

COMMERCIAL DEVELOPMENT LAND FOR SALE

**5700 & 0 Columbus Pike
Lewis Center, Ohio 43035**



13 +/- Acres Commercial Development Land



Appraisal Brokerage Consulting Development

Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

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.

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 }
1.1 +/- ac } outlots
1.5 +/- ac }

Outlots Sale Price: \$750,000/acre

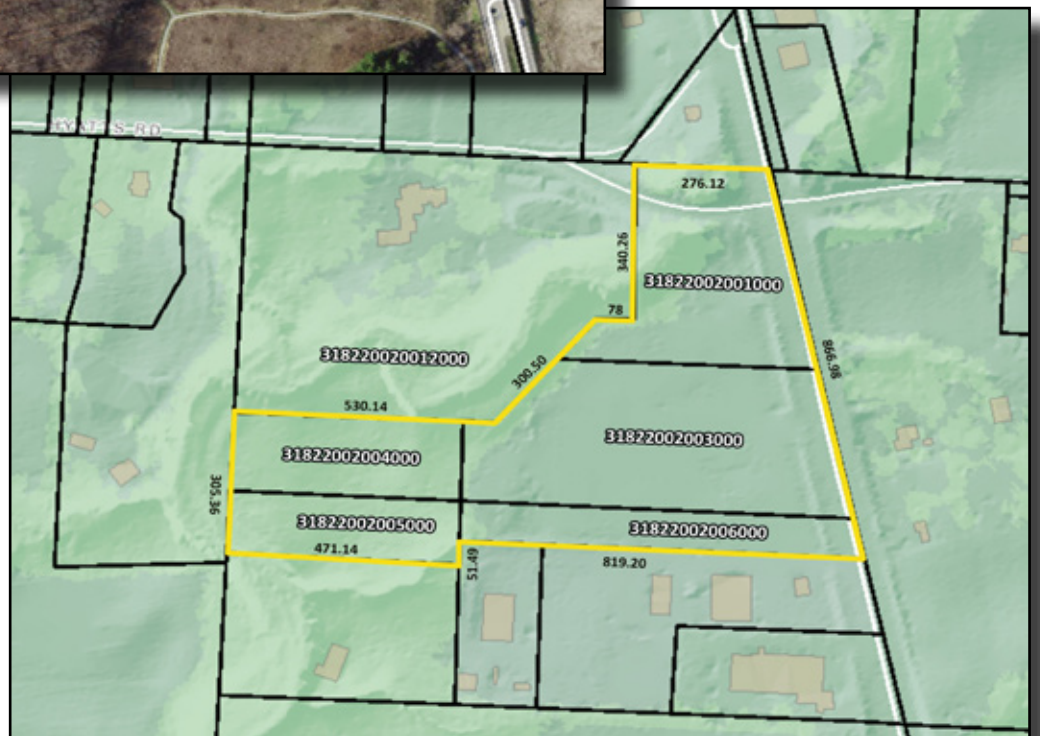
Assisted Living and Retail Parcel Sale Price: \$300,000/acre

Utilities: Available

Zoning: PC - Planned Commercial and Office District
C-2 - Neighborhood Commercial District
FR-1 - Farm Residential District



Aerial & Plat Maps



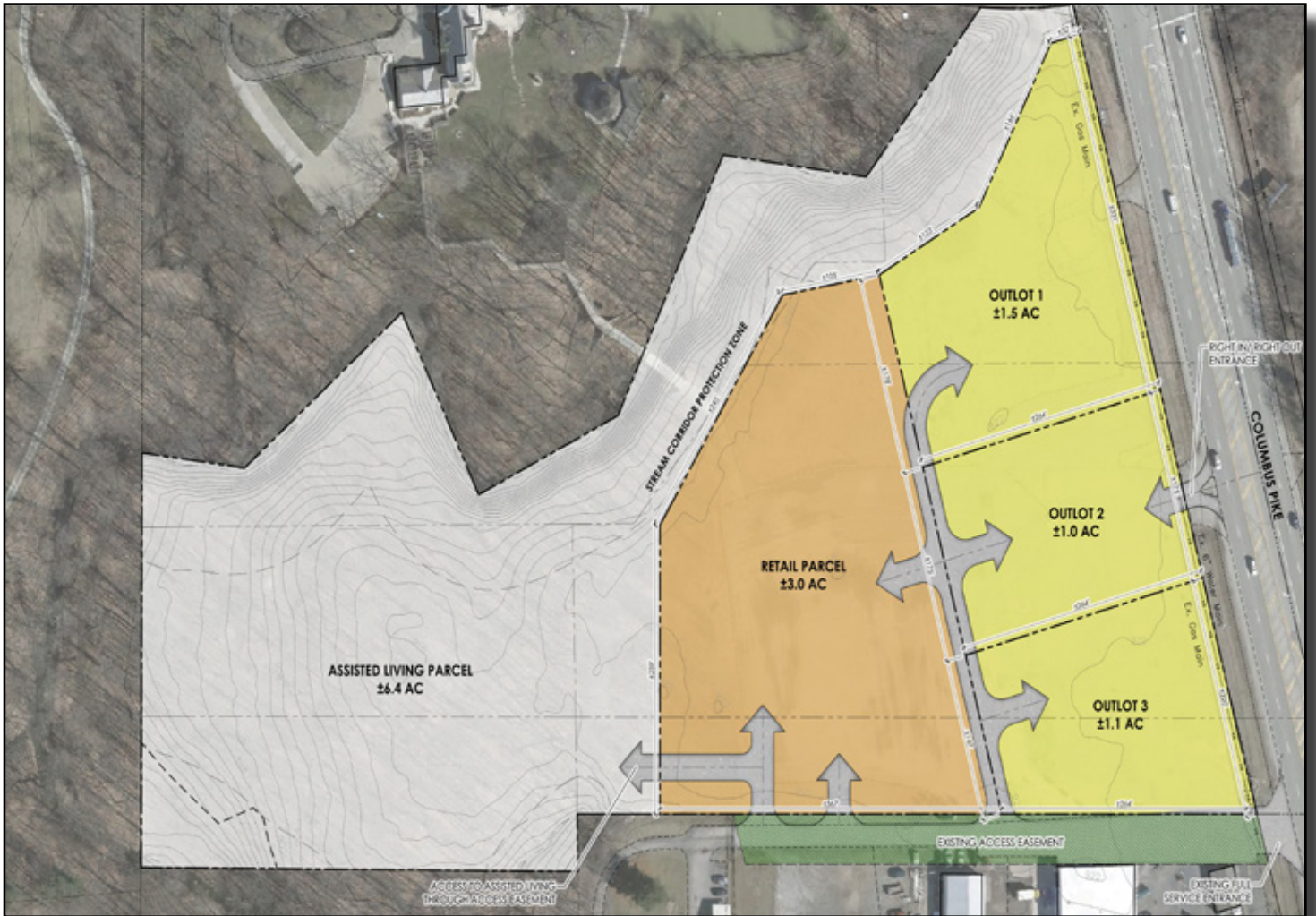
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.



