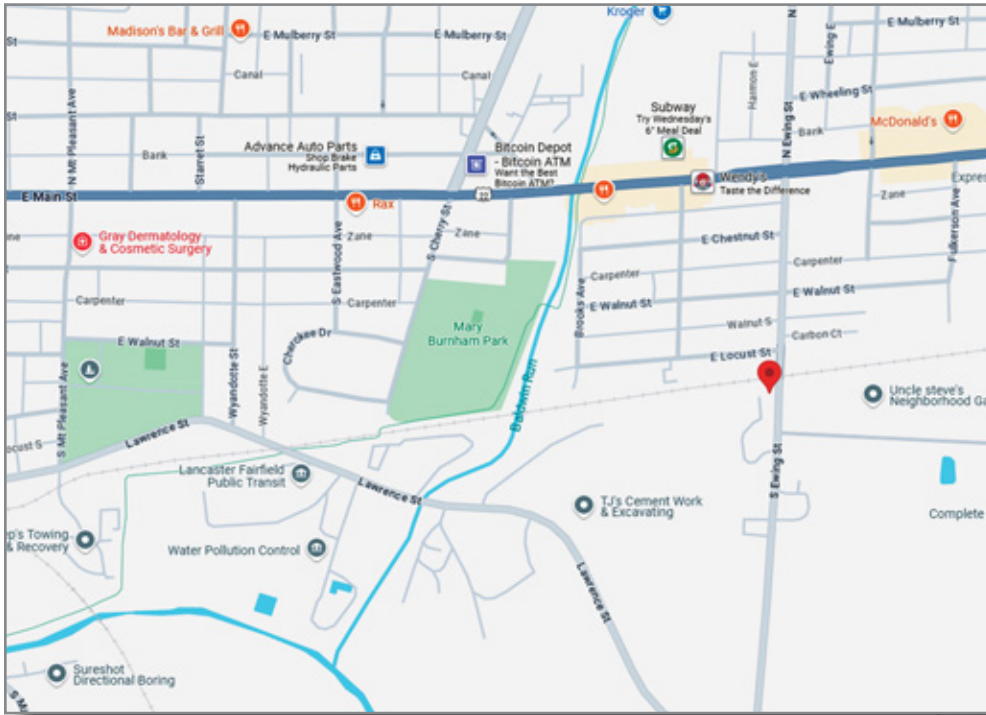
Property Highlights

Address:	403 South Ewing St Lancaster, OH 43130
County:	Fairfield
Township:	Lancaster Corp
Schools:	Lancaster
PID:	0535008300
Location:	South of E Main St/SR 22, West side of S Ewing St
Utilities:	Water available
Acreage:	4.65 +/- acres
Sale Price:	\$295,000
Zoning:	AM - Advanced Manufacturing



4.65 +/- ac of Industrial Land
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Street Maps



