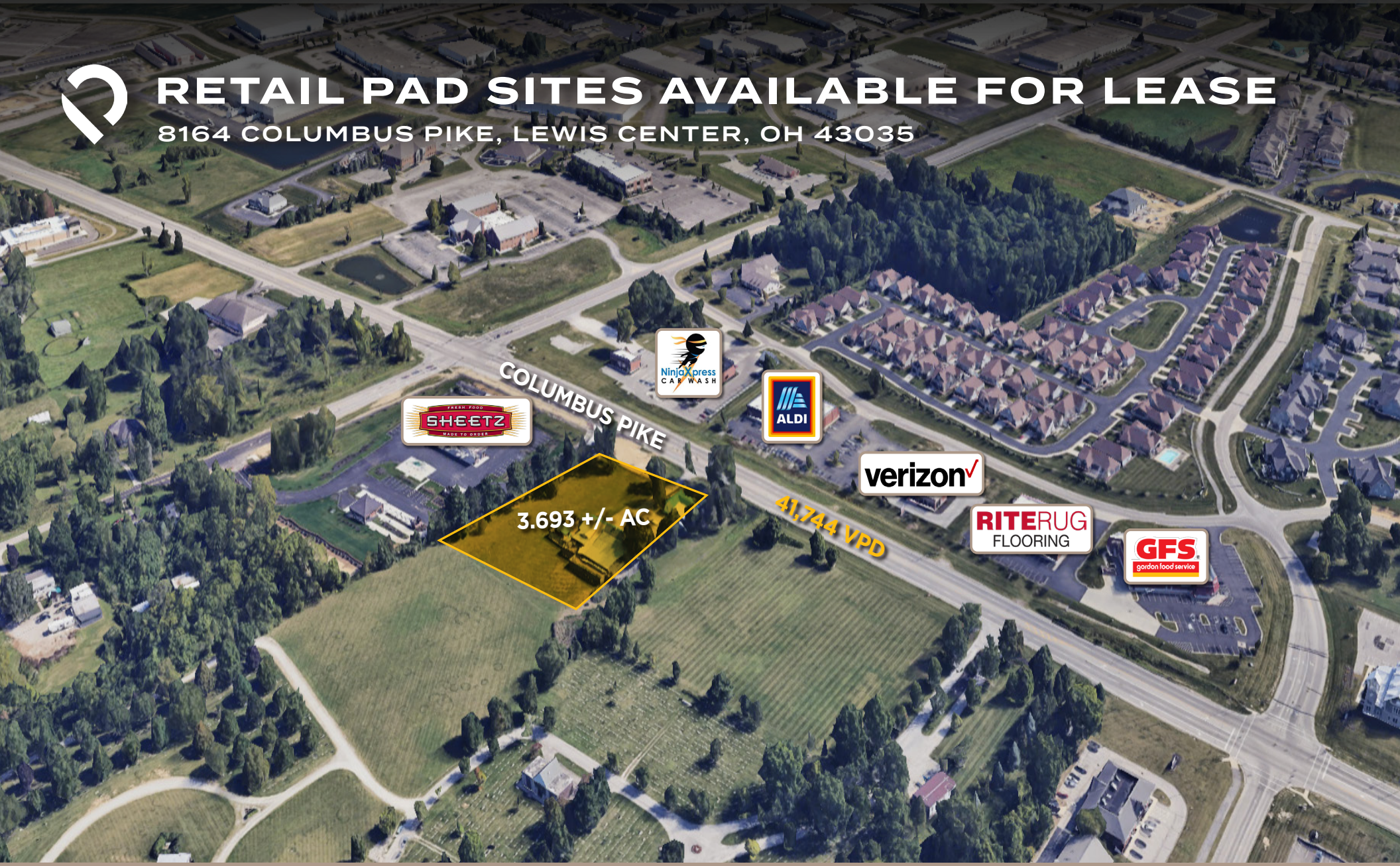


RETAIL PAD SITES AVAILABLE FOR LEASE

8164 COLUMBUS PIKE, LEWIS CENTER, OH 43035



FOR MORE INFO: 614.754.1008

Austin Loconti / aloconti@passovgroup.com

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PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Proposed Multi-Tenant Strip Centers
- 8,000 - 10,000 SF of proposed retail space
- Full Access Curb Cut off US-23 (RARE)
- Cross access easement with Sheetz to the north
- Directly across the street from Aldi

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	2,530	40,318	130,586
2028 Projection	3,416	46,843	143,036
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	100	1,273	4,469
2023 Estimated Total Employees	2,172	14,432	47,406
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$124,662	\$207,205	\$176,390
2023 Estimated Median Household Income	\$144,898	\$171,461	\$146,757