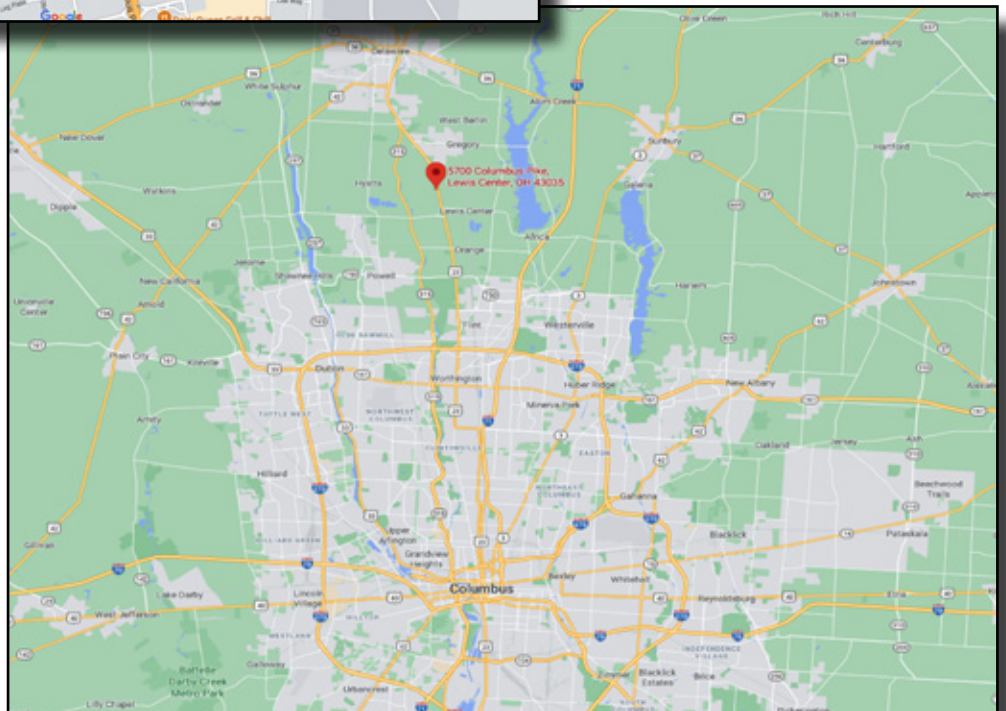
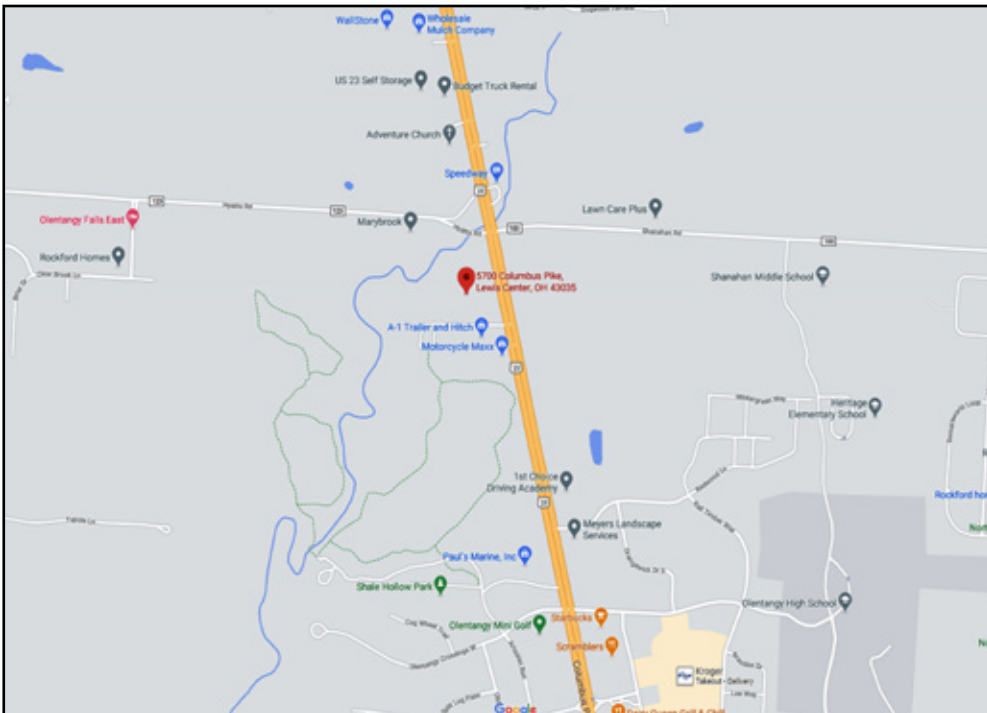
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Concept Plan