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Location Map



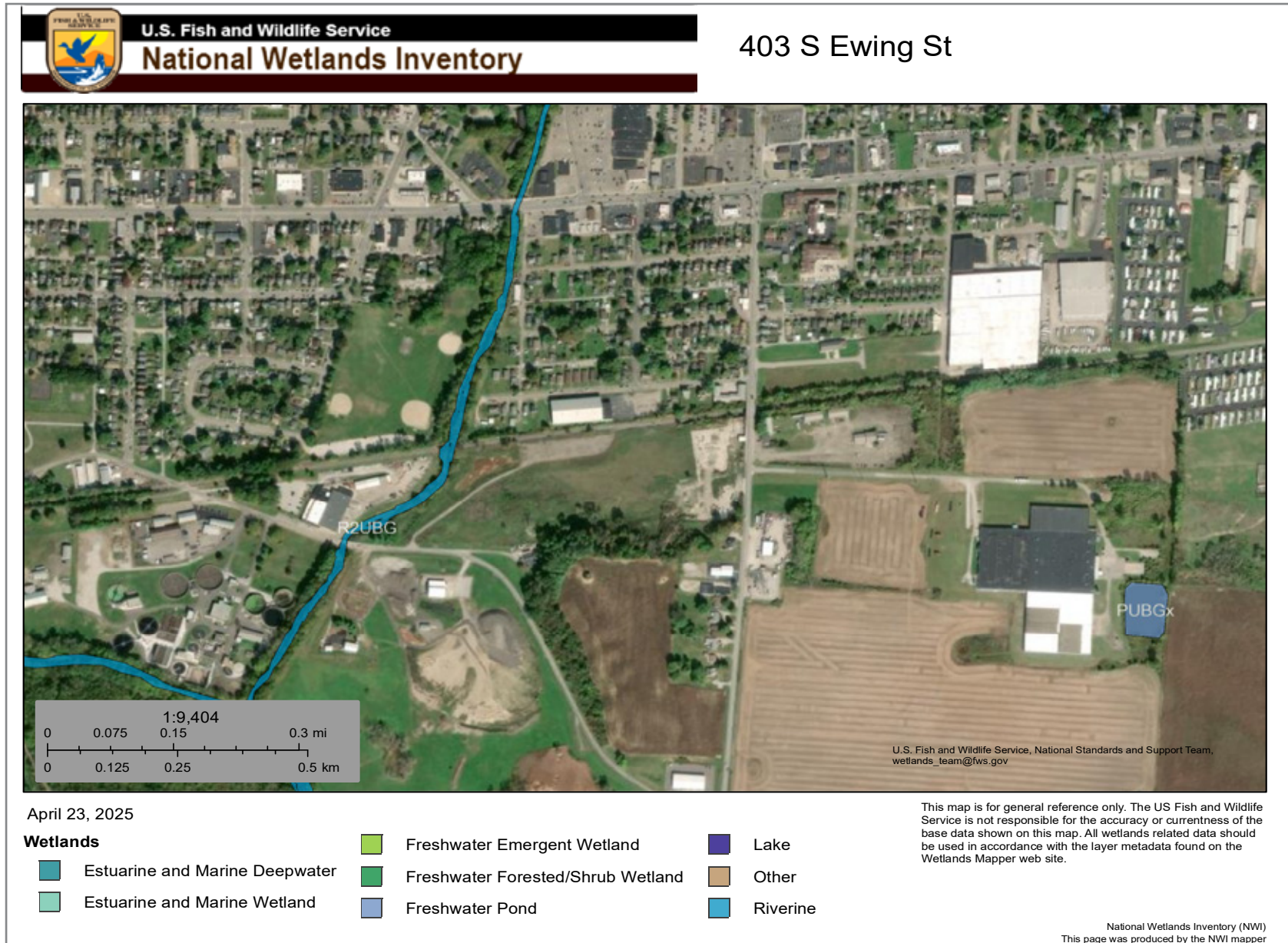
Great Location!

