

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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Appraisal Brokerage Consulting Development

# VACANT LAND

6871 Columbus Pike, Lewis Center, OH 43035

## COMMERCIAL LAND DEVELOPMENT OPPORTUNITY!

Commercial development land located in Delaware County available. Currently zoned Planned Development - Commercial/Residential District. Located directly on US 23 south of Delaware at the intersection of Home Road. High traffic area with positive demographics. Extension of Home Rd and extension of sanitary sewer to the sites. Several development projects in the immediate area including Evans Farm, Epcon Clear Creek and Ravines, surrounding Menards sites and more!

11 +/- acres sold to the Mount Carmel Health Systems, 45.124 +/- acres sold for Multifamily, 109.5 +/- acres sold for Single Family, 3.7 +/- acres sold to tennis facility, and 27.89 +/- acres sold to data center.



## Property Highlights

**Address:** 6871 Columbus Pike  
Lewis Center, Ohio 43035

**County:** Delaware

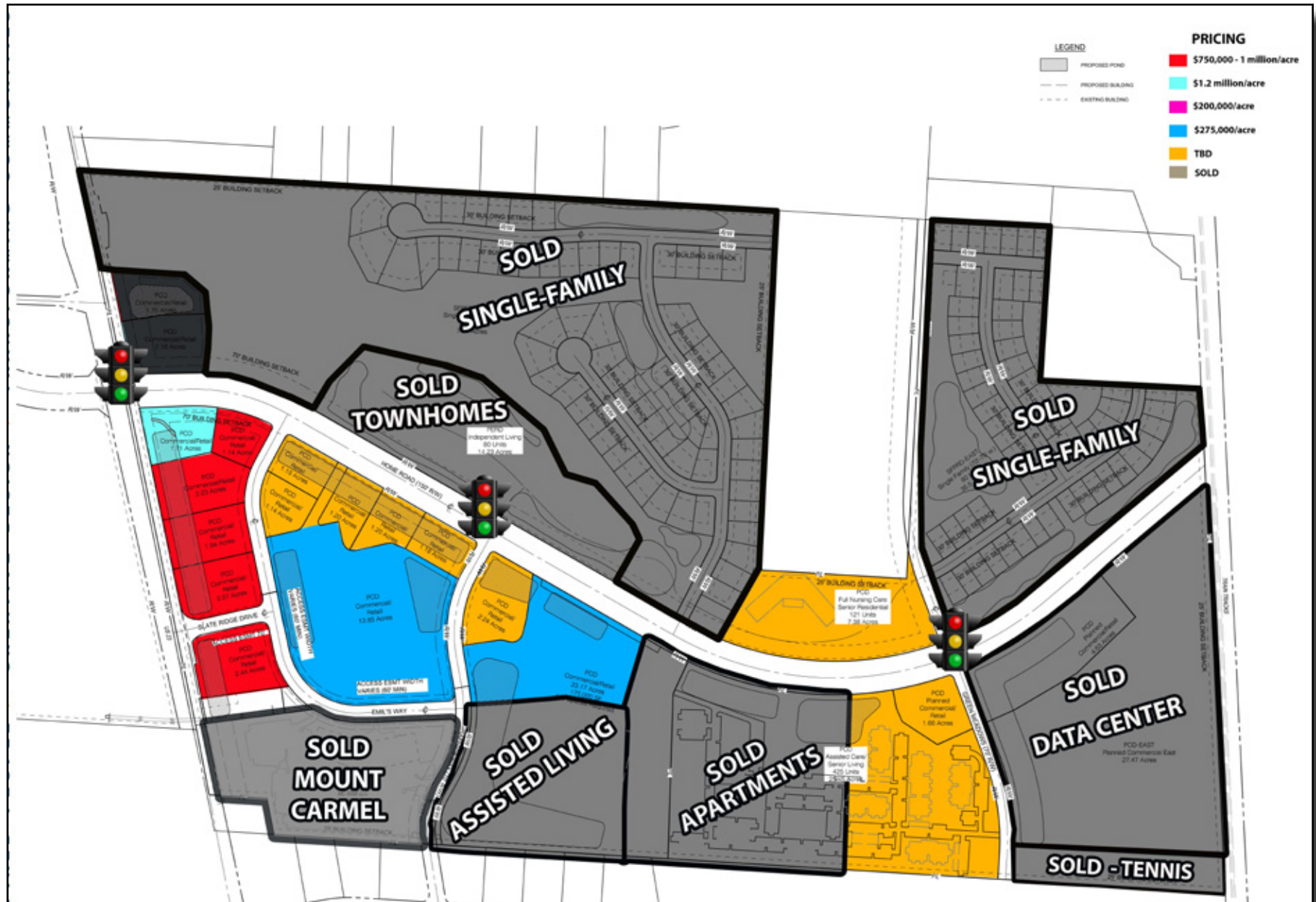
**PID:** 318-230-21-005-000  
318-230-22-002-000  
318-230-23-001-000  
318-230-24-001-000