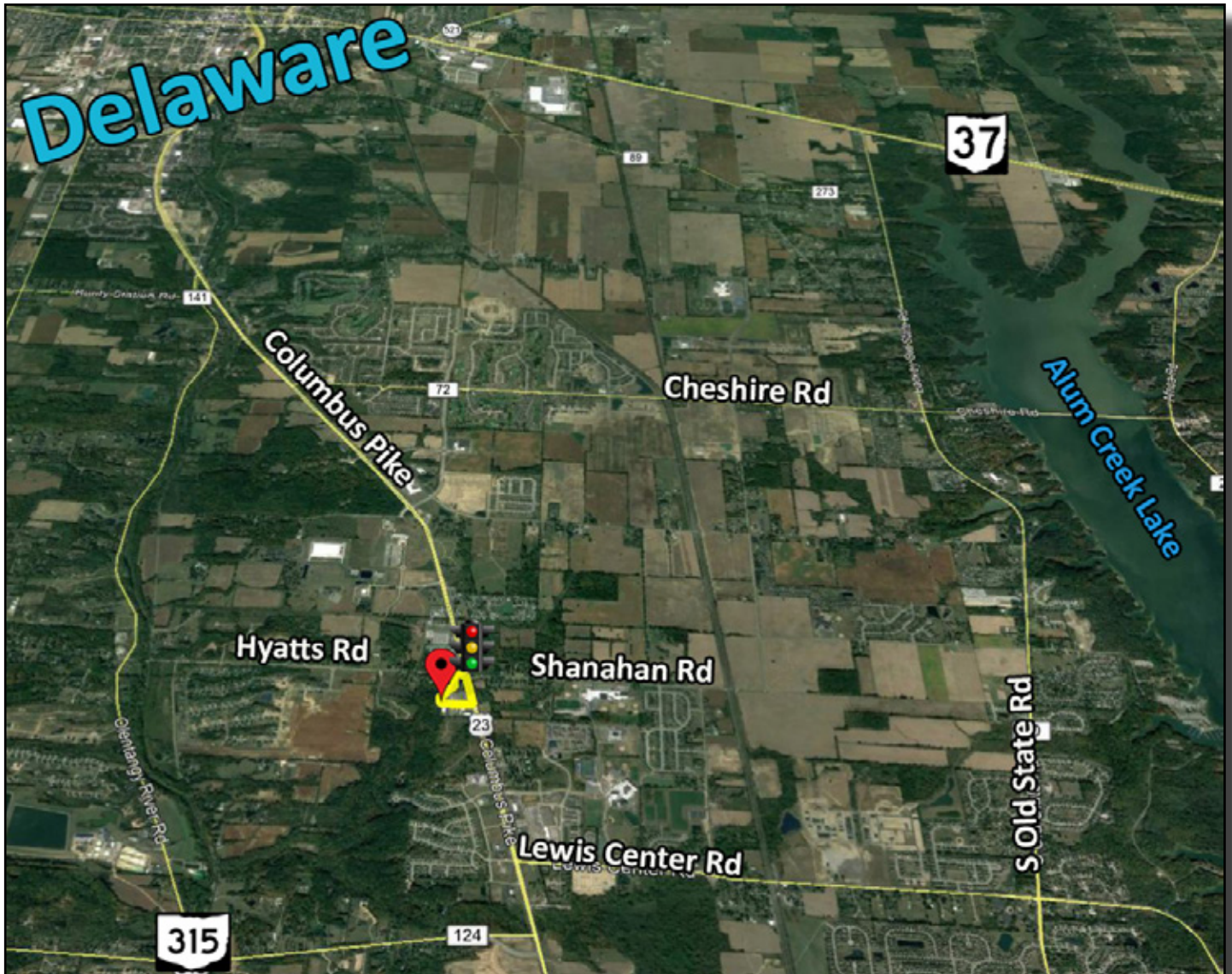
Street Maps



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Property Location



Great Location!