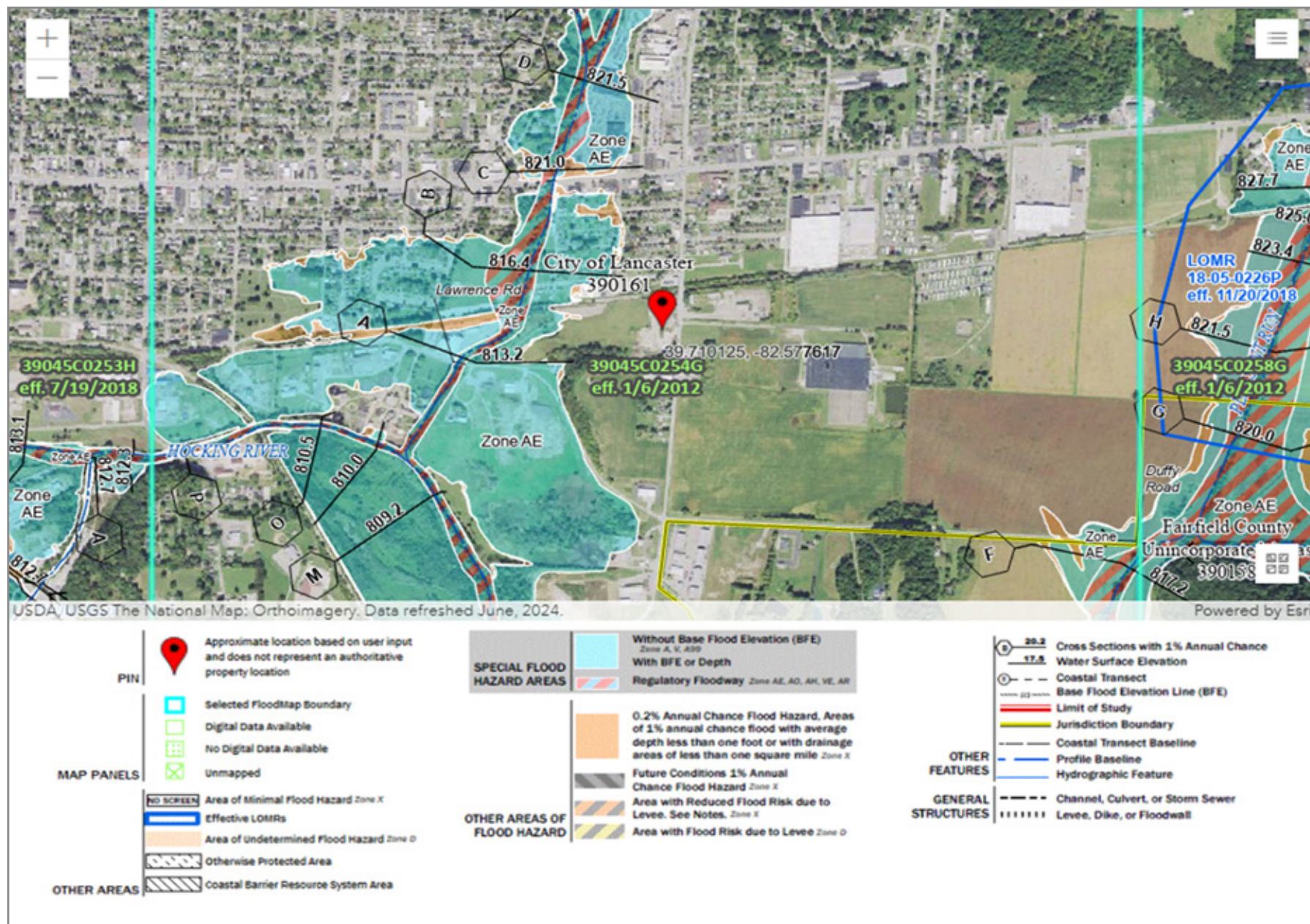
Easy access to major roads
Minutes to Downtown Lancaster