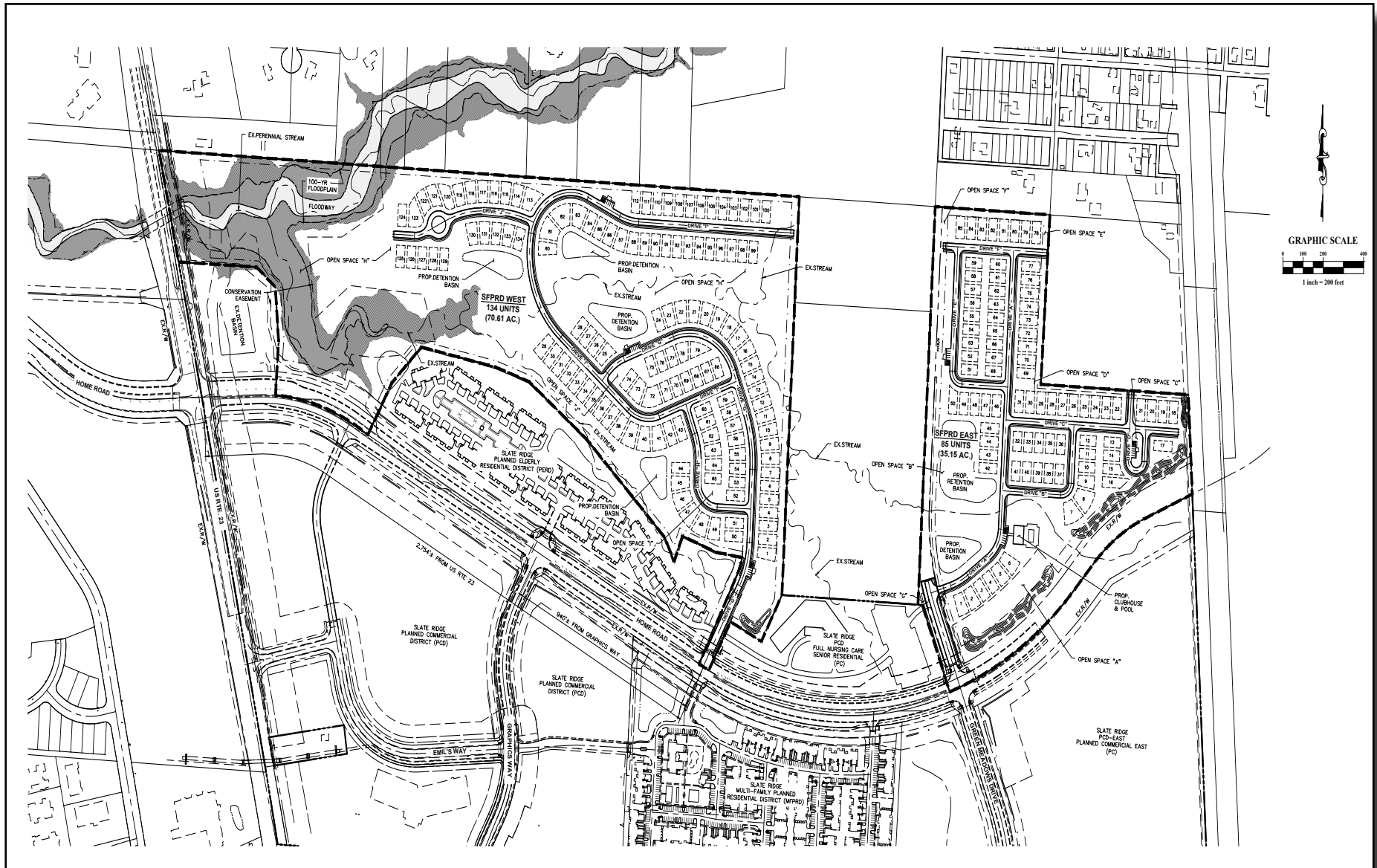
**Location:** Southeast corner of US-23  
and Home Road