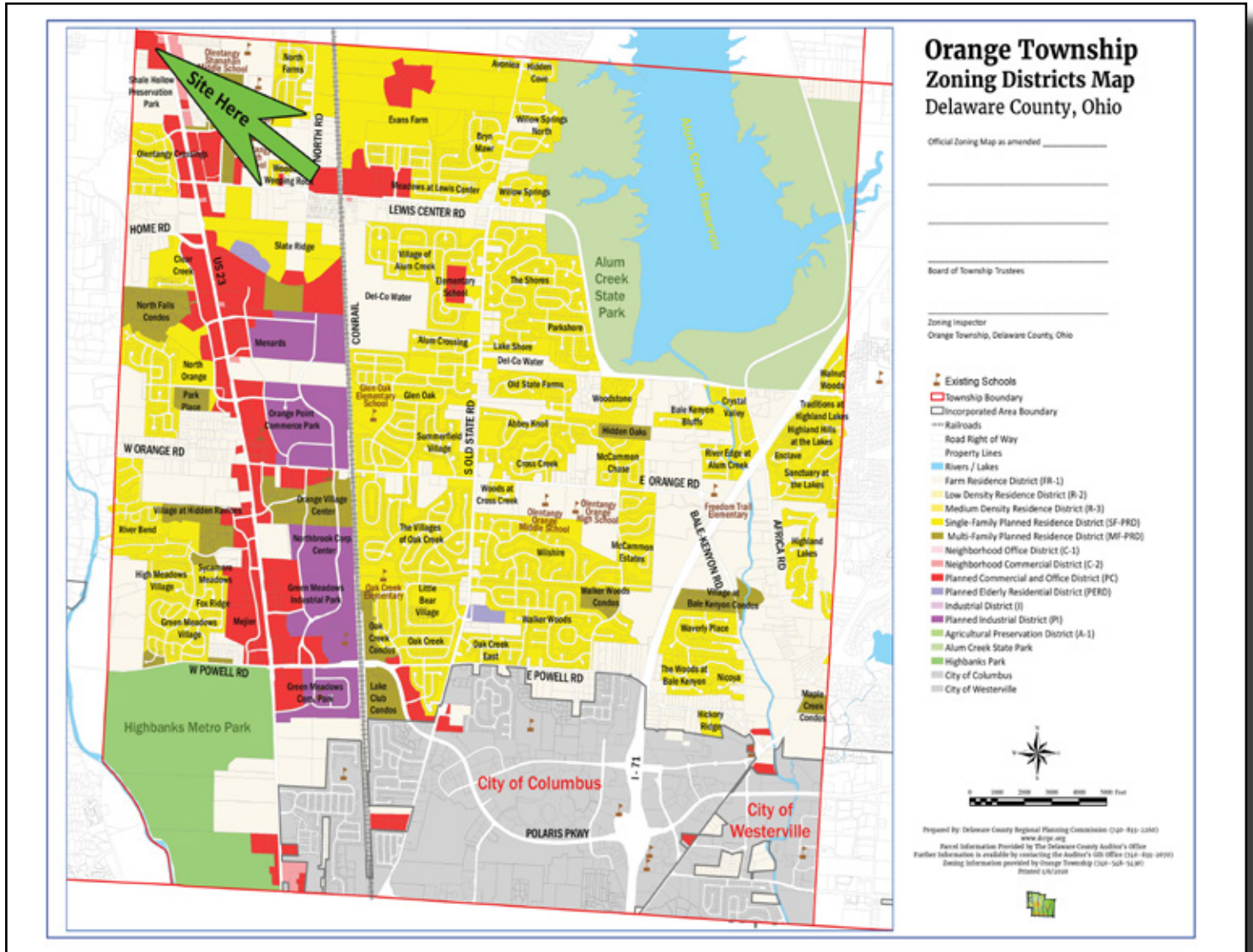
Easy access to main arteries
10 minutes to Downtown Delaware
25 minutes to Downtown Columbus



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Zoning Map



[Click here to see zoning regulations](#)



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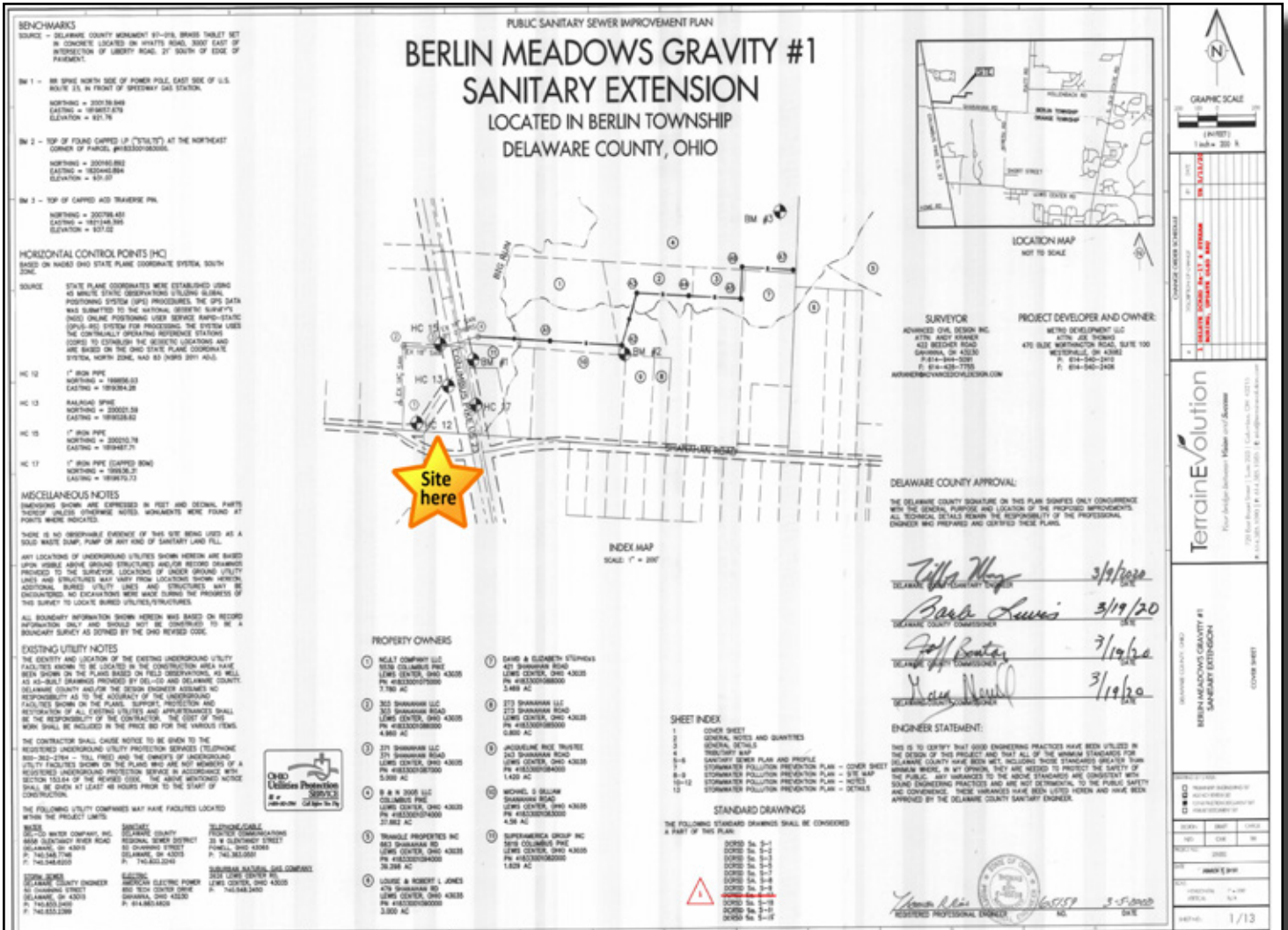
Utilities Map



