

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

13 +/- Acres Commercial Development Land

5700 & 0 Columbus Pike, Lewis Center, OH 43035

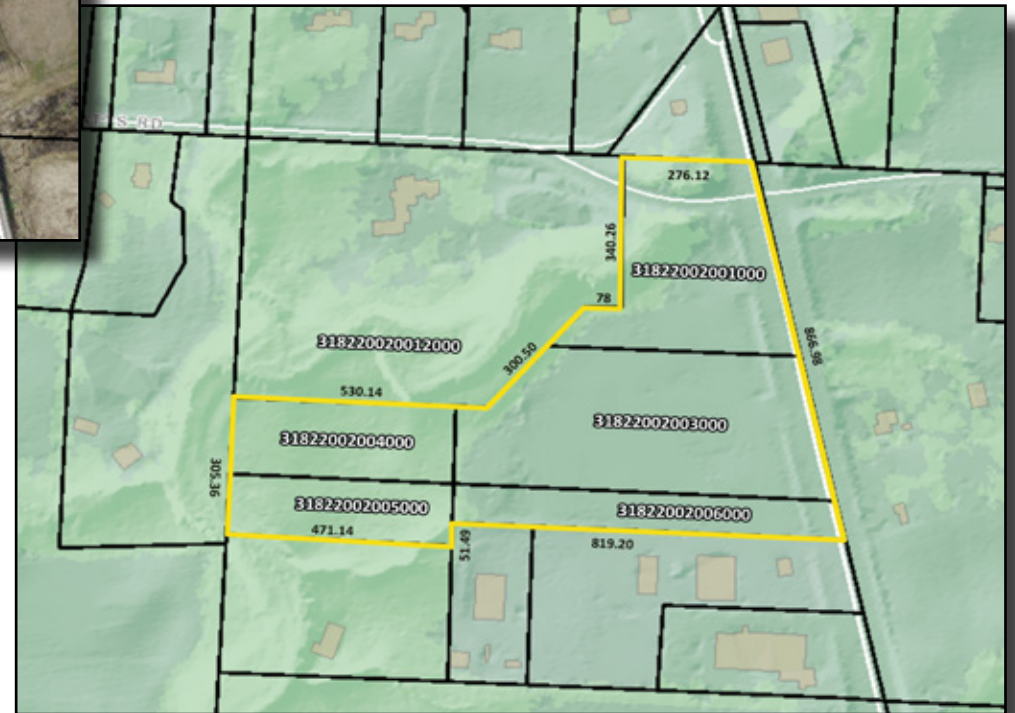
COMMERCIAL DEVELOPMENT LAND AT COLUMBUS PIKE & HYATTS RD!

13 +/- acres land available that can be reconfigured for multiple users. Approximately 6.4 +/- acres configured for assisted living, 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 as well as assisted living, hospital/medical facilities, and labs. 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.