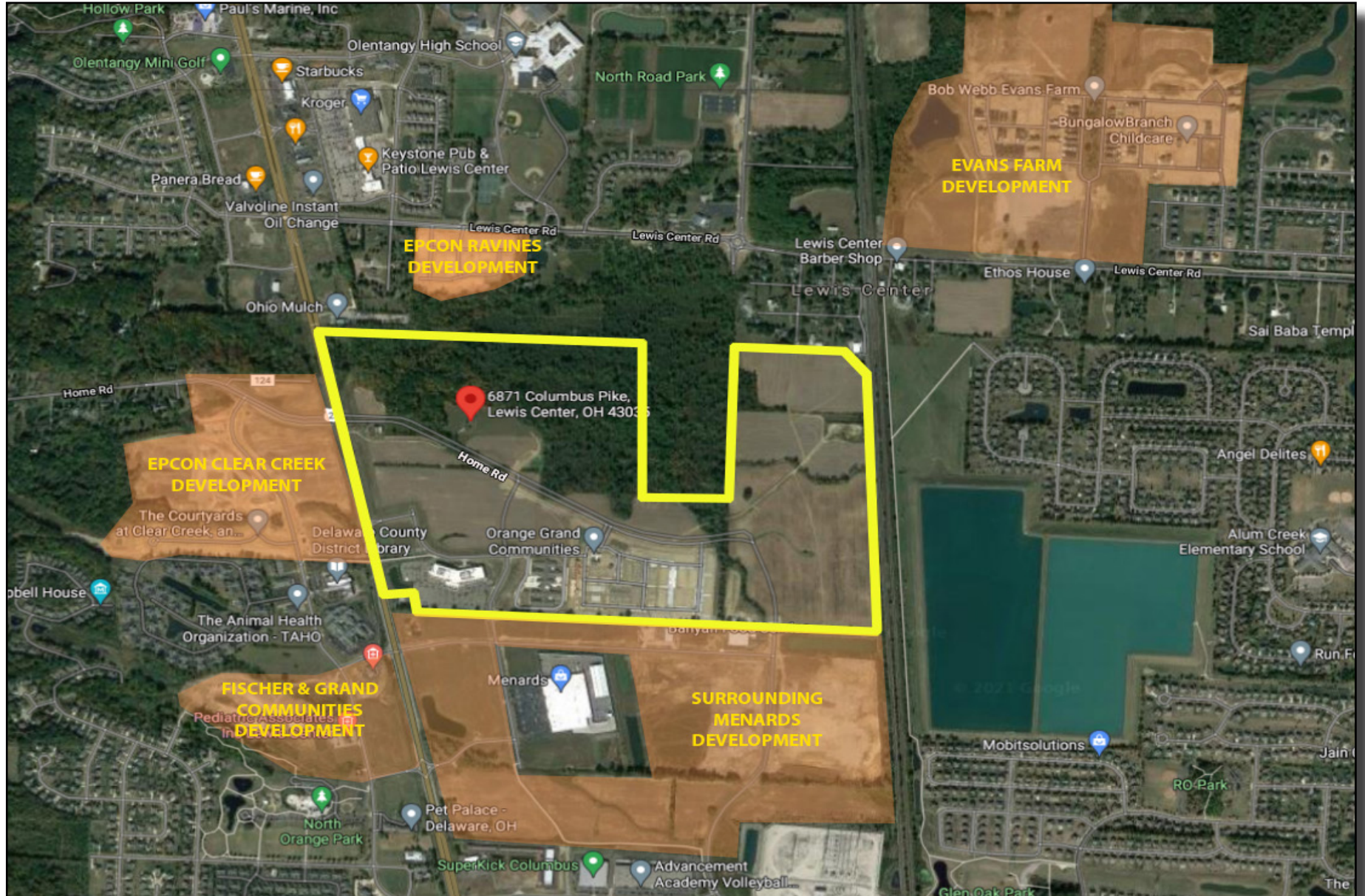
**Acreage:** Minimum 1 acre sites

**Sale Price:** See Pricing Map

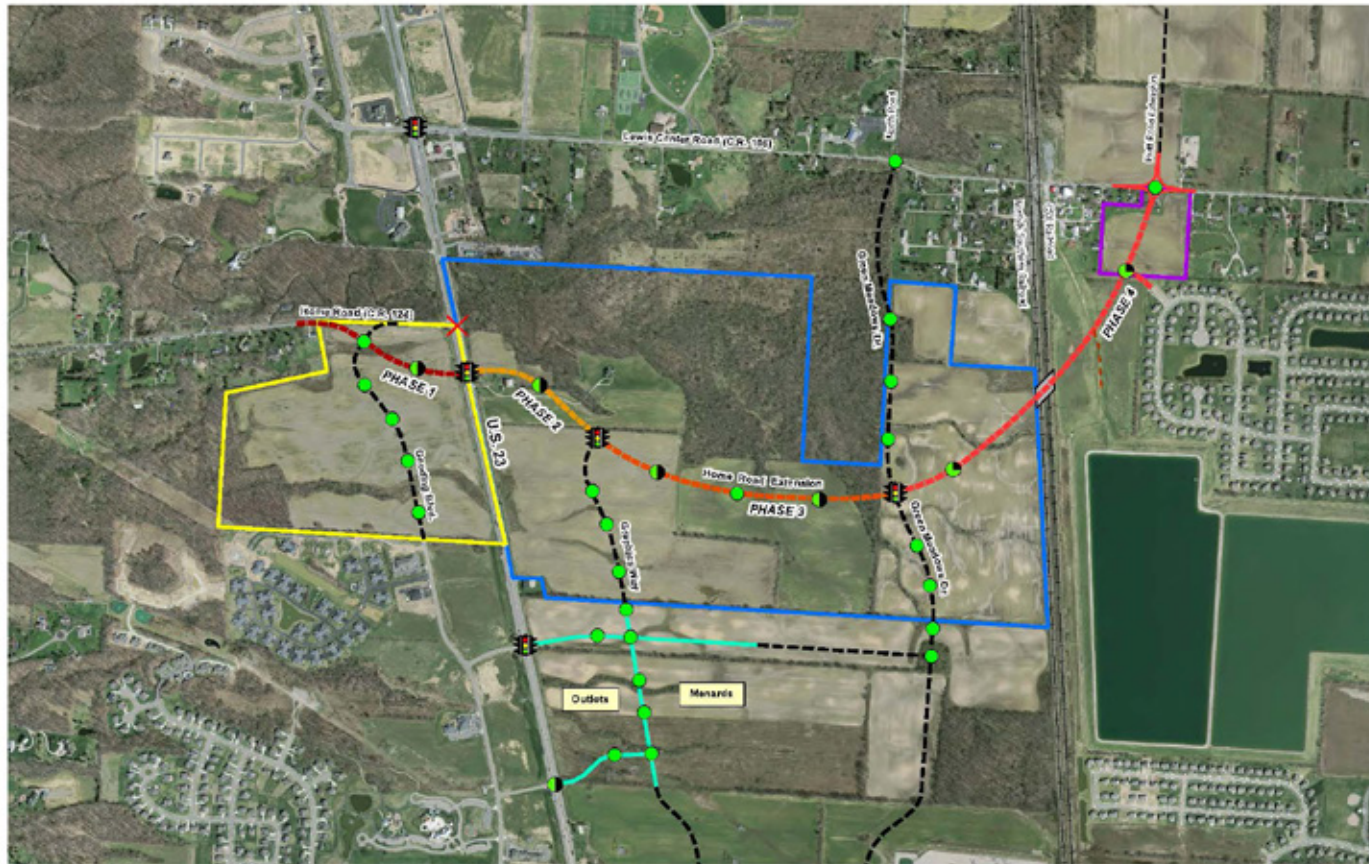
**Zoning:** PCD - Planned Commercial  
& Office District  
PC East - Planned Commercial  
& Office District East  
RCOD - Route 23 Corridor  
Overlay District  
*(Contact Skip for Zoning Text)*







