

PRESENTING

EVANS FARM

Lewis Center Rd & Evans Farm Dr Lewis Center, OH 43035



 **COLDWELL BANKER COMMERCIAL** | **ASPIRE REALTY SERVICES**

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LEASE SUMMARY

EVANS FARM

Lewis Center Rd & Evans Farm Dr Lewis Center, OH 43035

THE NEIGHBORHOOD OF A LIFETIME!

The Neighborhood of a Lifetime, Evans Farm, is being developed by BZ Evans. The former Parade of Homes site is a 1,250-acre easily accessible development with 2,200 planned single-family residences and hundreds of apartments. The commercial project is highlighted by four-story, mixed-use buildings with prime retail and restaurant space, plenty of on-site parking, and apartments immediately above street-level shopping. Retailers and restaurants will be part of a larger, vibrant, pedestrian development planned to include a recreation center, retirement community, elementary school and fire, and police sub-stations.

LOCATION DESCRIPTION

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PROPERTY HIGHLIGHTS

- New mixed-use development boasting numerous amenities in a town center environment; Four-story buildings with residential above retail
- Plenty of on-site parking spaces
- NOW LEASING Buildings 1 to 6 (5 and 6 scheduled to begin construction Spring of 2025)
- There are 123 residential units built and preleasing an additional 185 units.
- For more on the residential component of the complex visit www.evansfarmoh.com
- Jennings Sports Park, a 56-acre park features soccer and multi-sport fields,



OFFERING SUMMARY

Lease Rate:	\$30.00 - 36.00 SF/yr (NNN)
Number of Units:	28
Available SF:	1,228 - 1,512 SF
Lot Size:	24 Acres

PROPERTY WEBSITE

bit.ly/Evans_Farm



SITE PLAN

EVANS FARM

Lewis Center Rd & Evans Farm Dr Lewis Center, OH 43035



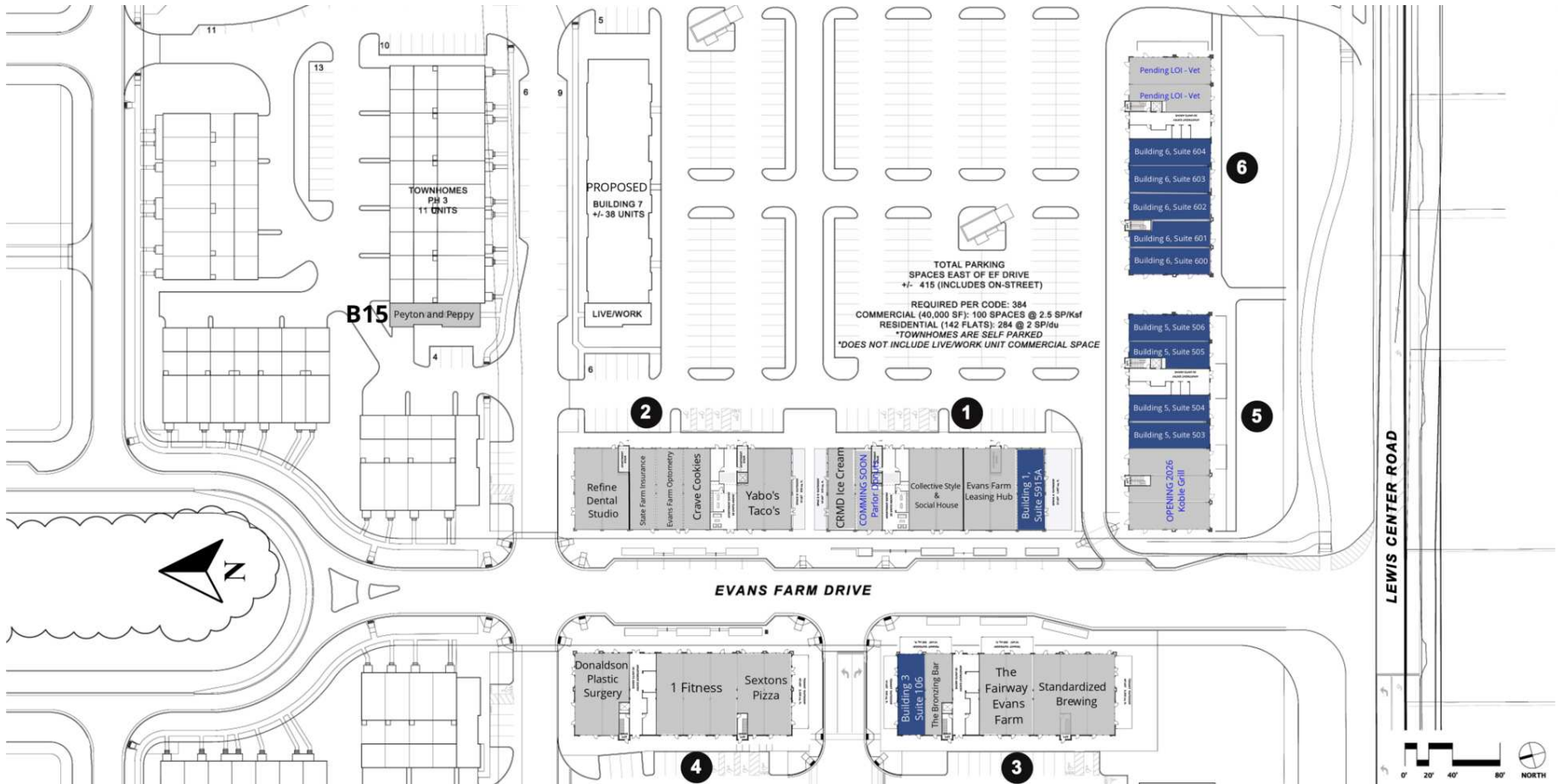
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SITE LEASING