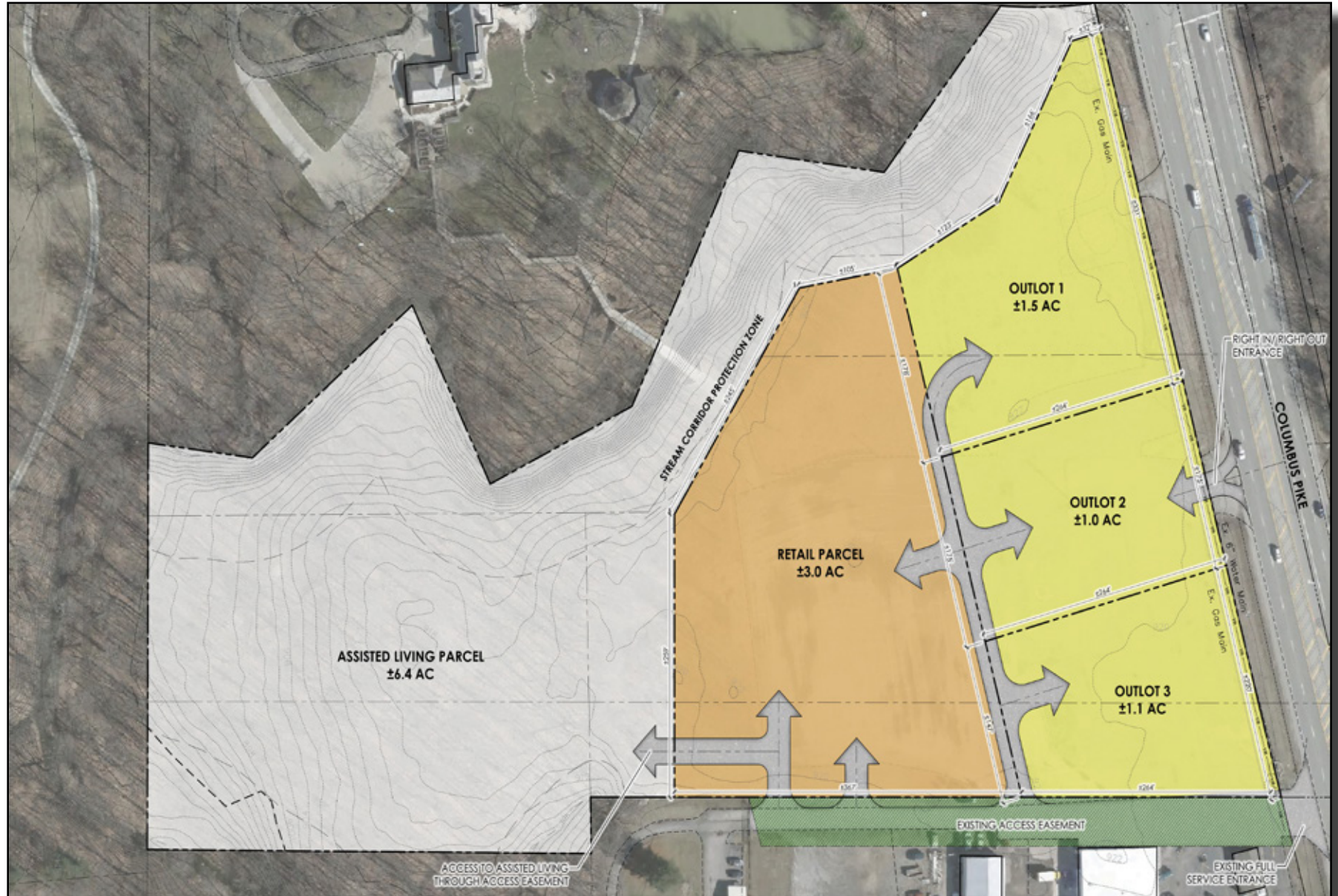


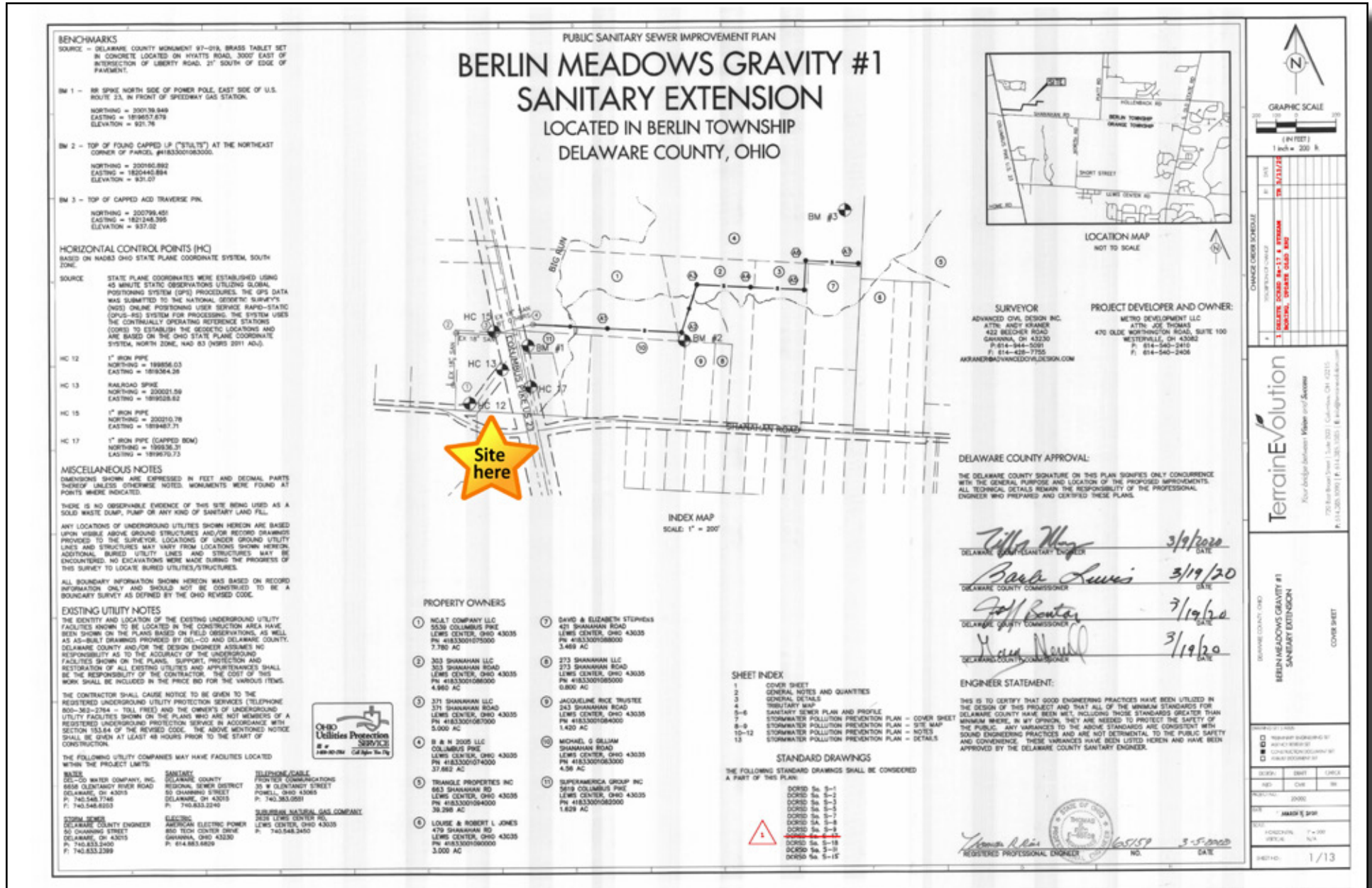
Property Highlights

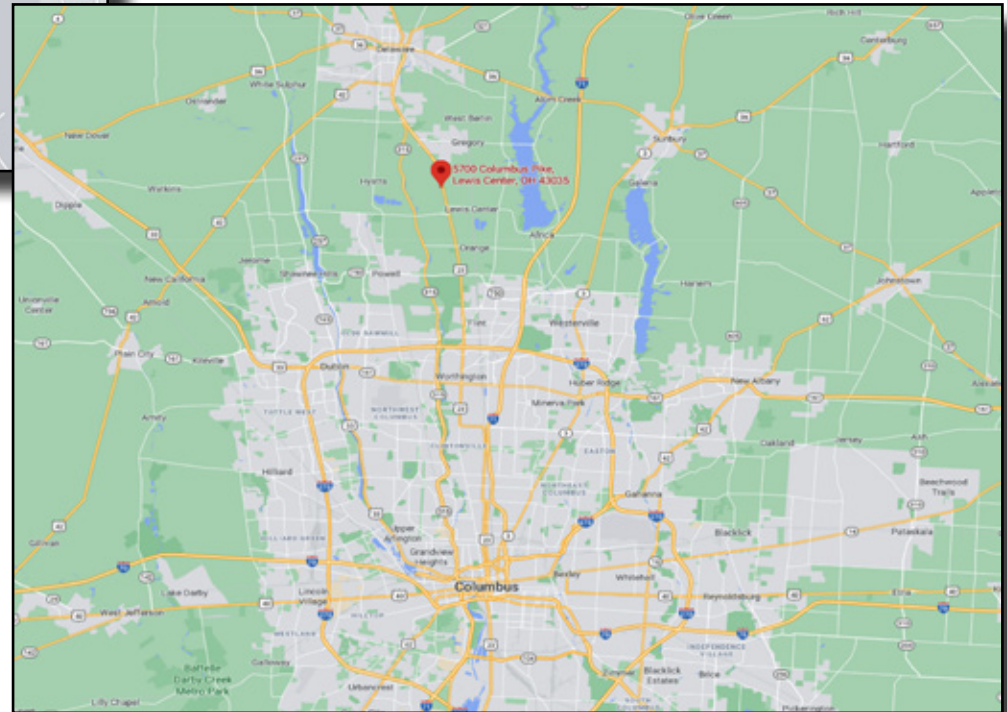
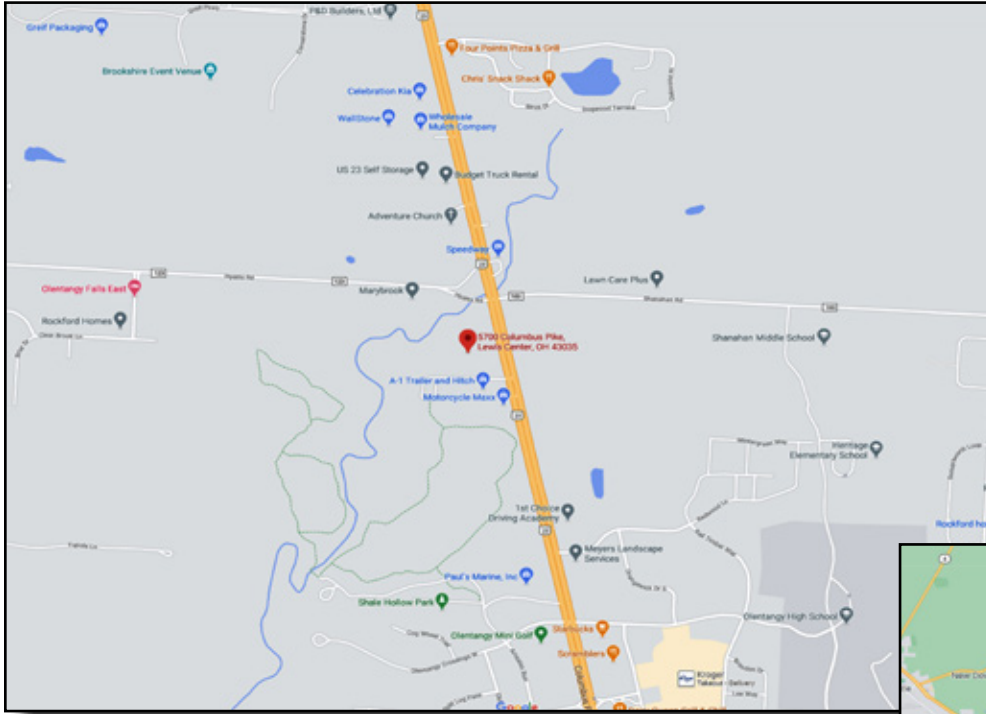
Address:	5700 & 0 Columbus Pike Lewis Center, OH 43035
County:	Delaware
Township:	Orange
PID:	318-220-02-001-000 318-220-02-003-000 318-220-02-004-000 318-220-02-005-000 318-220-02-006-000 318-220-02-002-000 - partial
Location:	Between Hyatts Rd & Home Rd
Acreage:	6.4 +/- ac - assisted living 3.0 +/- ac - retail 1.0 +/- ac } outlots 1.1 +/- ac } 1.5 +/- ac }
Outlots Sale Price:	\$750,000/acre
Assisted Living and Retail Parcel Sale Price:	\$300,000/acre
Utilities:	Available
Zoning:	PC - Planned Commercial and Office District C-2 - Neighborhood Commercial District FR-1 - Farm Residential District