## Home Road at U.S. 23 Conceptual Location and Access Management Plan Orange Township, Delaware County, Ohio



### Legend

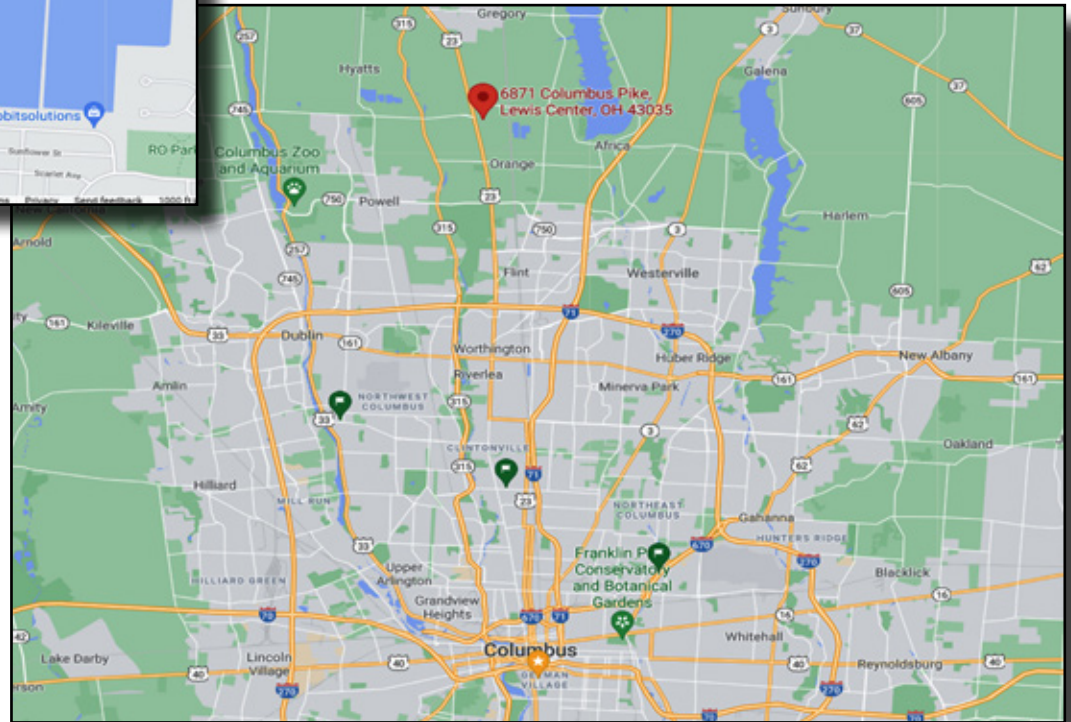
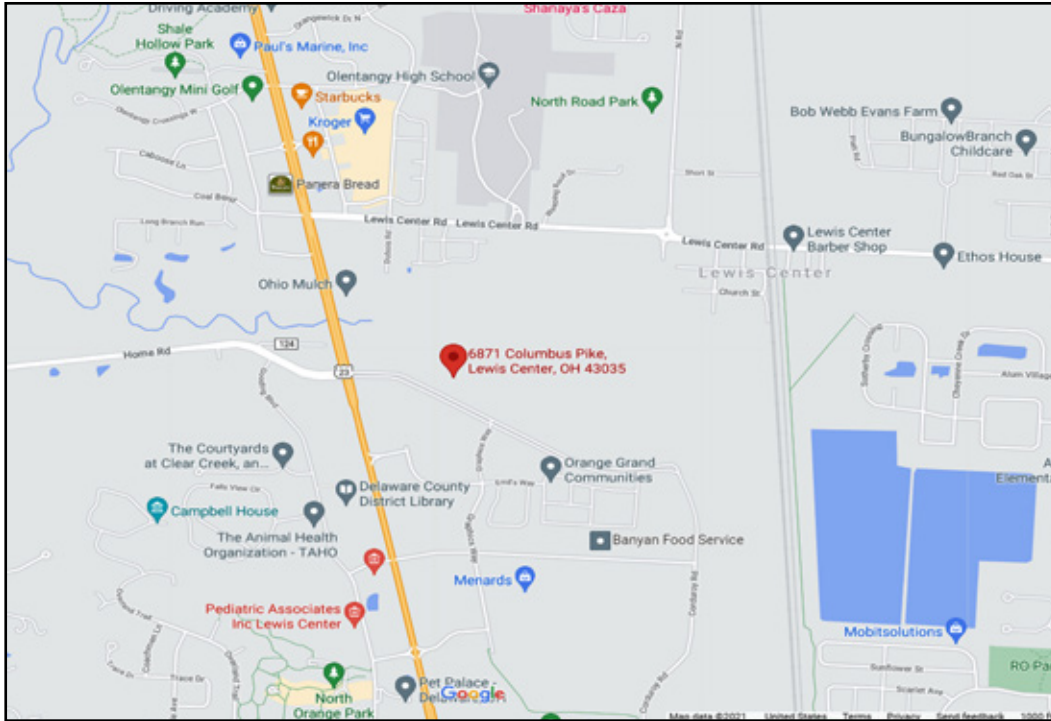
- Existing public road (newer than 2010)
- Proposed 4/5-lane public road
- Proposed 2/3-lane public road
- Proposed non-public road or driveway
- Full access, traffic signal
- Full access, unsignalized
- 3/4 access, no left out
- 1/2 access, right in/right out
- Overpass
- Intersection/signal removed