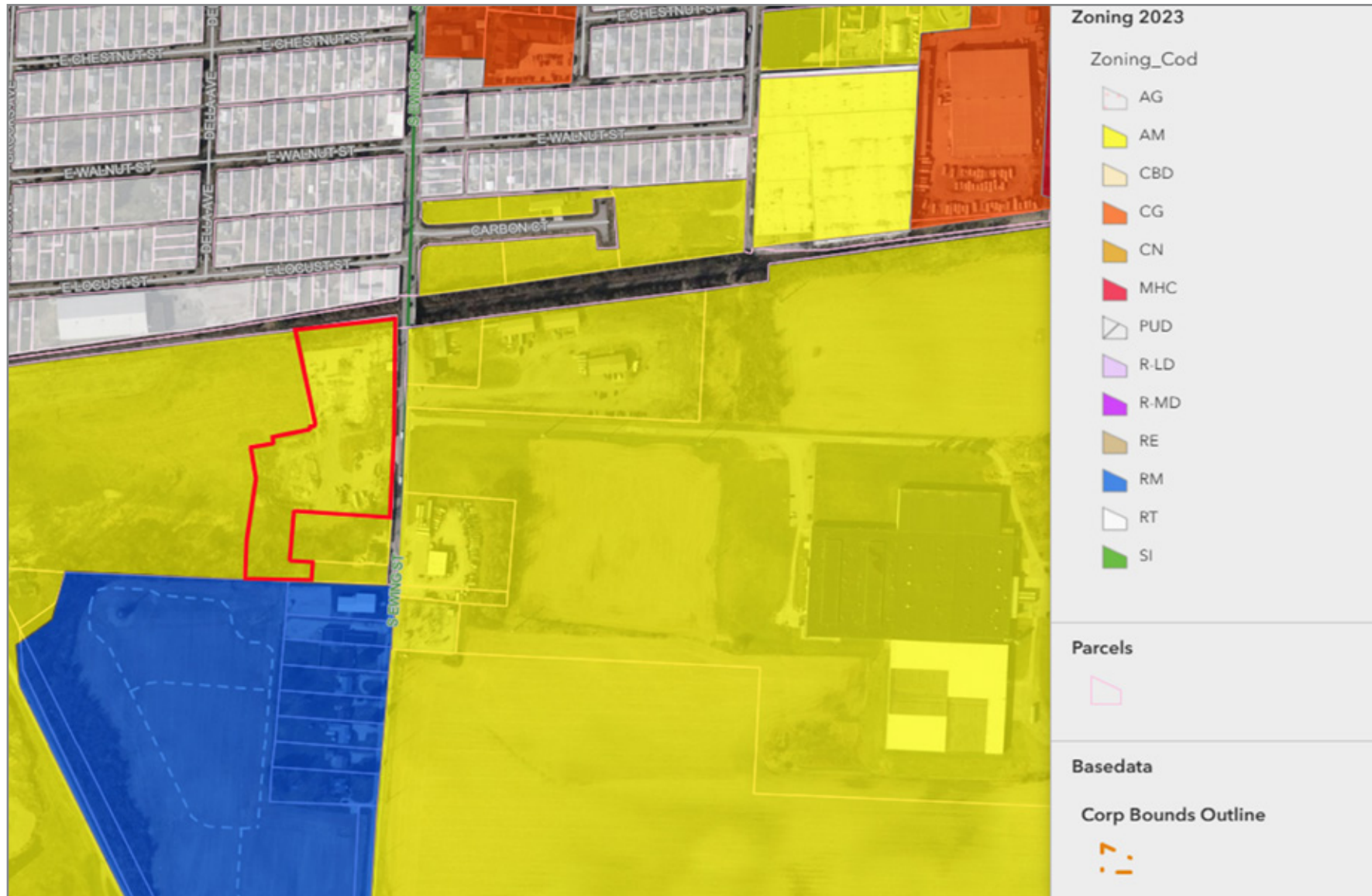


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