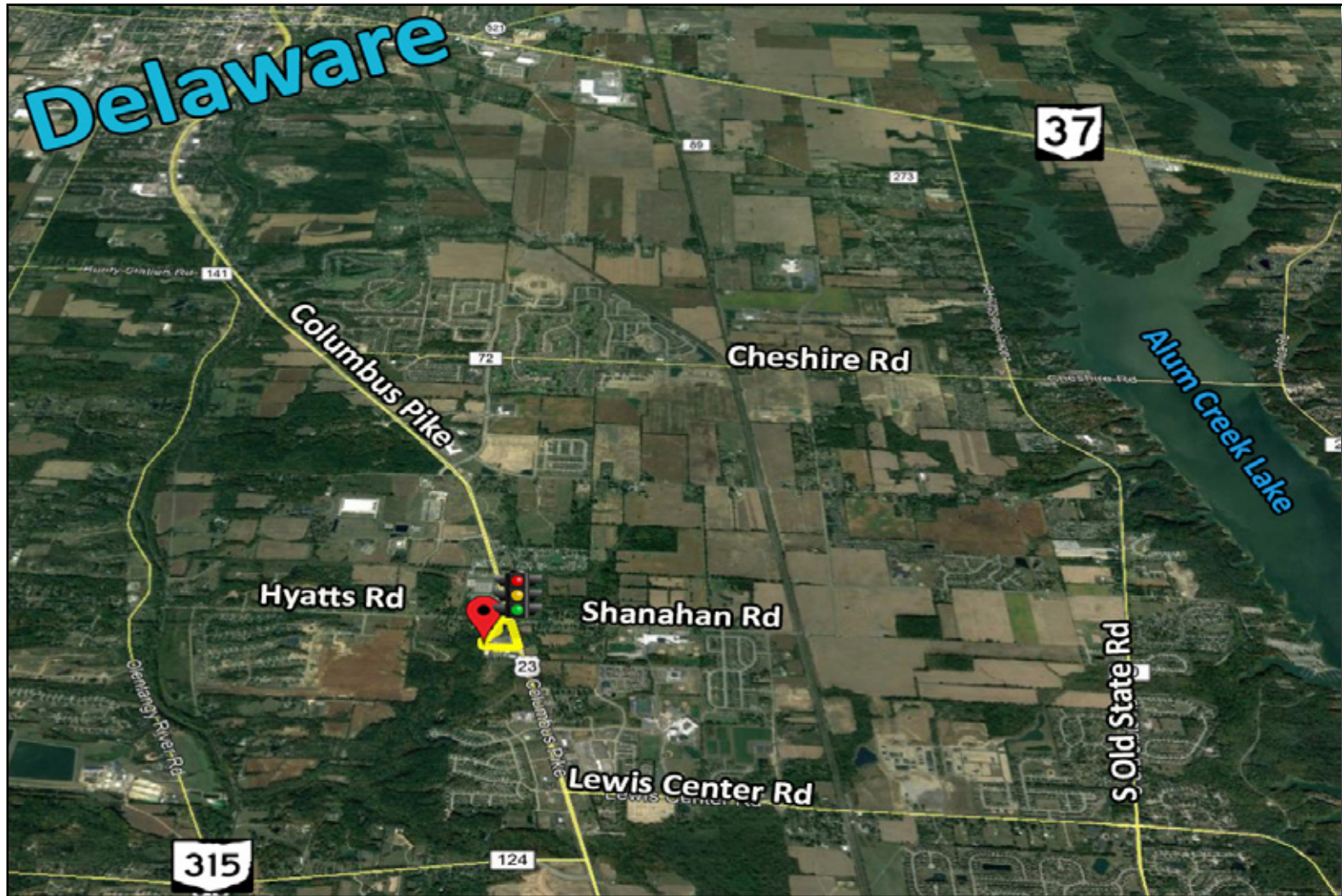


*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.



