

LEASE

7953 HIGHFIELD DR

7953 Highfield Dr Lewis Center, OH 43035

LOCATION DESCRIPTION

Located in the heart of Lewis Center, this high-visibility property sits just off US-23 on Highfield Drive—offering convenient access to Polaris, Powell, and the greater Columbus area. Surrounded by strong national retailers, medical offices, and high-income residential developments, the area boasts a growing population, strong demographics, and high daily traffic counts, making it ideal for retail, medical, or office users looking to capture an established and expanding customer base.

PROPERTY HIGHLIGHTS

- Brand-new 6,000 SF multi-tenant commercial building
- 4,000 SF available which can be demised to 2,000 SF
- Flexible layout ideal for retail, medical, or professional office use
- Delivered as vanilla box – ready for tenant customization
- Situated on 3.85 acres with 84 dedicated parking spaces
- Located just off US-23 with excellent visibility and access
- Surrounded by strong national retailers and medical offices
- Zoned for a wide range of commercial uses
- High-income, fast-growing residential population in the 43035 zip code
- Convenient access to Polaris, Powell, and the greater Columbus area
- Available for triple-net (NNN) lease – favorable terms for tenants
- Join Nutrisport and Smoothie, opening soon



OFFERING SUMMARY

Lease Rate:	\$32.00 - 38.00 SF/yr (NNN)
Available SF:	2,000 - 4,000 SF
Lot Size:	3.85 Acres
Building Size:	6,000 SF

PROPERTY WEBSITE

bit.ly/7953HighfieldDrive

Bill Davis

O: (614) 341-9800 x102 | C: (614) 588-7561
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Tom Velalis

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

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LEASING PLAN

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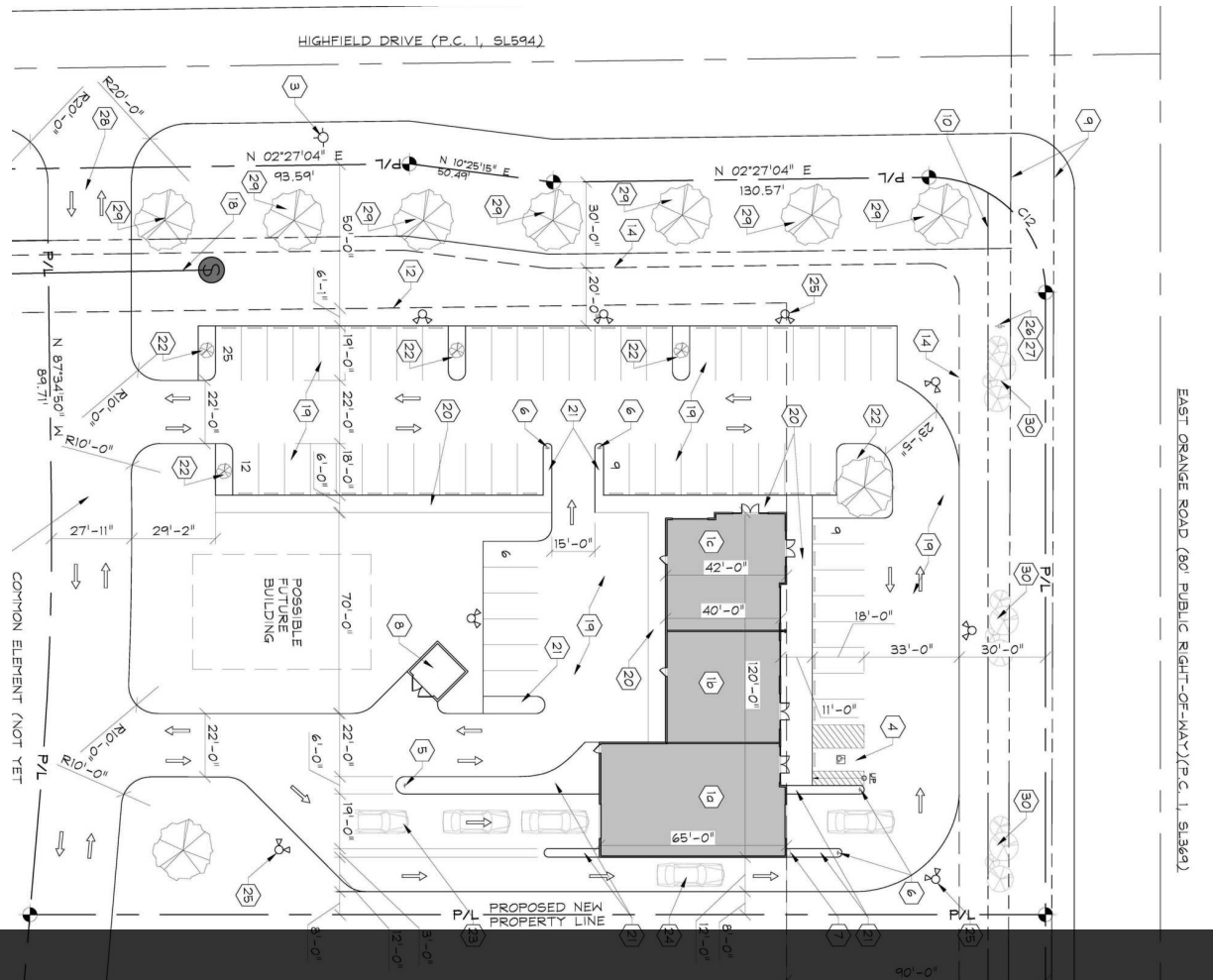
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SITE PLAN