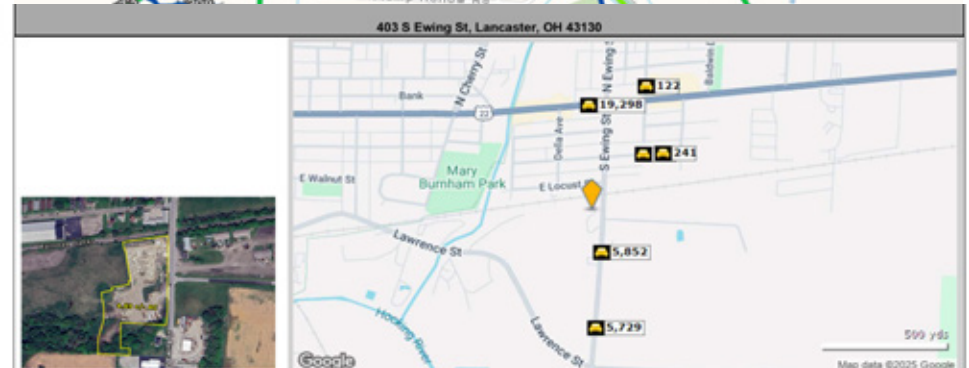
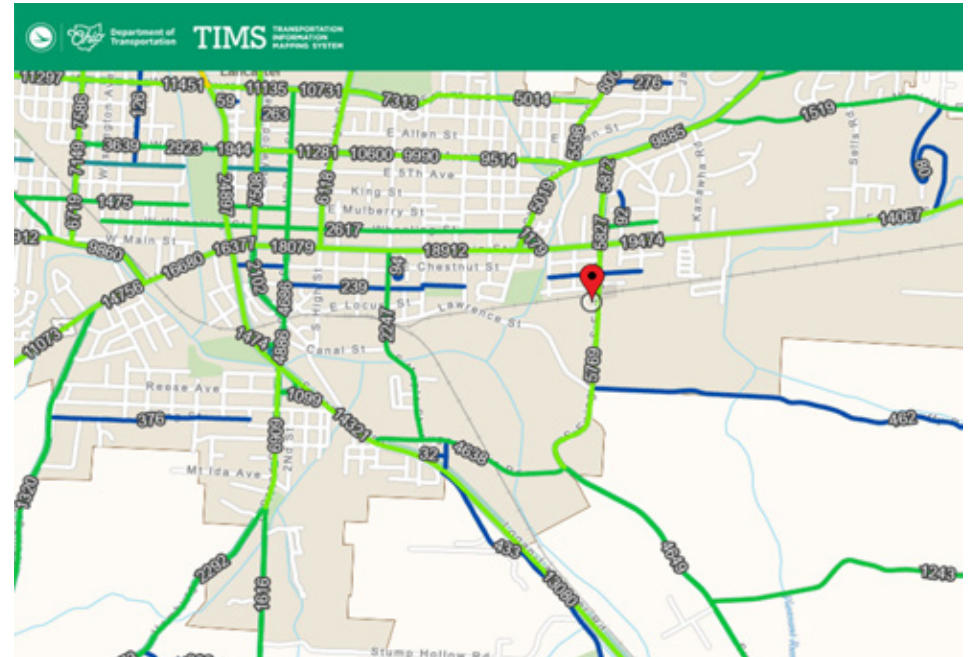
Click [here](#) to view zoning text