EVANS FARM

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BUILDING 1

EVANS FARM

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EVANS  FARM

10,173± SF

SPACE
AVAILABLE

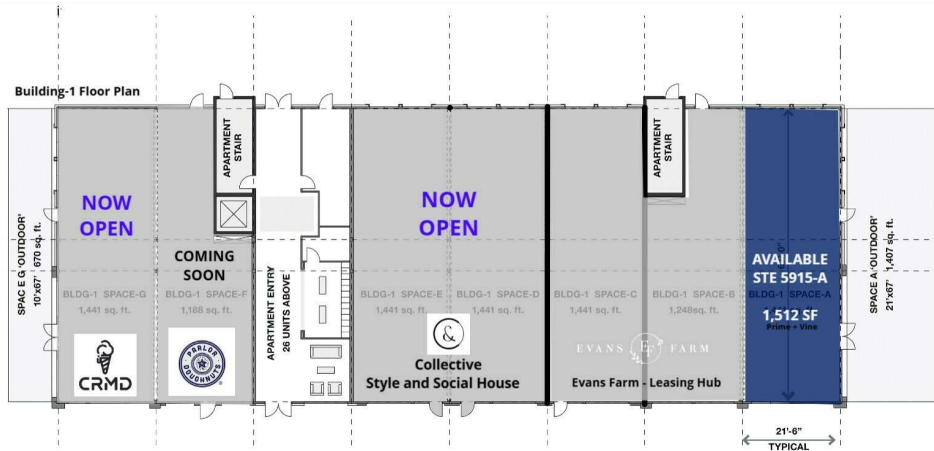


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LEASING - 1

EVANS FARM

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1, 5915 - A	Available	1,512 SF	NNN	\$30.00 - \$36.00 SF/yr	End cap with 913 SF patio
Building 1, 5915 - B&C	Evans Farm - Leasing Hub	2,859 SF	NNN	\$25.00 - \$28.00 SF/yr	In Line - Owner Use
Building 1, 5915 - D&E	Collective Style and Social House	3,024 SF	NNN	\$22.00 SF/yr	In Line
Building 1-F, 5915	CRMD (Parlor)	1,266 SF	NNN	\$27.00 - \$35.00 SF/yr	In Line
Building 1, 5915 - F (Parlor Donuts)	Opening Soon - Parlor Donuts	1,266 SF	NNN	\$27.00 - \$35.00 SF/yr	In Line
Building 1, 5915 - G	CRMD Ice Cream	1,512 SF	NNN	\$25.00 - \$28.00 SF/yr	End cap with 612 SF patio