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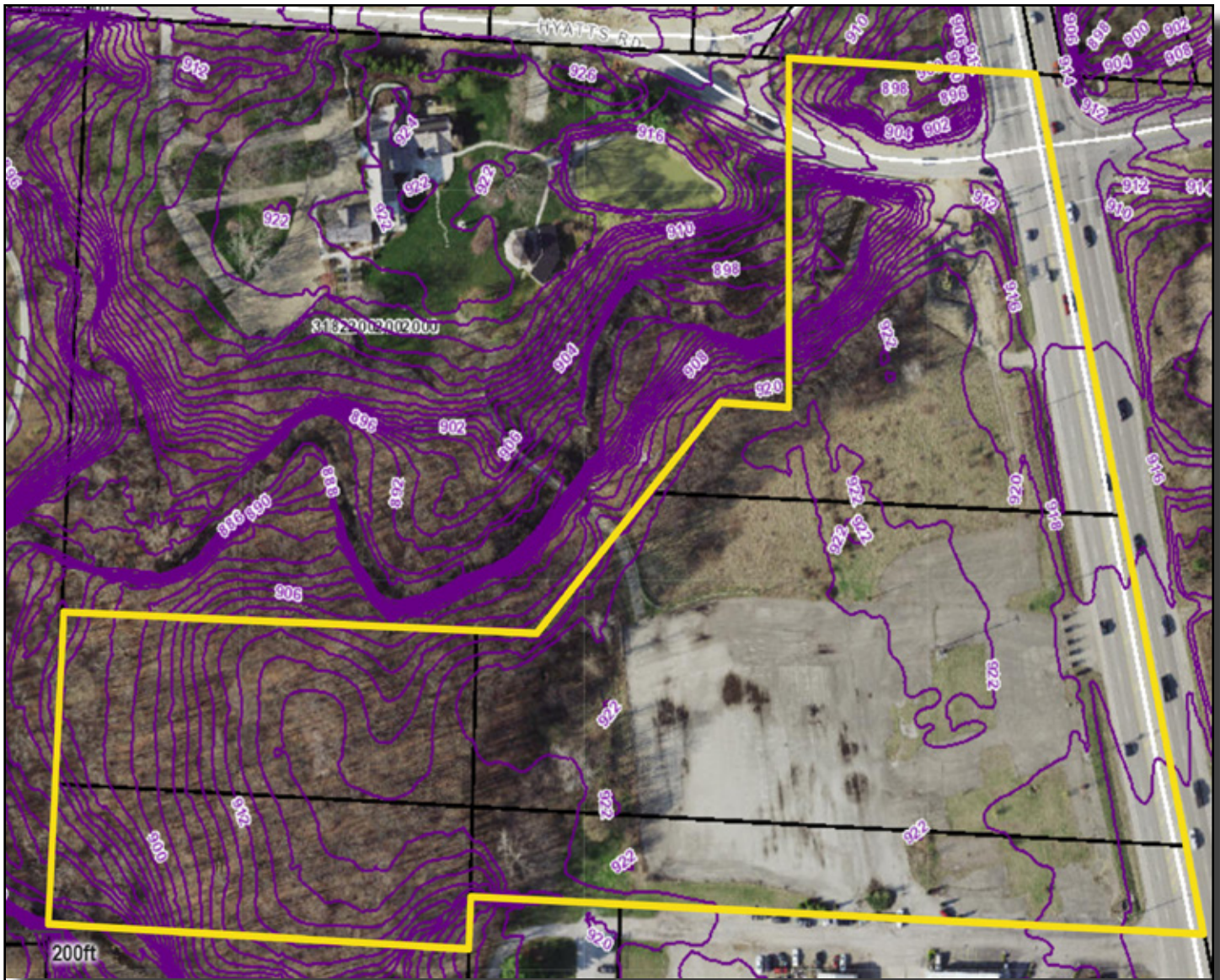
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Sewer Map