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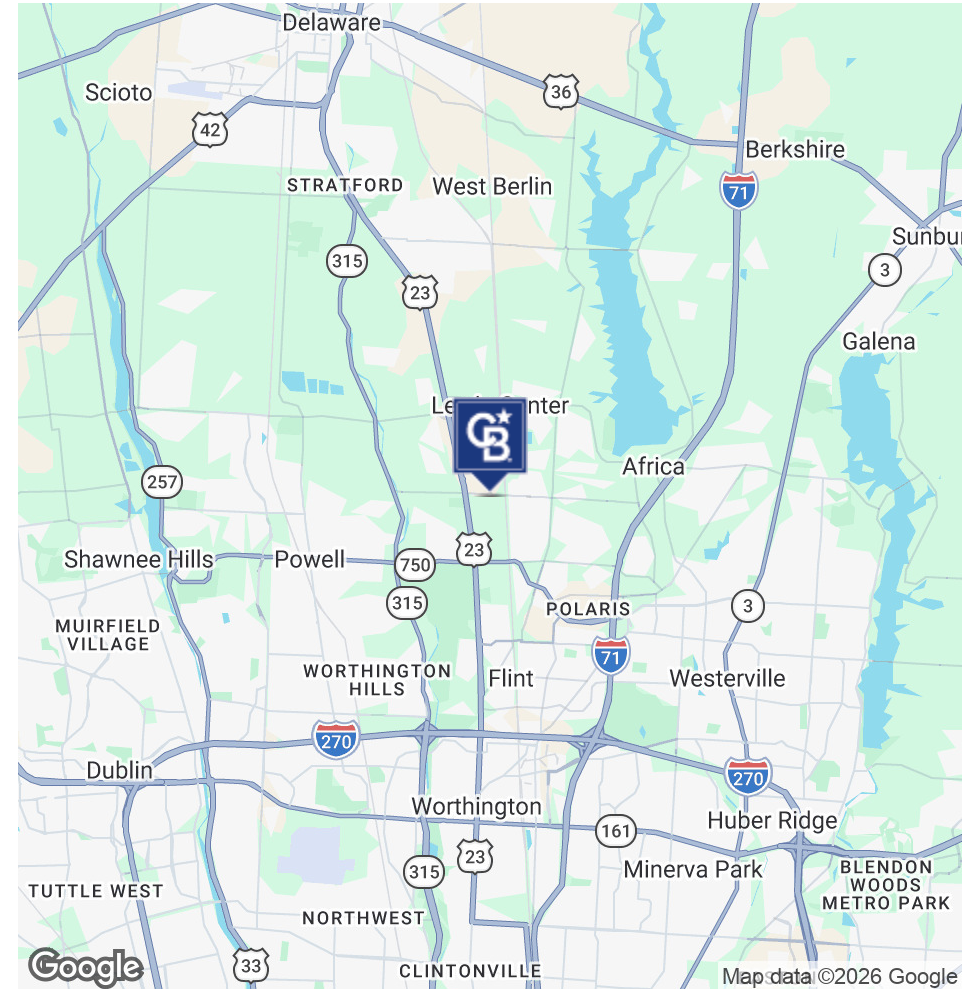
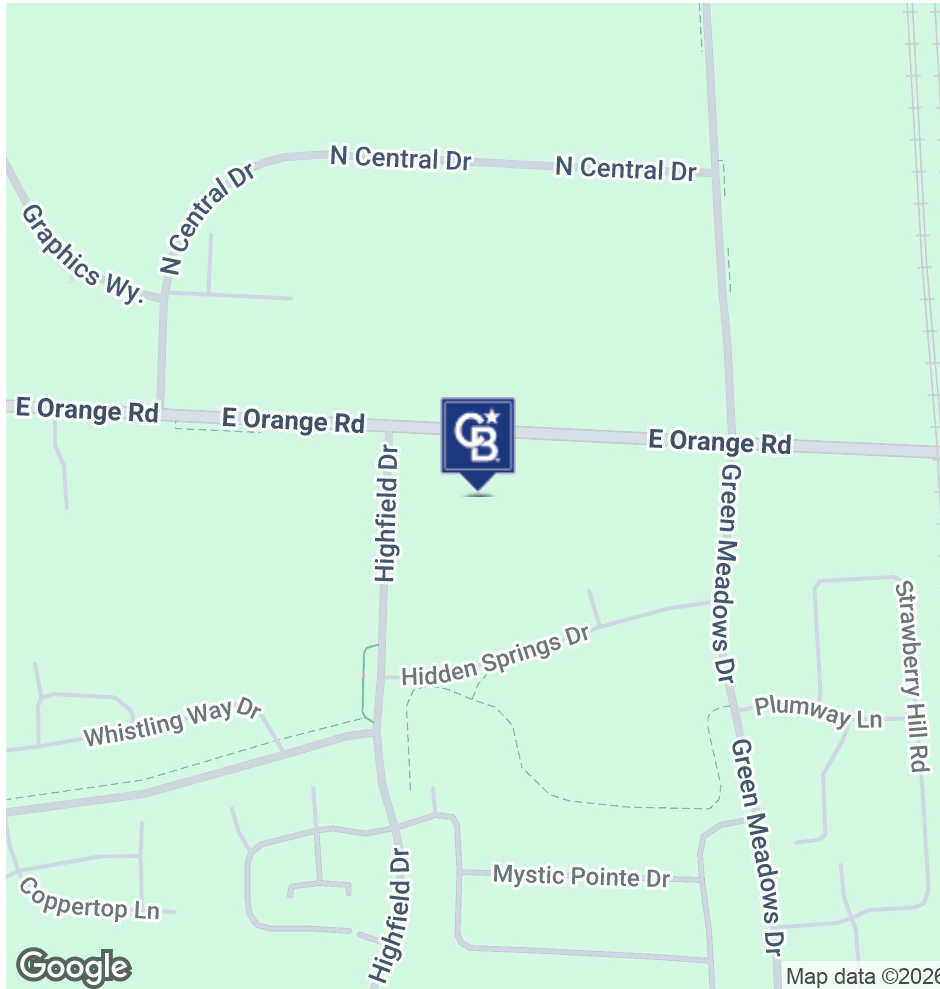