BUILDING 2

EVANS FARM

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EVANS  FARM

10,173± SF

FULLY
LEASED



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LEASING - 2

EVANS FARM

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2, 5875 - H&I	Yabo's Taco's	2,778 SF	NNN	\$25.00 - \$28.00 SF/yr	End cap with 612 SF patio
Building 2, 5875 - K	Evans Farm Optometry	1,512 SF	NNN	\$25.00 - \$28.00 SF/yr	In Line
Building 2, 5875 - L	State Farm Insurance	1,512 SF	NNN	\$25.00 - \$28.00 SF/yr	In Line
Building 2, 5875 - M&N	Refine Dental Studio	2,859 SF	NNN	\$25.00 - \$28.00 SF/yr	End cap



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BUILDING 3

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EVANS  FARM

10,173± SF

SPACE
AVAILABLE



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LEASING - 3

EVANS FARM

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Building-3 Floor Plan



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 3, 5920 - A,B&C	Standardized Brewing at Evans Farm	4,371 SF	NNN	\$25.00 - \$28.00 SF/yr	End Cap - outdoor space 2,400 SF (40'x60')
Building 3, 5920 - D&E	Opening Soon - Evans Farm Golf Club	3,024 SF	NNN	\$27.00 - \$35.00 SF/yr	In Line - outdoor space 560 SF (14'x40').
Building 3, 5920 - F	The Bronzing Bar	1,266 SF	NNN	\$27.00 - \$35.00 SF/yr	In Line - This unit has a shared outdoor space with Unit 5920 - G that is 560 sq ft. (14'x40').
Building 3, 5920 - G	Available	1,512 SF	NNN	\$36.00 SF/yr	End Cap - This unit has a shared outdoor space with Unit 5920 - F that is 560 SF (14'x40').



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BUILDING 4

EVANS FARM

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10,173± SF

FULLY
LEASED



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LEASING - 4

EVANS FARM

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 4, 5880 - H&I	Sextons Pizza	2,411 SF	NNN	\$27.00 - \$35.00 SF/yr	End Cap - 1,020 SF patio
Building 4, 5880 - I,J,K&L	1 Fitness	4,984 SF	NNN	\$27.00 - \$35.00 SF/yr	In Line
Building 4, 5880 - M&N	Donaldson Plastic Surgery	2,778 SF	NNN	\$27.00 - \$35.00 SF/yr	End cap



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BUILDINGS 5 & 6

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9,870± SF
EACH

SPACE
AVAILABLE



RENDERING FOR ILLUSTRATIVE PURPOSES



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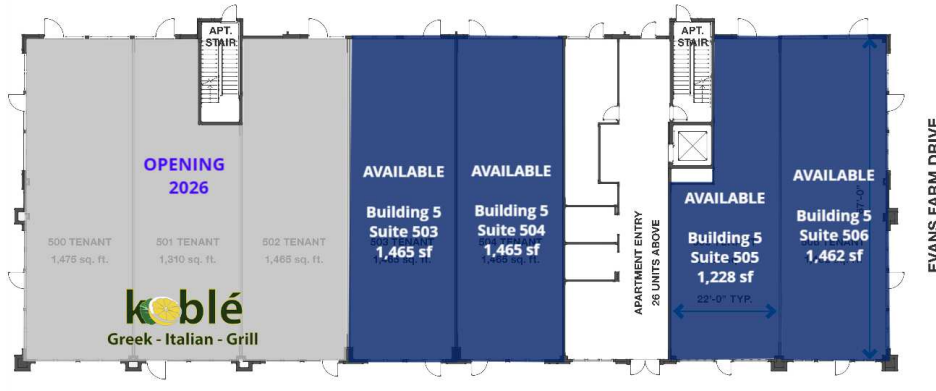
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LEASING - 5