The Berlin Meadows trunk sewer is still under construction

Contours Map



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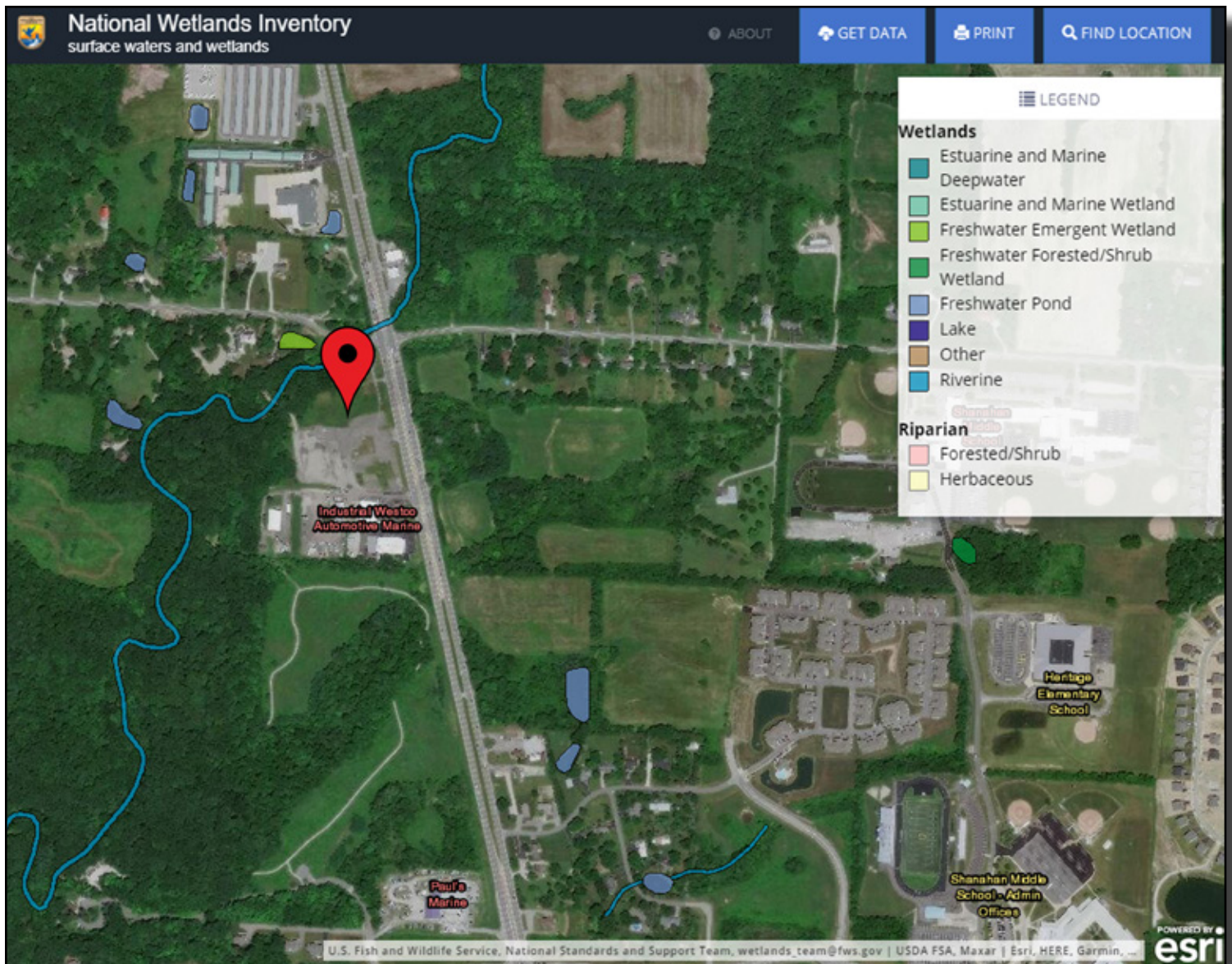
Soils Map