Demographic Summary Report

403 S Ewing St, Lancaster, OH 43130

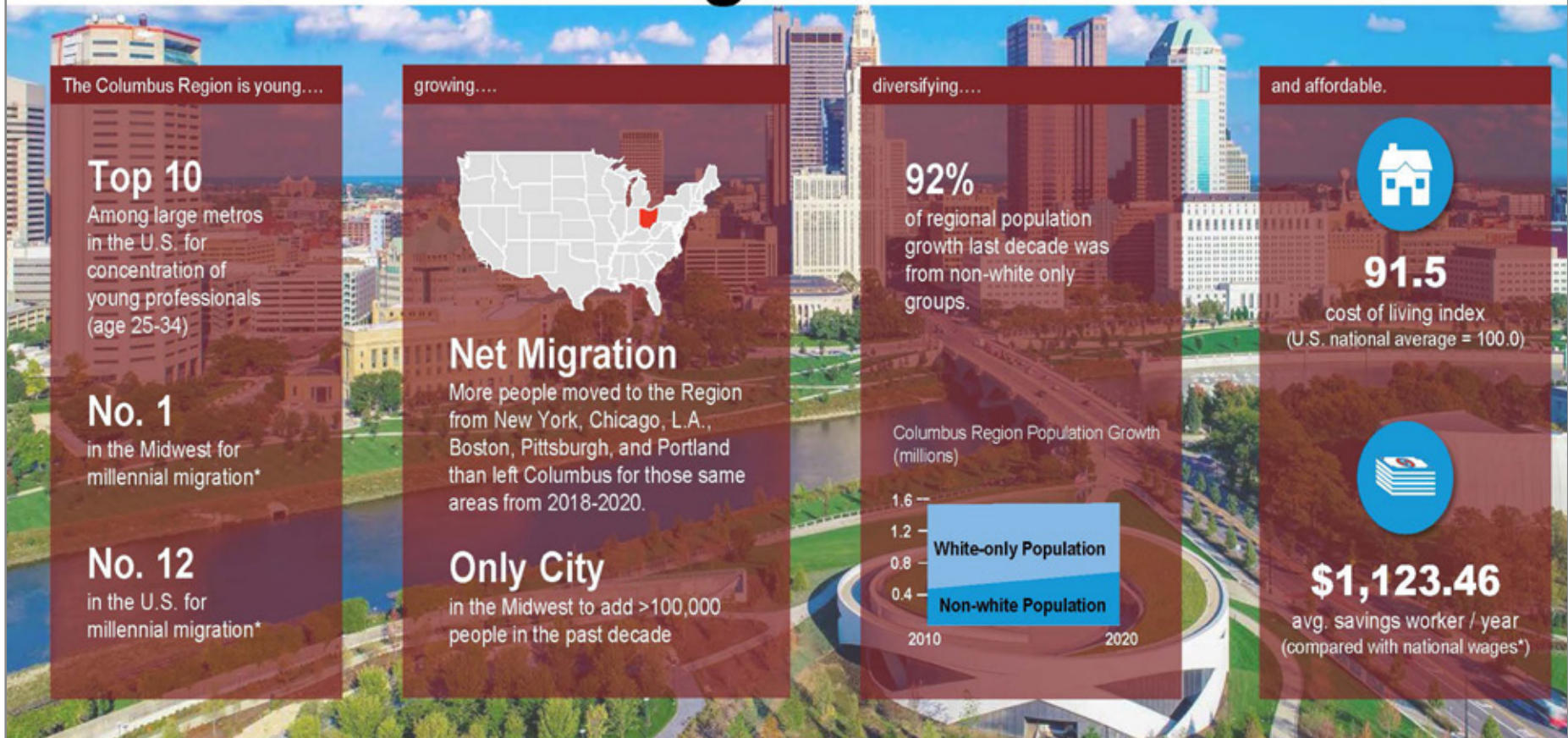


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,322	41,472	60,729
2024 Estimate	7,718	38,526	56,473
2020 Census	7,088	35,765	52,755
Growth 2024 - 2029	7.83%	7.65%	7.54%
Growth 2020 - 2024	8.89%	7.72%	7.05%
2024 Population by Hispanic Origin			
2024 Population	7,718	38,526	56,473
White	7,058 91.45%	35,111 91.14%	51,406 91.03%
Black	171 2.22%	1,059 2.75%	1,677 2.97%
Am. Indian & Alaskan	14 0.18%	63 0.16%	87 0.15%
Asian	52 0.67%	304 0.79%	531 0.94%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	423 5.48%	1,989 5.16%	2,772 4.91%
U.S. Armed Forces	28	82	106
Households			
2029 Projection	3,487	17,206	24,647
2024 Estimate	3,231	15,963	22,866
2020 Census	2,984	14,835	21,247
Growth 2024 - 2029	7.92%	7.79%	7.79%
Growth 2020 - 2024	8.28%	7.60%	7.62%
Owner Occupied	1,914 59.24%	8,992 56.33%	14,005 61.25%
Renter Occupied	1,317 40.76%	6,971 43.67%	8,861 38.75%
2024 Households by HH Income			
Income: <\$25,000	533 16.49%	3,504 21.95%	4,379 19.15%
Income: \$25,000 - \$50,000	895 27.69%	3,882 24.32%	5,135 22.46%
Income: \$50,000 - \$75,000	670 20.73%	2,915 18.26%	4,055 17.73%
Income: \$75,000 - \$100,000	399 12.35%	2,253 14.11%	3,403 14.88%
Income: \$100,000 - \$125,000	393 12.16%	1,546 9.69%	2,500 10.93%
Income: \$125,000 - \$150,000	164 5.07%	768 4.81%	1,419 6.21%
Income: \$150,000 - \$200,000	95 2.94%	669 4.19%	1,175 5.14%
Income: \$200,000+	83 2.57%	425 2.66%	800 3.50%
2024 Avg Household Income	\$69,691	\$68,841	\$75,708
2024 Med Household Income	\$56,123	\$54,440	\$60,619



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Tps	Miles from Subject Prop
1 S Ewing St	E Locust St	0.17 N	2024	5,698	MPSI	.10
2 South Ewing Street	E Locust St	0.17 N	2020	5,852	MPSI	.10
3 E WALNUT ST	Fulkerson Ave	0.09 E	2024	241	MPSI	.18
4 East Walnut Street	Fulkerson Ave	0.09 E	2023	241	MPSI	.22
5 East Walnut Street	Fulkerson Ave	0.09 E	2025	241	MPSI	.22
6 E Main St	Harmon Ave	0.03 W	2025	19,298	MPSI	.26
7 South Ewing Street	E Locust St	0.17 N	2025	5,680	MPSI	.28
8 S Ewing St	E Locust St	0.17 N	2023	5,729	MPSI	.28
9 N Livingston Ave	Bank	0.01 N	2025	122	MPSI	.33
10 N Livingston Ave	Bank	0.01 N	2024	122	MPSI	.33

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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