



**CAPITOL  
EQUITIES**

# RETAIL - PAD READY PARCEL FOR SALE

View all of our properties at [capitolequities.com](http://capitolequities.com)

## SR 23 & ORANGE ROAD LEWIS CENTER, OHIO 43035



**LIKE TO GET MORE INFO?**  
We'd love to hear from you.

**Todd Kemmerer**

[tkemmerer@capitolequities.com](mailto:tkemmerer@capitolequities.com)  
P: 614.760.5660 x 126

**J.R. Kern**

[jrkern@capitolequities.com](mailto:jrkern@capitolequities.com)  
P: 614.760.5660 x 124

**Capitol Equities Realty**

P: 614.760.5660  
F: 614.798.0015

580 N. Fourth Street, Suite 120  
Columbus, Ohio 43215

[capitolequities.com](http://capitolequities.com)

- LOCATION:** State Route 23  
Between Orange Rd & E. Hidden Ravines Dr.  
Interior Outlots on Orange Center Drive  
Orange Township, Delaware County, Ohio
- RETAIL OUTLOT:** North Parcel—1.15 +/- acres
- FRONTAGE:** 165 feet per parcel
- PURCHASE PRICE:** \$550,000 per outlot
- ZONED:** Commercial
- UTILITIES:** At site
- TRAFFIC COUNTS:** SR 23 (Columbus Pike): 31,500 vpd



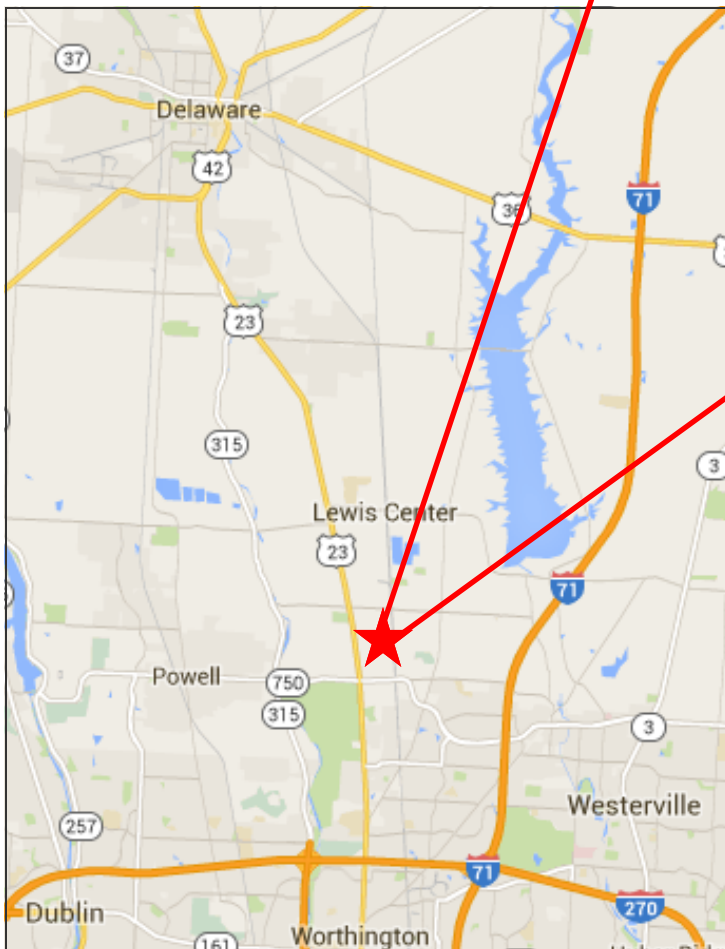
CAPITOL  
EQUITIES

# RETAIL - PAD READY PARCELS FOR SALE

## SR 23 & ORANGE ROAD LEWIS CENTER, OHIO 43035

### PROPERTY FEATURES:

- 1.15 Acres
- Easy Signalized Access
- State Route 23 between Polaris Parkway & Orange Road
- Ideal for Retail, Restaurant, or Commercial Development
- High Density Retail Corridor with numerous Grocery Anchored Shopping Centers, Big Box stores, National Restaurants and more...
- 90 Condominiums being build by Epcon Communities behind the site



### DEMOGRAPHIC SNAPSHOT

2015 Projection	1 mile	3 mile	5 mile
POPULATION:	3,706	34,000	100,527
HOUSEHOLDS:	1,252	12,637	38,919
AVG HH INCOME:	\$58,817	\$106,188	\$97,268

### DELAWARE COUNTY

ZONING:	Commercial
SCHOOLS:	Olentangy Local School District
PID - 1.159 Acres:	31832101006007
TAXES:	\$10,803 / year North Parcel