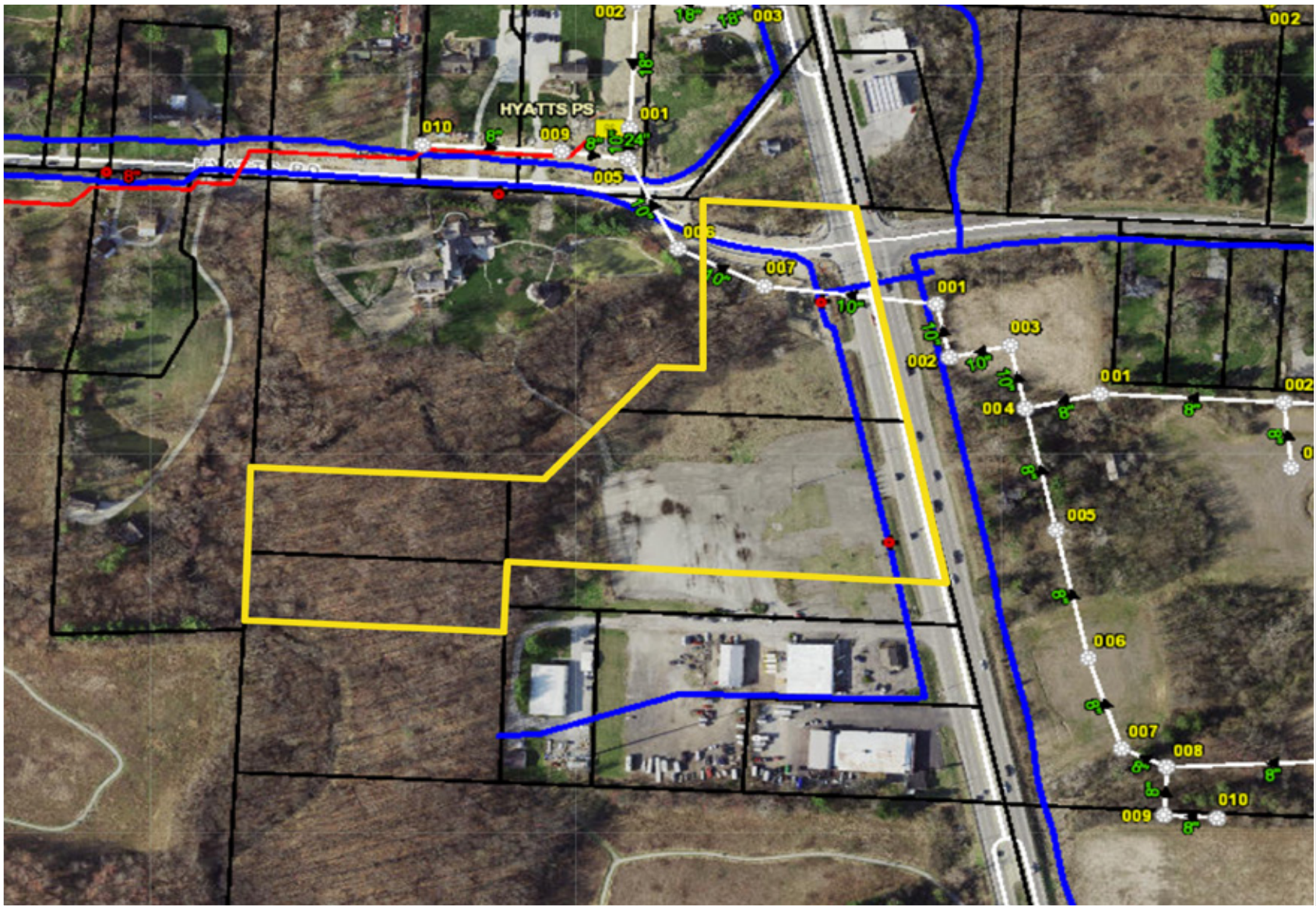




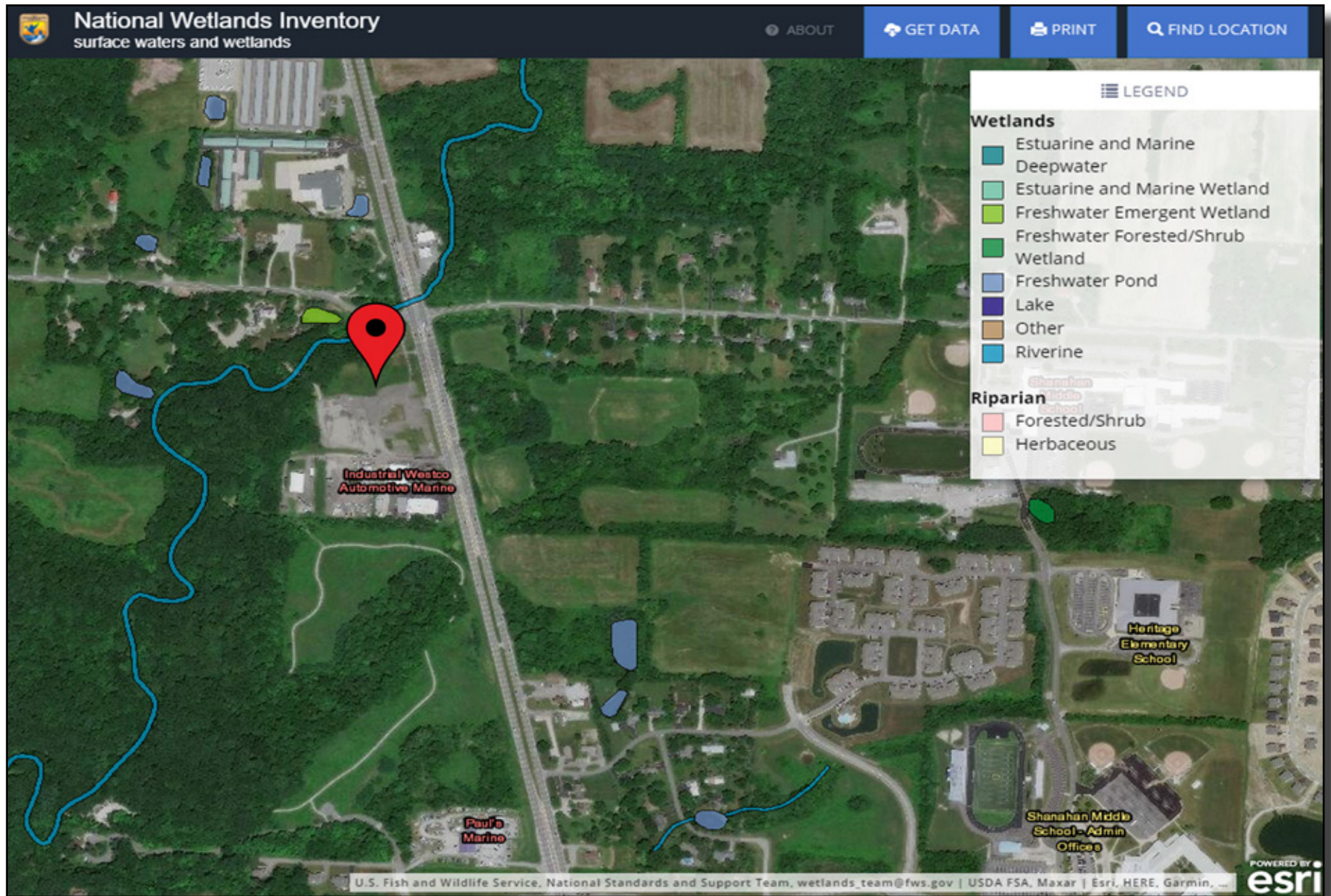


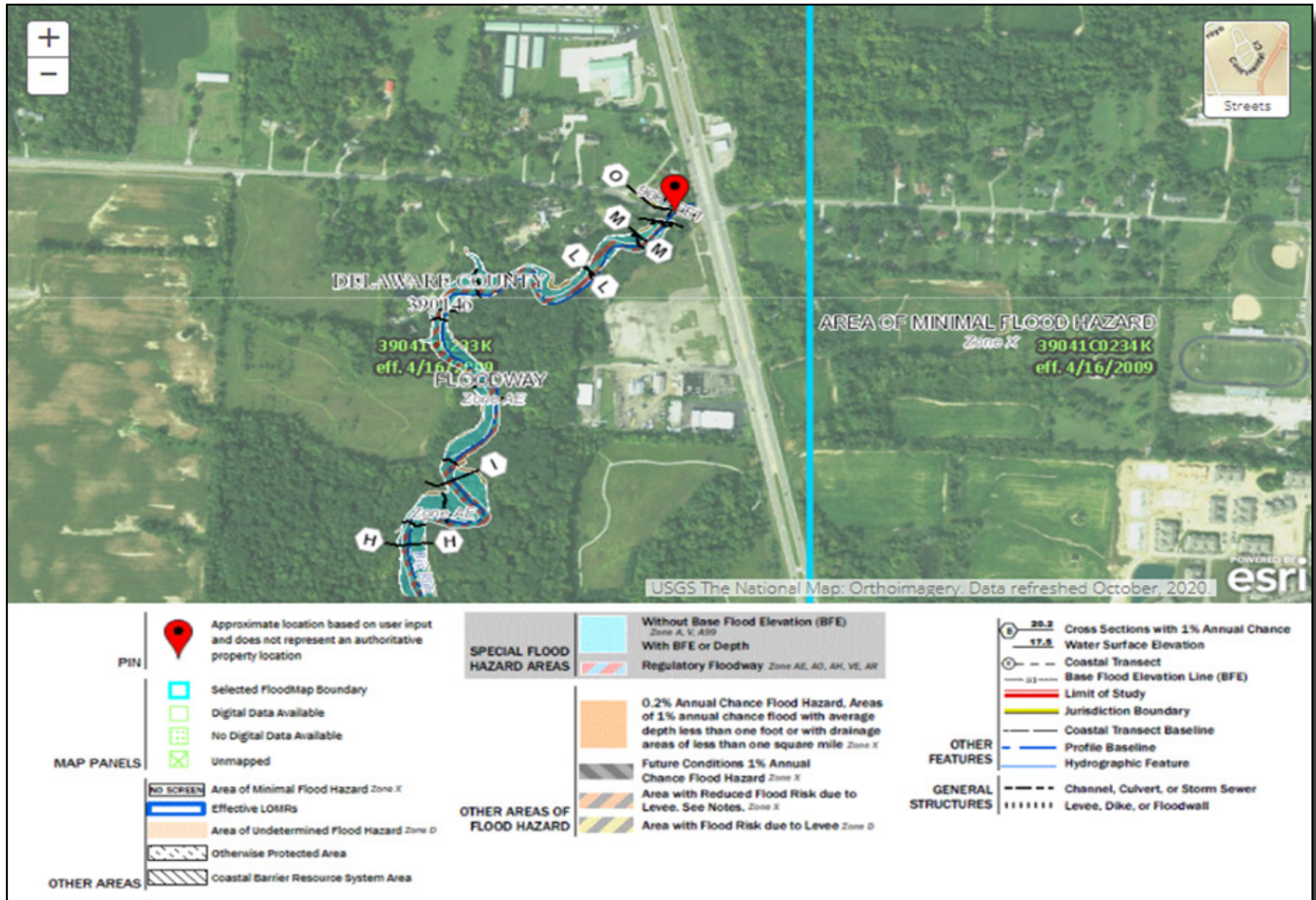
Great Location!