### Prepared by:

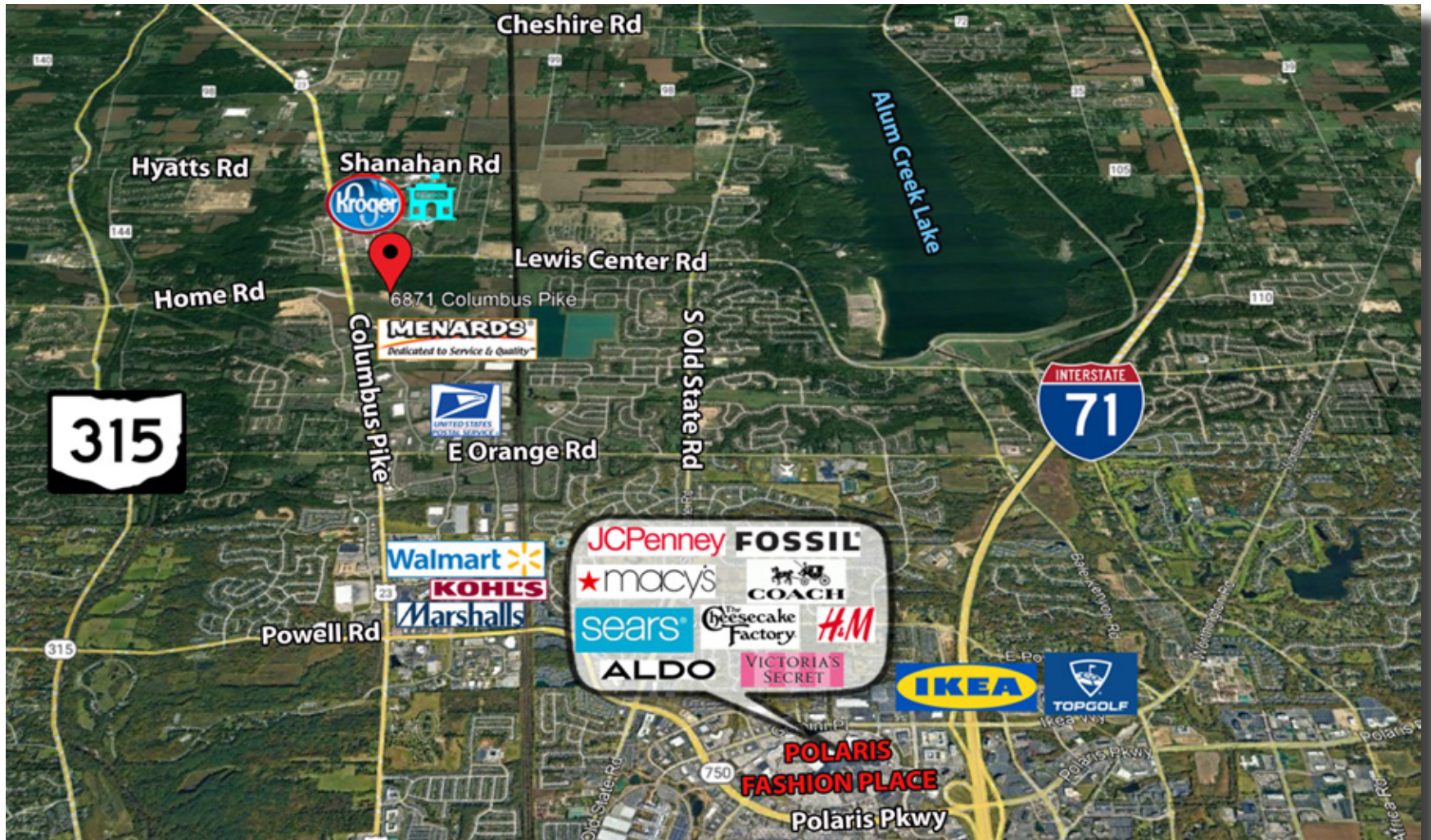


Delaware County Engineer's Office  
35 Channing Street  
Delaware, Ohio 43015  
Phone: 740.833.2400  
Fax: 740.833.2300  
email: delcoeng@co.delaware.oh.us  
web: www.DelawareCountyEngineer.org

Last revised August 6, 2013




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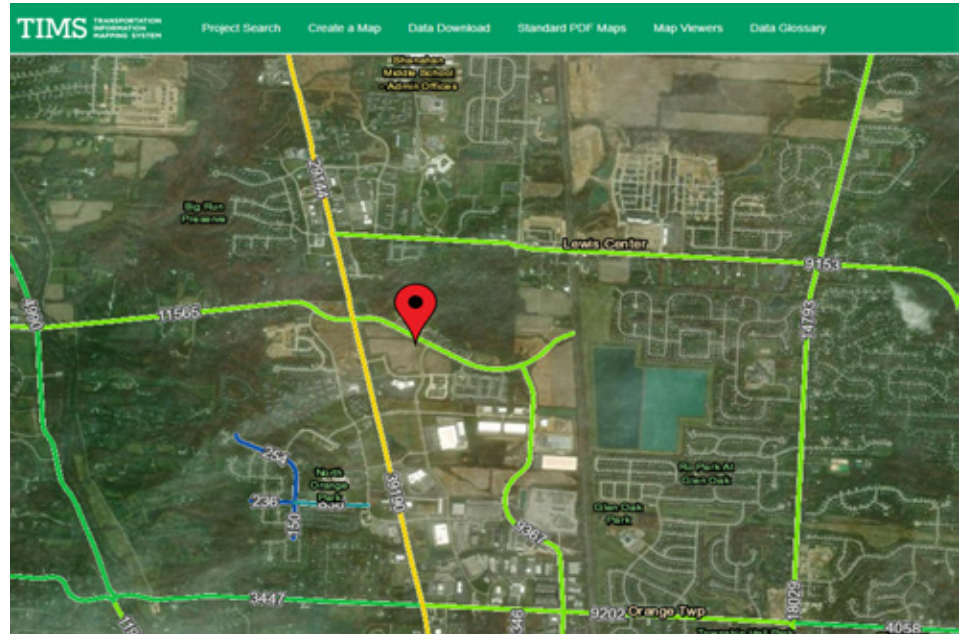