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Building-5 Floor Plan



AVAILABLE SPACES

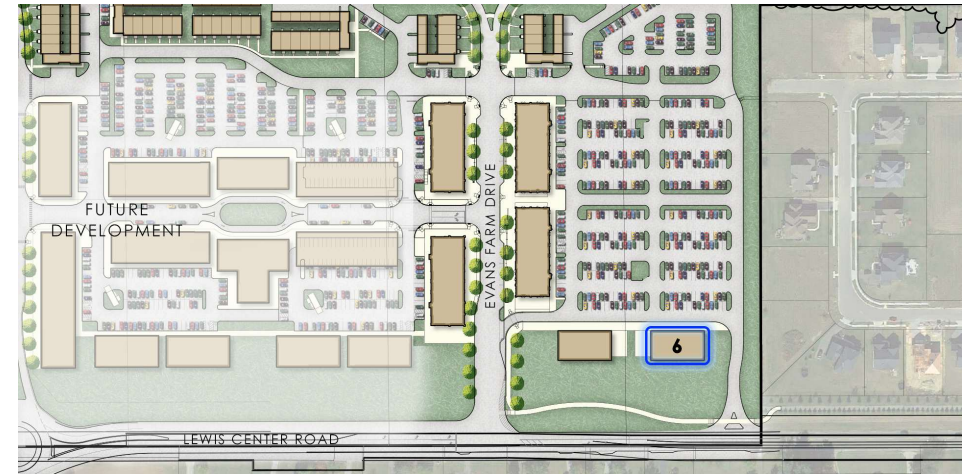
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 5, Suite 500 - 502	Opening 2026 - Koble	4,250 SF	NNN	\$27.00 - \$35.00 SF/yr	Suite 500 End cap, Suites 501-502 In Line
Building 5, Suite 503	Available	1,465 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 5, Suite 504	Available	1,465 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 5, Suite 505	Available	1,228 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 5, Suite 506	Available	1,462 SF	NNN	\$30.00 - \$36.00 SF/yr	End Cap



LEASING - 6

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 6, Suite 600	Available	1,475 SF	NNN	\$30.00 - \$36.00 SF/yr	End Cap
Building 6, Suite 601	Available	1,310 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 6, Suite 602	Available	1,465 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 6, Suite 603	Available	1,465 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 6, Suite 604	Available	1,465 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 6, Suite 605	Pending LOI - Vet	1,228 SF	NNN	\$30.00 - \$36.00 SF/yr	In Line
Building 6, Suite 606	Pending LOI - Vet	1,462 SF	NNN	\$30.00 - \$36.00 SF/yr	End Cap