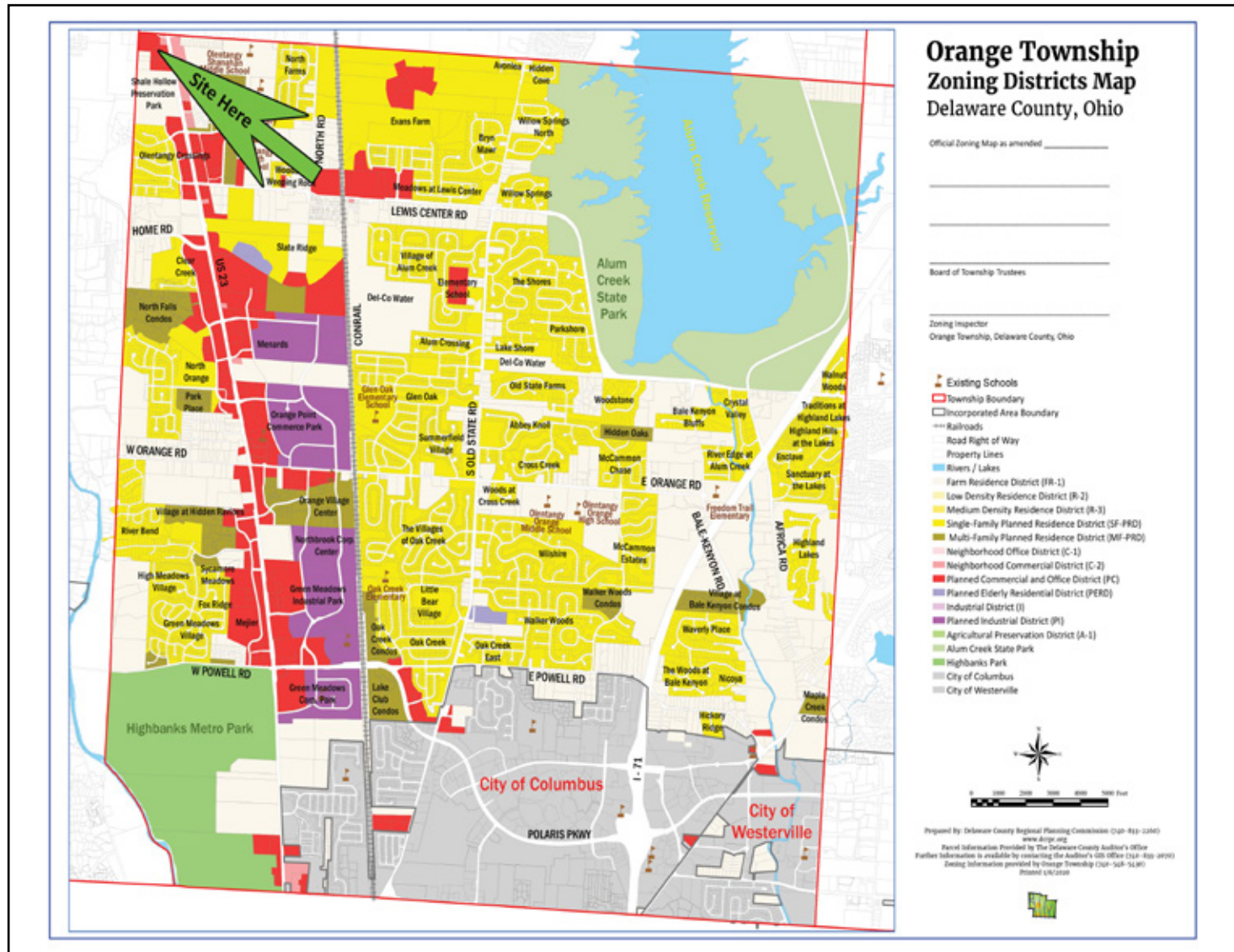
Easy access to major roads
10 minutes to Downtown Delaware
25 minutes to Downtown Columbus