**Great Location!**  
20 minutes to Polaris and Easton  
5 minutes to freeway  
Close to Alum Creek Lake

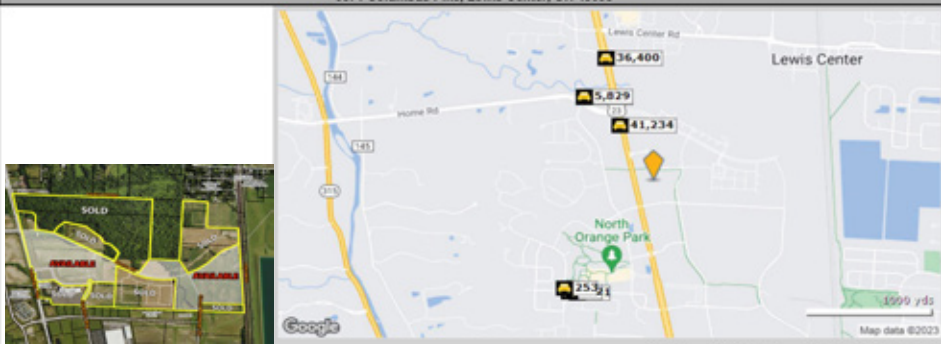


Demographic Summary Report

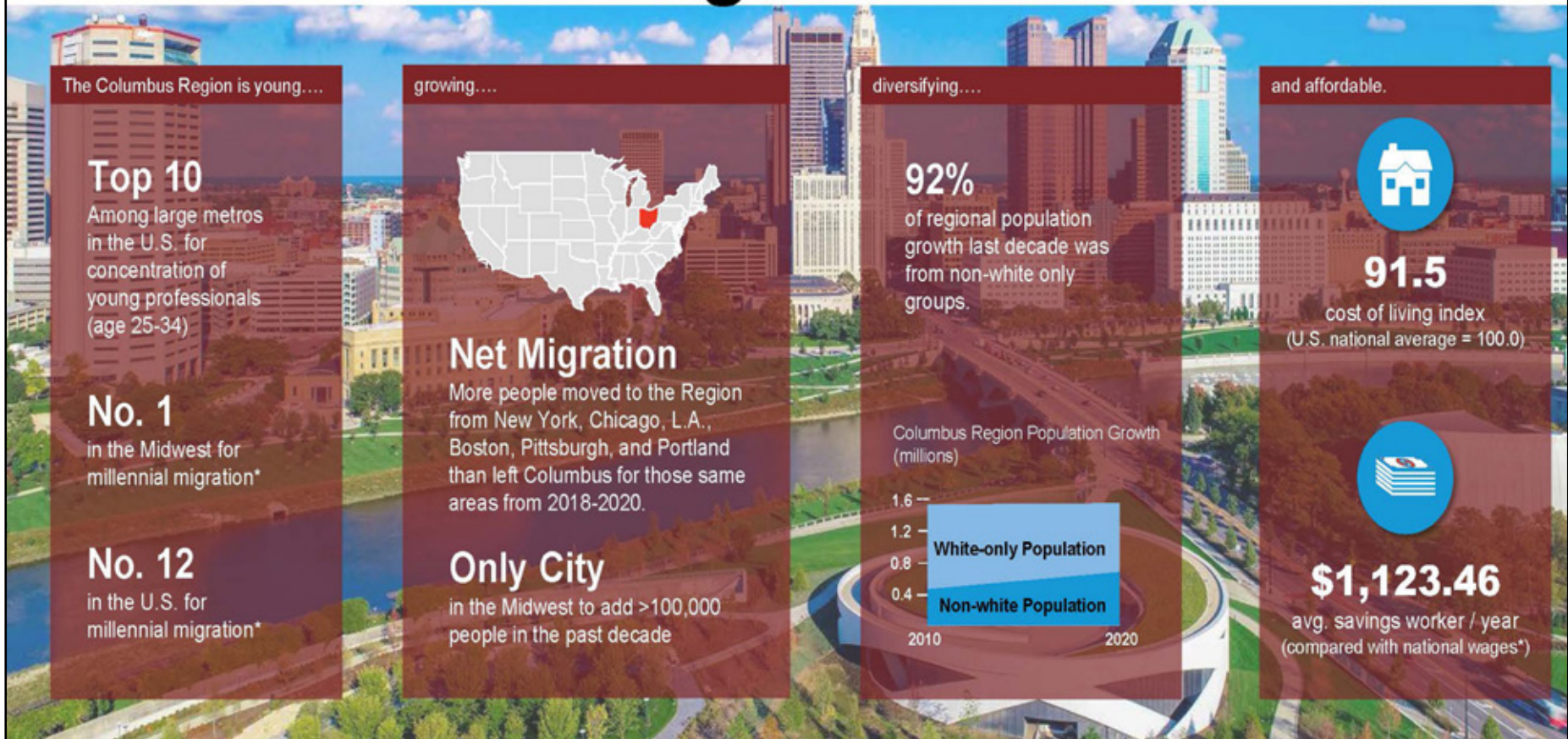
6871 Columbus Pike, Lewis Center, OH 43035				
				