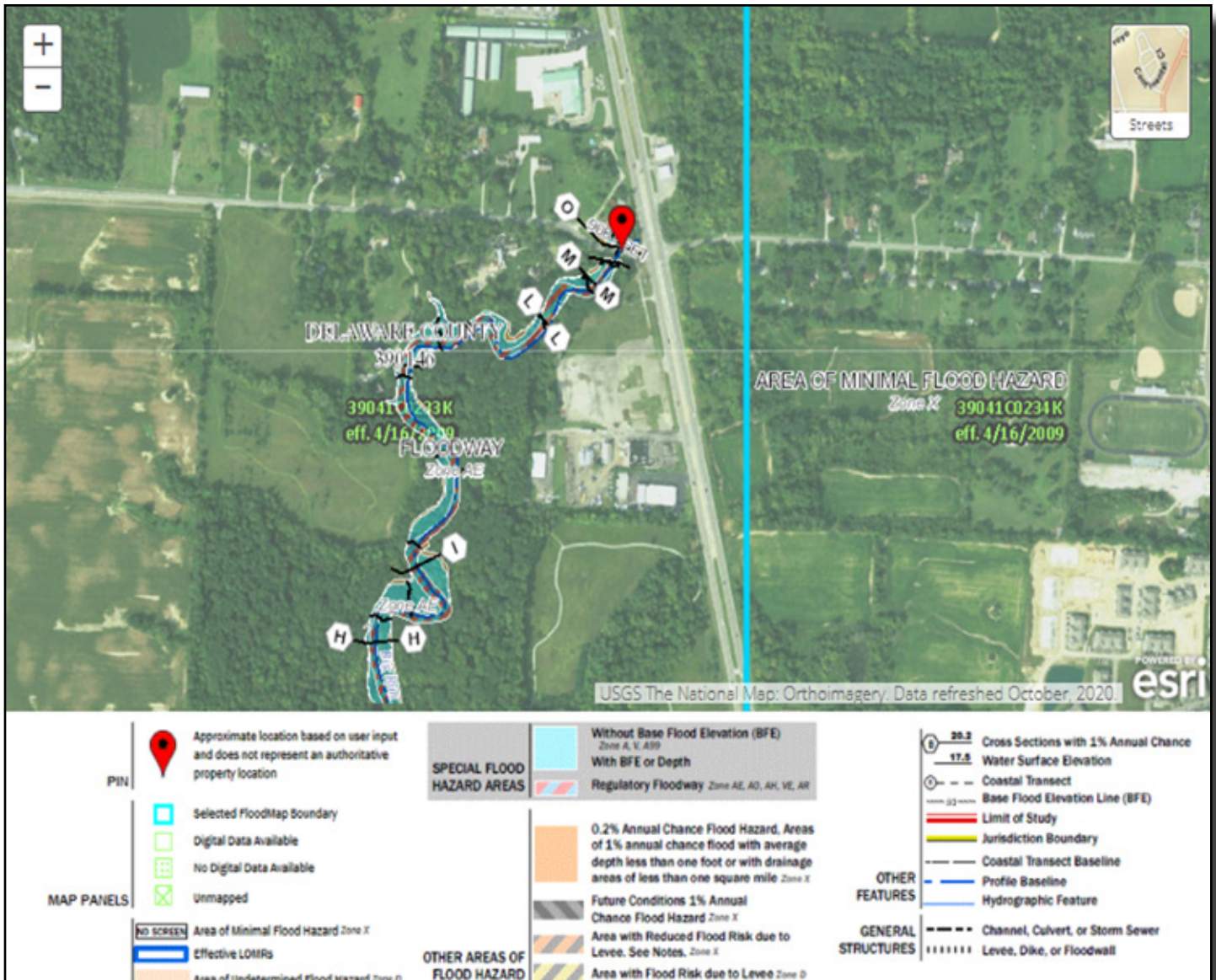
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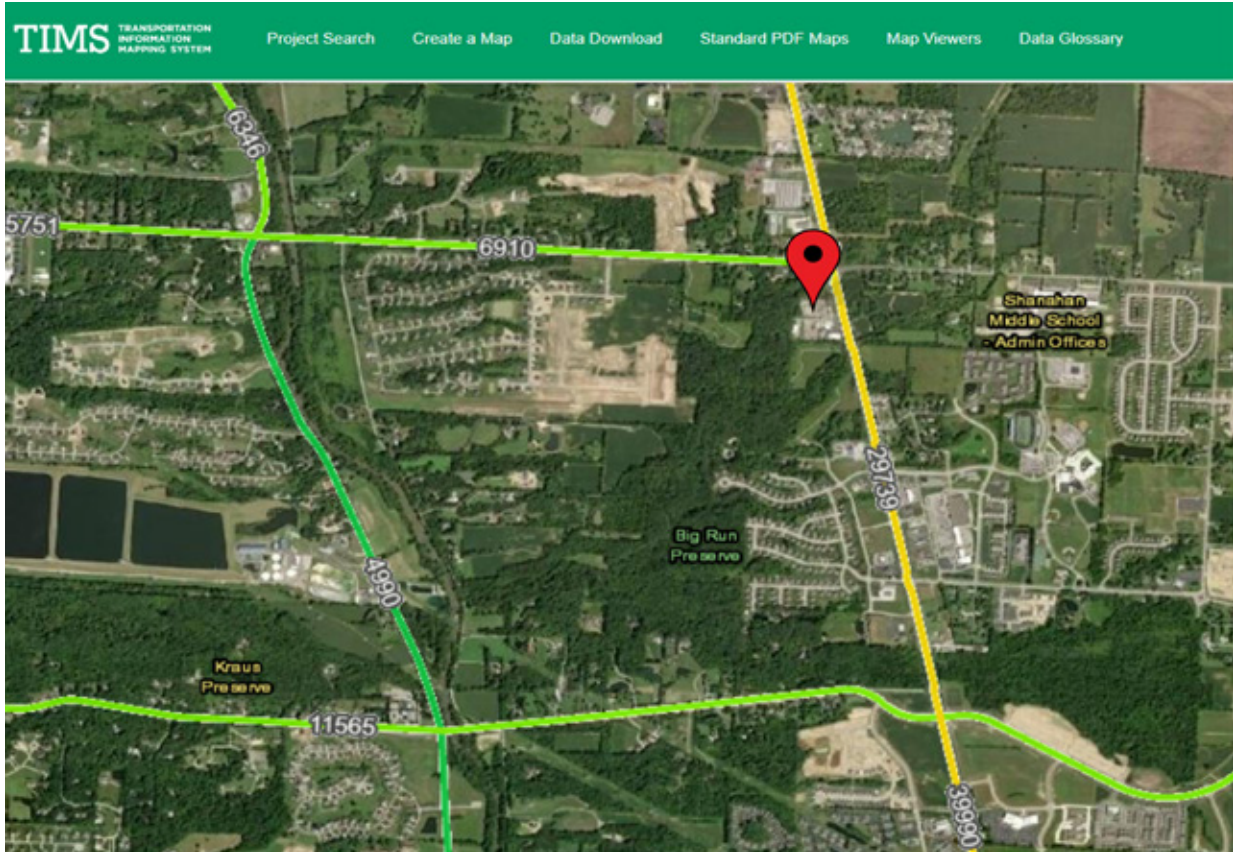
Wetlands Map



Flood Map



Traffic Map



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	.06
2 Columbus Pike	Shanahan Rd	0.14 N	2021	34,197	MPSI	.06
3 Shanahan Rd	Columbus Pike	0.10 W	2022	2,473	MPSI	.16
4 Shanahan Rd	Columbus Pike	0.10 W	2021	2,501	MPSI	.16
5 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSI	.19
6 Hyatts Rd	Columbus Pike	0.16 E	2021	4,443	MPSI	.19
7 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSI	.29
8 Columbus Pike	Hyatts Rd	0.20 S	2022	31,707	MPSI	.29
9 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSI	.79
10 Columbus Pike	Coal Bend	0.04 S	2020	37,548	MPSI	.79




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Demographics

Demographic Summary Report

5700 Columbus Pike, Delaware, OH 43015						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,036		27,396		93,858	
2022 Estimate	2,550		23,567		81,841	
2010 Census	1,115		14,699		59,478	
Growth 2022 - 2027	19.06%		16.25%		14.68%	
Growth 2010 - 2022	128.70%		60.33%		37.60%	
2022 Population by Hispanic Origin	100		877		2,645	
2022 Population	2,550		23,567		81,841	
White	2,157	84.59%	19,548	82.95%	66,490	81.24%
Black	94	3.69%	1,028	4.36%	3,393	4.15%
Am. Indian & Alaskan	8	0.31%	57	0.24%	175	0.21%
Asian	232	9.10%	2,377	10.09%	9,978	12.19%
Hawaiian & Pacific Island	4	0.16%	37	0.16%	73	0.09%
Other	54	2.12%	521	2.21%	1,731	2.12%
U.S. Armed Forces	3		24		60	
Households						
2027 Projection	1,054		9,120		32,335	
2022 Estimate	886		7,847		28,221	
2010 Census	388		4,840		20,467	
Growth 2022 - 2027	18.96%		16.22%		14.58%	
Growth 2010 - 2022	128.35%		62.13%		37.89%	
Owner Occupied	800	90.29%	7,149	91.10%	24,317	86.17%
Renter Occupied	86	9.71%	698	8.90%	3,904	13.83%
2022 Households by HH Income						
Income: <\$25,000	66	7.47%	442	5.63%	1,532	5.43%
Income: \$25,000 - \$50,000	103	11.65%	674	8.59%	2,990	10.59%
Income: \$50,000 - \$75,000	70	7.92%	529	6.74%	2,604	9.23%
Income: \$75,000 - \$100,000	101	11.43%	710	9.05%	2,700	9.57%
Income: \$100,000 - \$125,000	86	9.73%	866	11.04%	3,466	12.28%
Income: \$125,000 - \$150,000	103	11.65%	1,032	13.15%	3,291	11.66%
Income: \$150,000 - \$200,000	122	13.80%	1,408	17.95%	4,378	15.51%
Income: \$200,000+	233	26.36%	2,185	27.85%	7,261	25.73%
2022 Avg Household Income	\$153,029		\$164,452		\$155,786	
2022 Med Household Income	\$128,883		\$142,005		\$131,221	