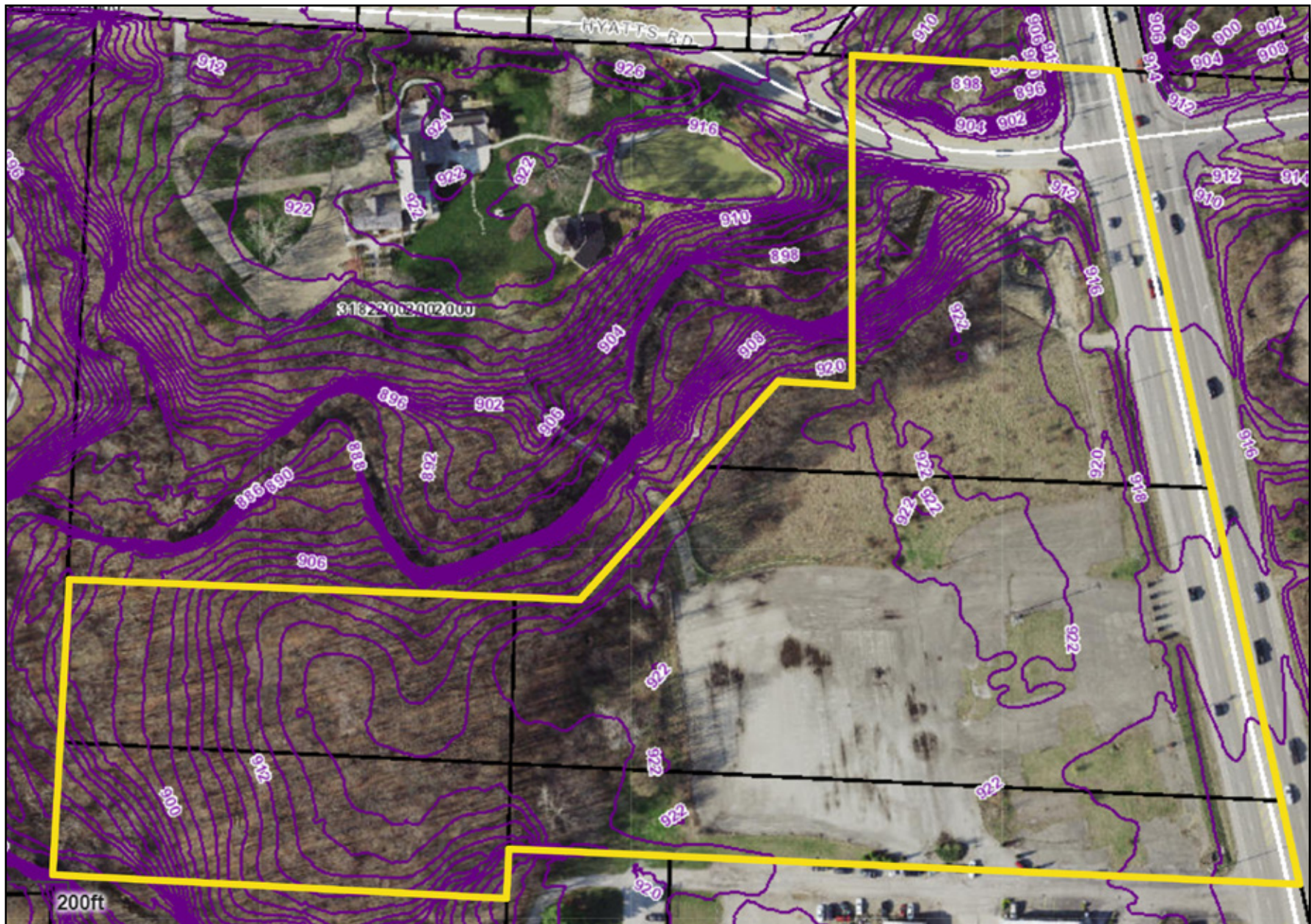
— Del-Co Water Line
— County Regional Sewer District







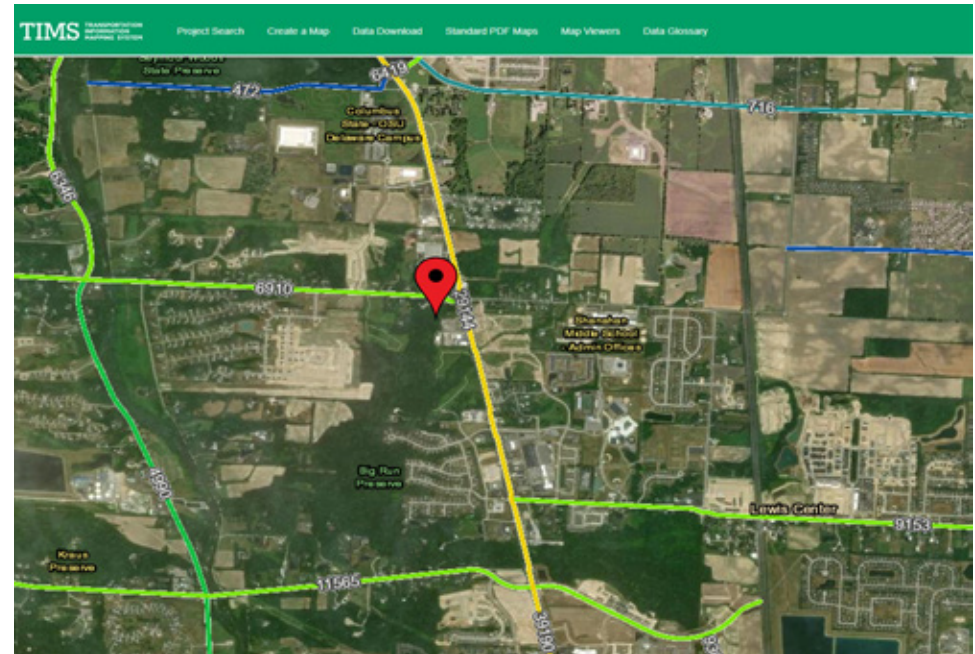
[Click here to see zoning regulations](#)