LEASE

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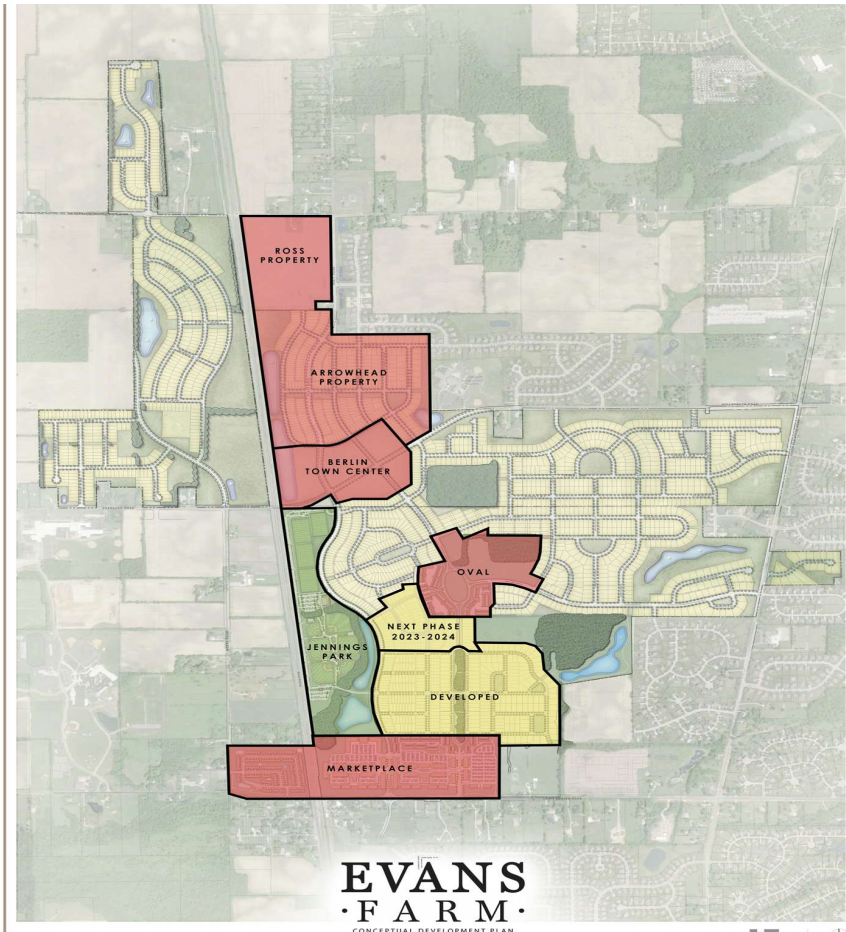
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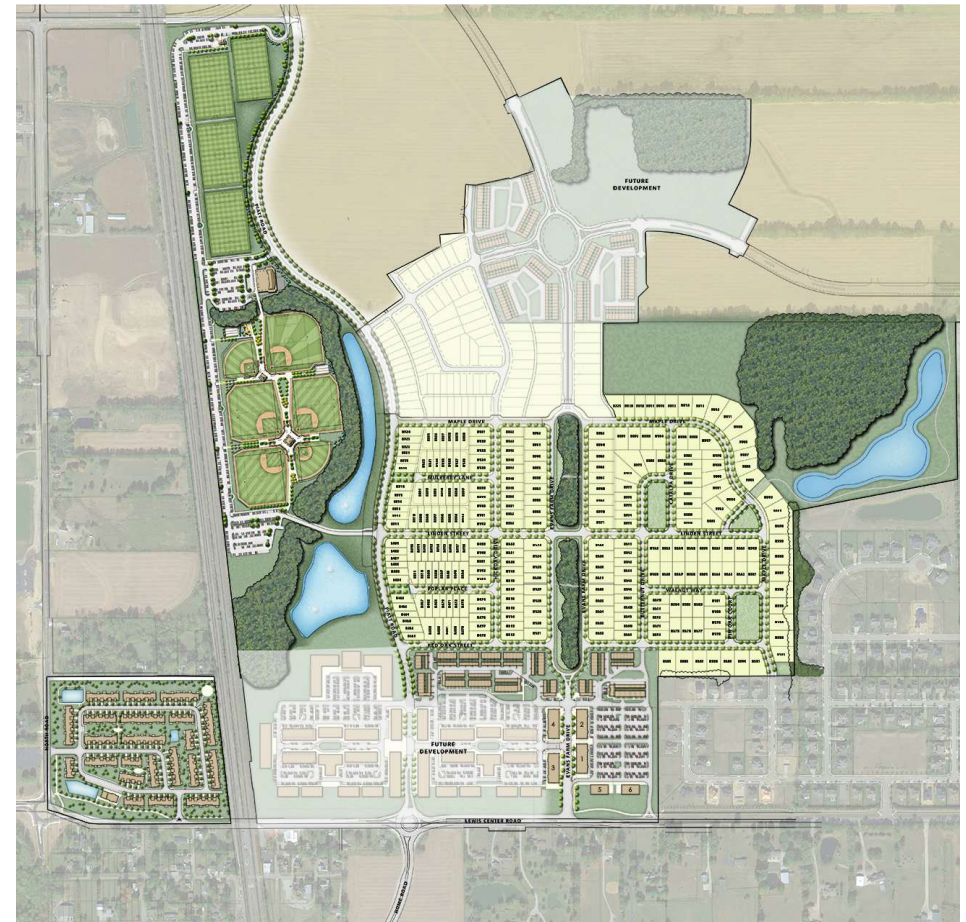
LEASE