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County Highlights

DELAWARE COUNTY

DEMOGRAPHICS

 **196,463**
RESIDENTS

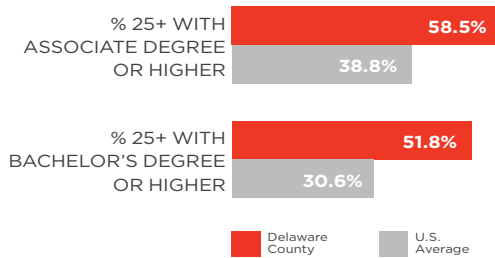
 **37.8**
MEDIAN AGE

 **65,648**
HOUSEHOLDS

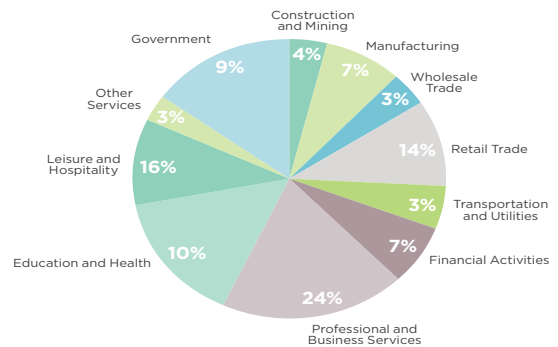
 **\$91,955**
MEDIAN HOUSEHOLD INCOME

WORKFORCE

3.5% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
JPMorgan Chase & Co.	10,197	Financial services back office, software development, data center
The Kroger Co.	800	Great Lakes distribution center of supermarket retailer
DHL Supply Chain	744	Americas HQ, logistics services
American Showa Inc.	560	Manufacturing and R&D of shock absorbers and power steering systems
Vertiv Co.	550	HQ, manufacturing of power equipment for industrial and data centers
McGraw-Hill Education	500	Distribution of educational publications, development of digital learning products
Optum	500	Insurance and workers compensation office
Advanced Auto Parts, Inc.	406	Auto parts distribution
PPG Industries, Inc.	359	Paint and resins manufacturing, R&D
JEGS High Performance	350	HQ and distribution of auto and truck parts

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Region Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

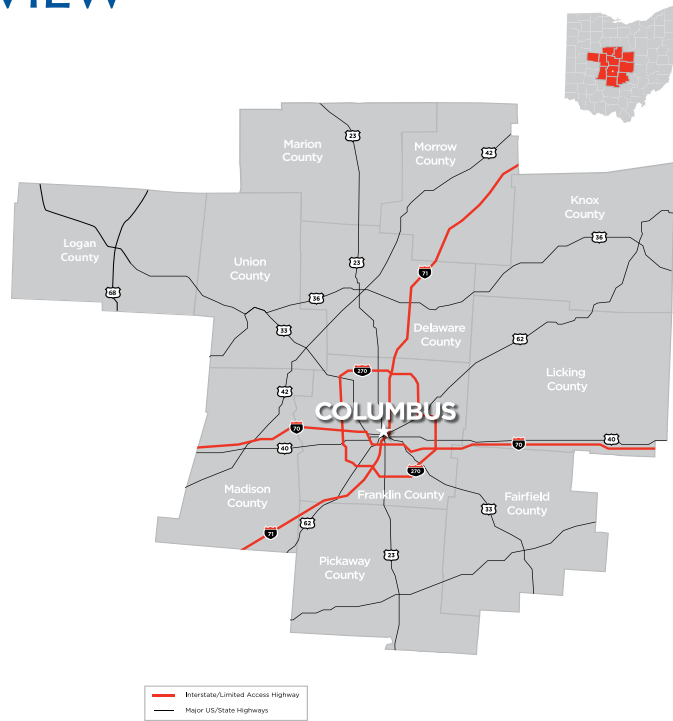
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

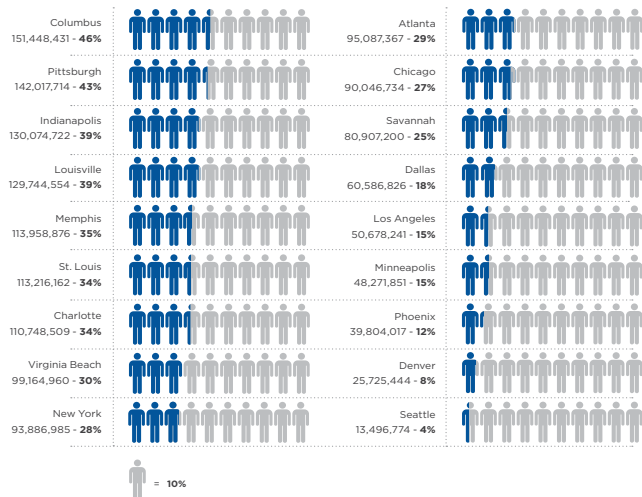
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.



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