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>				
2028 Projection	3,099	39,742	130,510	
2023 Estimate	2,745	36,998	122,495	
2010 Census	1,041	27,488	90,105	
Growth 2023 - 2028	12.90%	7.42%	6.54%	
Growth 2010 - 2023	163.69%	34.60%	35.95%	
<b>2023 Population by Hispanic Origin</b>	<b>69</b>	<b>1,301</b>	<b>4,924</b>	
<b>2023 Population</b>	<b>2,745</b>	<b>36,998</b>	<b>122,495</b>	
White	2,304 83.93%	29,267 79.10%	95,424 77.90%	
Black	84 3.06%	1,808 4.89%	6,676 5.45%	
Am. Indian & Alaskan	10 0.36%	84 0.23%	250 0.20%	
Asian	283 10.31%	4,973 13.44%	17,060 13.93%	
Hawaiian & Pacific Island	0 0.00%	26 0.07%	89 0.07%	
Other	65 2.37%	840 2.27%	2,996 2.45%	
U.S. Armed Forces	3	15	89	
<b>Households</b>				
2028 Projection	1,105	13,596	47,710	
2023 Estimate	978	12,648	44,844	
2010 Census	366	9,327	33,068	
Growth 2023 - 2028	12.99%	7.50%	6.39%	
Growth 2010 - 2023	167.21%	35.61%	35.61%	
Owner Occupied	873 89.26%	10,927 86.39%	34,578 77.11%	
Renter Occupied	105 10.74%	1,721 13.61%	10,266 22.89%	
<b>2023 Households by HH Income</b>	<b>978</b>	<b>12,647</b>	<b>44,844</b>	
Income: <\$25,000	76 7.77%	629 4.97%	2,380 5.31%	
Income: \$25,000 - \$50,000	179 18.30%	1,399 11.06%	4,506 10.05%	
Income: \$50,000 - \$75,000	63 6.44%	1,036 8.19%	5,188 11.57%	
Income: \$75,000 - \$100,000	111 11.35%	1,182 9.35%	5,210 11.62%	
Income: \$100,000 - \$125,000	87 8.90%	1,681 13.29%	5,917 13.19%	
Income: \$125,000 - \$150,000	89 9.10%	1,437 11.36%	4,756 10.61%	
Income: \$150,000 - \$200,000	107 10.94%	2,032 16.07%	6,804 15.17%	
Income: \$200,000+	266 27.20%	3,251 25.71%	10,083 22.48%	
<b>2023 Avg Household Income</b>	<b>\$147,411</b>	<b>\$156,561</b>	<b>\$147,767</b>	
<b>2023 Med Household Income</b>	<b>\$117,241</b>	<b>\$131,898</b>	<b>\$121,708</b>	



Traffic Count Report

6871 Columbus Pike, Lewis Center, OH 43035							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.	
1 Columbus Pike	Home Rd	0.13 N	2022	41,234	MPSI	.32	
2 Home Rd	Columbus Pike	0.13 E	2018	8,158	MPSI	.52	
3 Home Rd	Columbus Pike	0.13 E	2022	5,829	MPSI	.52	
4 ABBOT-DOWNING BLVD	Abbot-Downing Blvd	0.05 E	2020	593	AADT	.64	
5 Abbot-Downing Boulevard	Abbot-Downing Blvd	0.05 E	2022	601	MPSI	.64	
6 Columbus Pike	Lewis Center Rd	0.13 N	2022	36,197	MPSI	.64	
7 Columbus Pike	Lewis Center Rd	0.13 N	2021	36,400	MPSI	.64	
8 Abbot-Downing Blvd	Overland Trl	0.02 W	2022	572	MPSI	.65	
9 Overland Trl	Abbot-Downing Blvd	0.02 S	2022	232	MPSI	.65	
10 Overland Trail	Abbot-Downing Blvd	0.02 S	2020	253	MPSI	.65	

# 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

## THE ROBERT WEILER COMPANY EST. 1938



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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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[www.rweiler.com](http://www.rweiler.com)

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