Demographic Summary Report

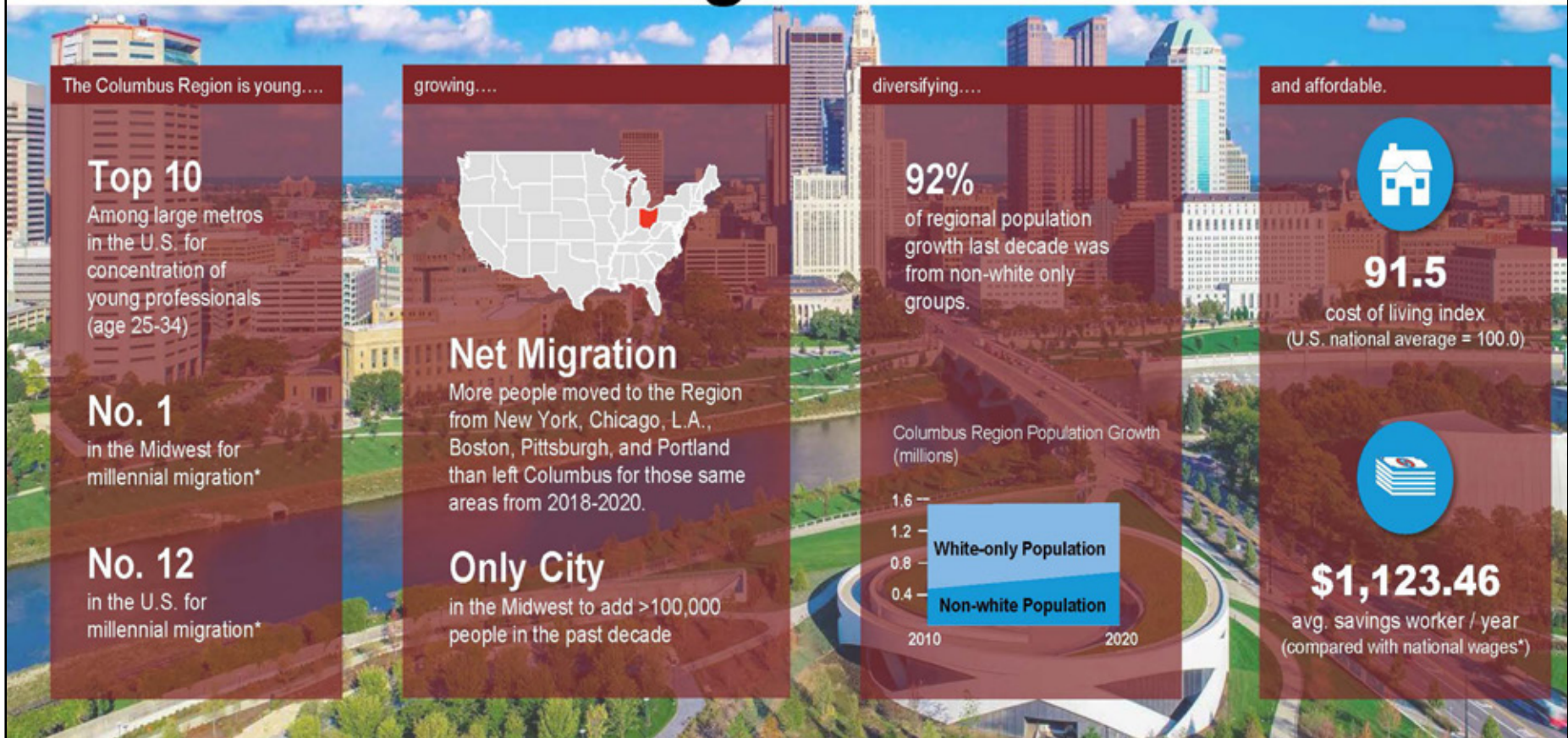
5700 Columbus Pike, Delaware, OH 43015			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,925	26,436	89,598
2023 Estimate	2,604	24,154	83,072
2010 Census	1,082	14,671	59,281
Growth 2023 - 2028	12.33%	9.45%	7.86%
Growth 2010 - 2023	140.67%	64.64%	40.13%
2023 Population by Hispanic Origin			
2023 Population	105	914	2,774
2023 Population	2,604	24,154	83,072
White	2,185 83.91%	19,944 82.57%	67,079 80.75%
Black	103 3.96%	1,088 4.50%	3,629 4.37%
Am. Indian & Alaskan	8 0.31%	57 0.24%	180 0.22%
Asian	245 9.41%	2,463 10.20%	10,263 12.35%
Hawaiian & Pacific Island	5 0.19%	42 0.17%	82 0.10%
Other	58 2.23%	560 2.32%	1,840 2.21%
U.S. Armed Forces	3	25	66
Households			
2028 Projection	1,024	8,885	31,155
2023 Estimate	911	8,107	28,859
2010 Census	377	4,831	20,392
Growth 2023 - 2028	12.40%	9.80%	7.96%
Growth 2010 - 2023	141.64%	67.81%	41.52%
Owner Occupied	822 90.23%	7,399 91.27%	24,801 85.94%
Renter Occupied	89 9.77%	708 8.73%	4,058 14.06%
2023 Households by HH Income			
Income: <\$25,000	75 8.24%	538 6.64%	1,604 5.56%
Income: \$25,000 - \$50,000	112 12.31%	730 9.00%	2,803 9.71%
Income: \$50,000 - \$75,000	71 7.80%	471 5.81%	2,450 8.49%
Income: \$75,000 - \$100,000	117 12.86%	836 10.31%	2,644 9.16%
Income: \$100,000 - \$125,000	98 10.77%	990 12.21%	3,648 12.64%
Income: \$125,000 - \$150,000	93 10.22%	918 11.32%	3,224 11.17%
Income: \$150,000 - \$200,000	127 13.96%	1,481 18.27%	4,679 16.21%
Income: \$200,000+	217 23.85%	2,144 26.44%	7,807 27.05%
2023 Avg Household Income	\$146,283	\$160,405	\$159,763
2023 Med Household Income	\$120,407	\$138,316	\$134,929



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	MPSI	.09
2 Columbus Pike	Shanahan Rd	0.14 N	2021	34,197	MPSI	.09
3 Shanahan Rd	Columbus Pike	0.10 W	2022	2,473	MPSI	.14
4 Shanahan Rd	Columbus Pike	0.10 W	2021	2,501	MPSI	.14
5 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSI	.17
6 Hyatts Rd	Columbus Pike	0.16 E	2021	4,443	MPSI	.17
7 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSI	.26
8 Columbus Pike	Hyatts Rd	0.20 S	2022	31,707	MPSI	.26
9 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSI	.83
10 Columbus Pike	Coal Bend	0.04 S	2020	37,548	MPSI	.83

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** 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 86 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

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