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EVANS FARM



JENNINGS SPORTS PARK - OPENING SPRING 2025



LEASE

EVANS FARM

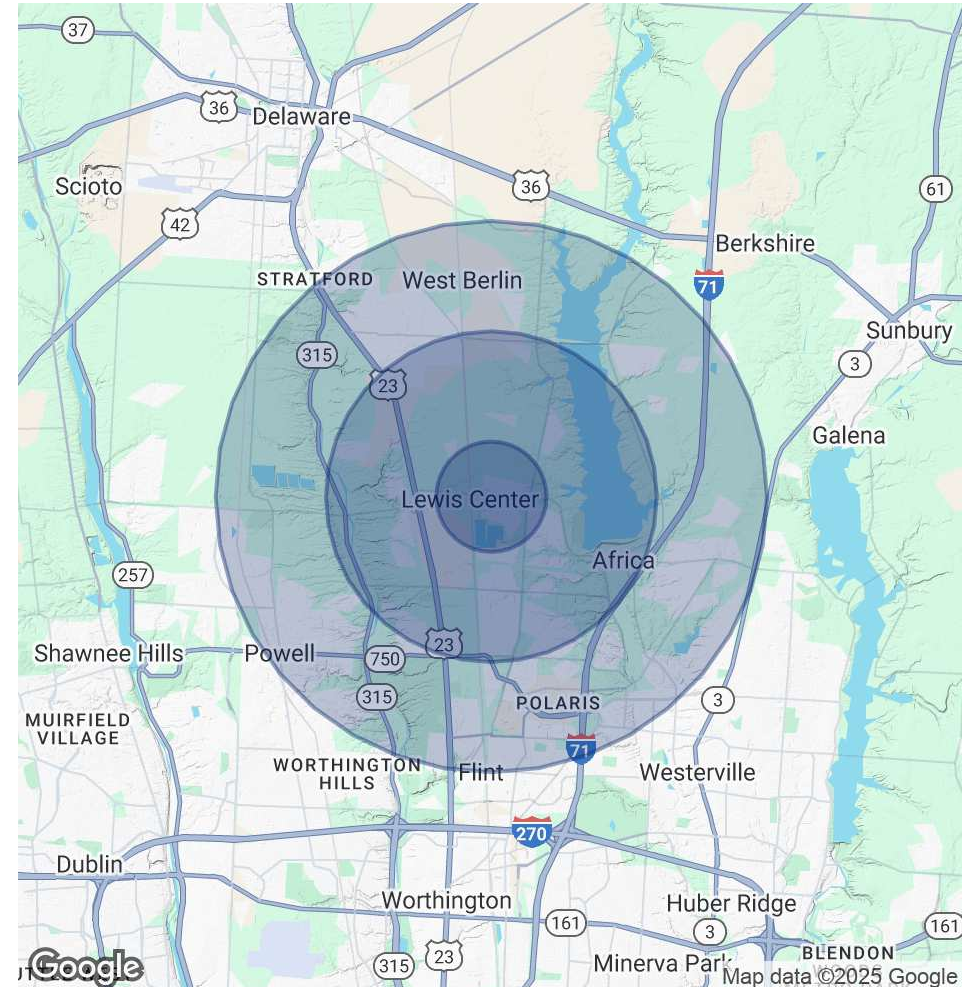
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,261	18,788	64,874
Average Age	33.6	33.8	34.6
Average Age (Male)	31.3	32.5	33.9
Average Age (Female)	34.7	34.5	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	406	6,447	23,739
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$117,208	\$120,243	\$116,990
Average House Value	\$371,799	\$337,267	\$349,821

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
Lewis Center Road east of S Old State Road	2-way	2020	8,734 AADT
US-23 / Columbus Pike south of Lewis Center Road	2-way	2020	40,284 AADT



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RETAIL AND LIVE-WORK SITES AVAILABLE FOR LEASE IN THIS
NEW MIXED-USE DEVELOPMENT BOASTING NUMEROUS AMENITIES IN
A TOWN CENTER ENVIRONMENT.
CONTACT US FOR OPPORTUNITIES:

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