PRICING

\$45/SF/YR/NNN ▪ Retail Pads: Negotiable



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INITIAL SITE PLAN

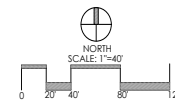


CONCEPT PLAN

COLUMBUS PIKE

PREPARED FOR PARADIGM DEVELOPMENT GROUP

DATE: 4.29.24



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4874 Cemetery Road Hilliard, OH 43026
p (614) 487-1164 www.farisplanninganddesign.com

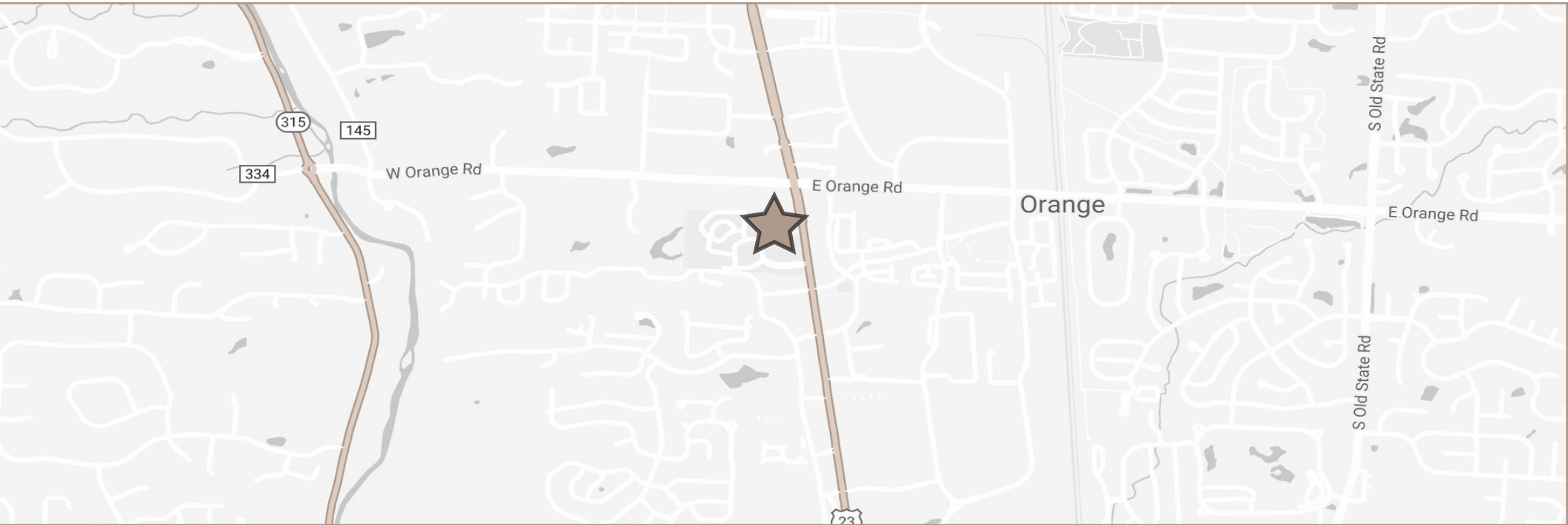
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TRADE AERIAL



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LOCATION OVERVIEW



Lewis Center, OH, located in Orange Township of Delaware County, is a rapidly growing community known for its suburban charm and proximity to Columbus. Over the past decade, the area has seen significant residential and commercial development, attracting families and professionals. Excellent schools, parks, and recreational amenities make Lewis Center a desirable place to live. Its strategic location near major highways like U.S. Route 23 and Interstate 71 enhances its appeal by providing easy access to Columbus and other nearby cities.

The economic landscape of Lewis Center features a mix of retail, dining, and service-oriented businesses. Polaris Fashion Place, a major shopping destination nearby, draws visitors and boosts the local economy. The growth of professional services, healthcare facilities, and educational

institutions contributes to a diverse economic base. The increasing population has led to a higher demand for commercial spaces, including office buildings, retail centers, and mixed-use developments.

Opportunities for commercial real estate in Lewis Center are abundant. Developers and investors can tap into the growing demand for retail space, particularly in new shopping centers and mixed-use developments. The presence of high-income households makes it an attractive market for upscale retail and dining establishments. Additionally, available land for development offers unique opportunities for building modern office complexes and medical facilities to meet local needs. Lewis Center's continued growth presents a promising landscape for commercial real estate investment.



3.693 +/- AC

COLUMBUS PIKE
41,744 VPD



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