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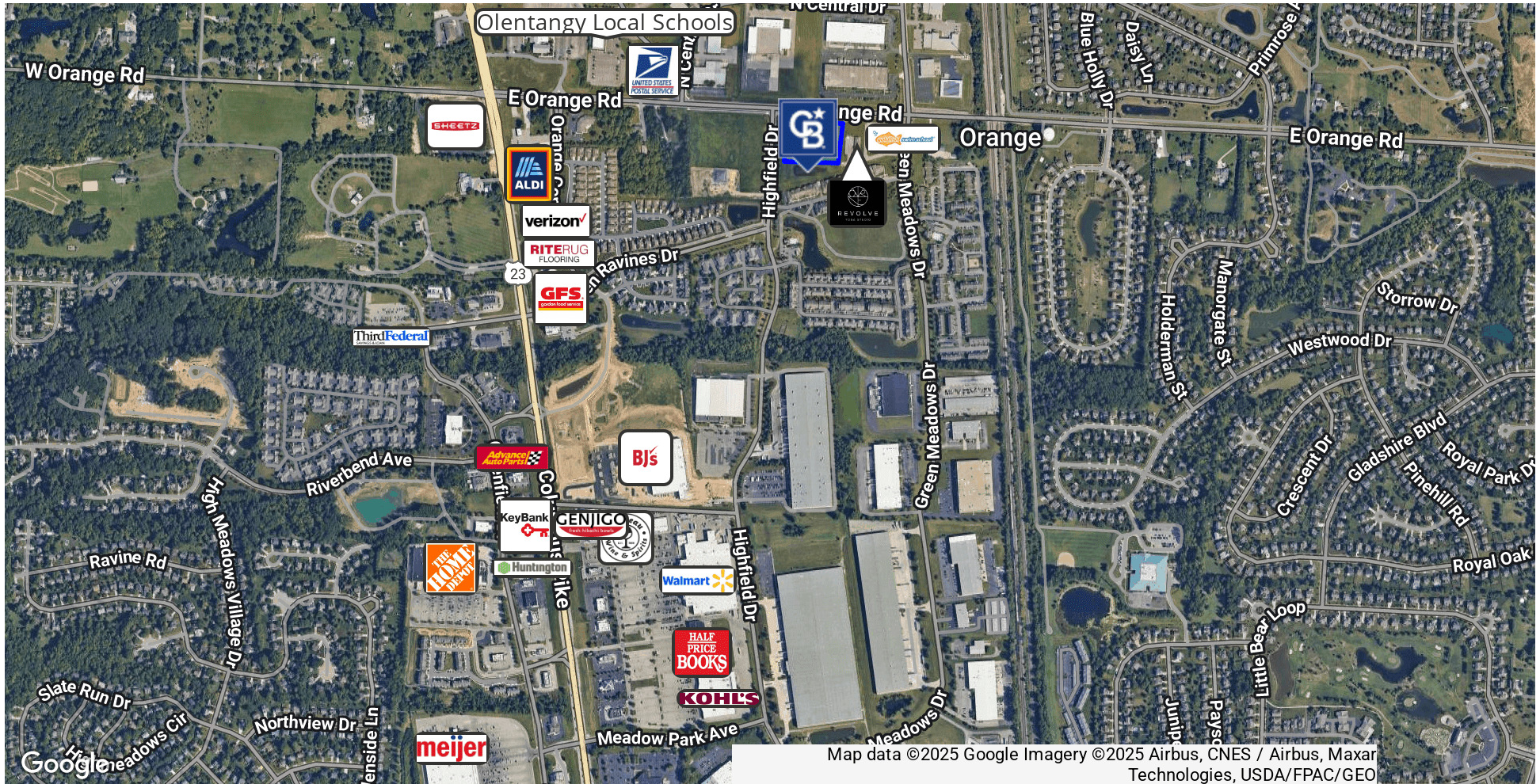
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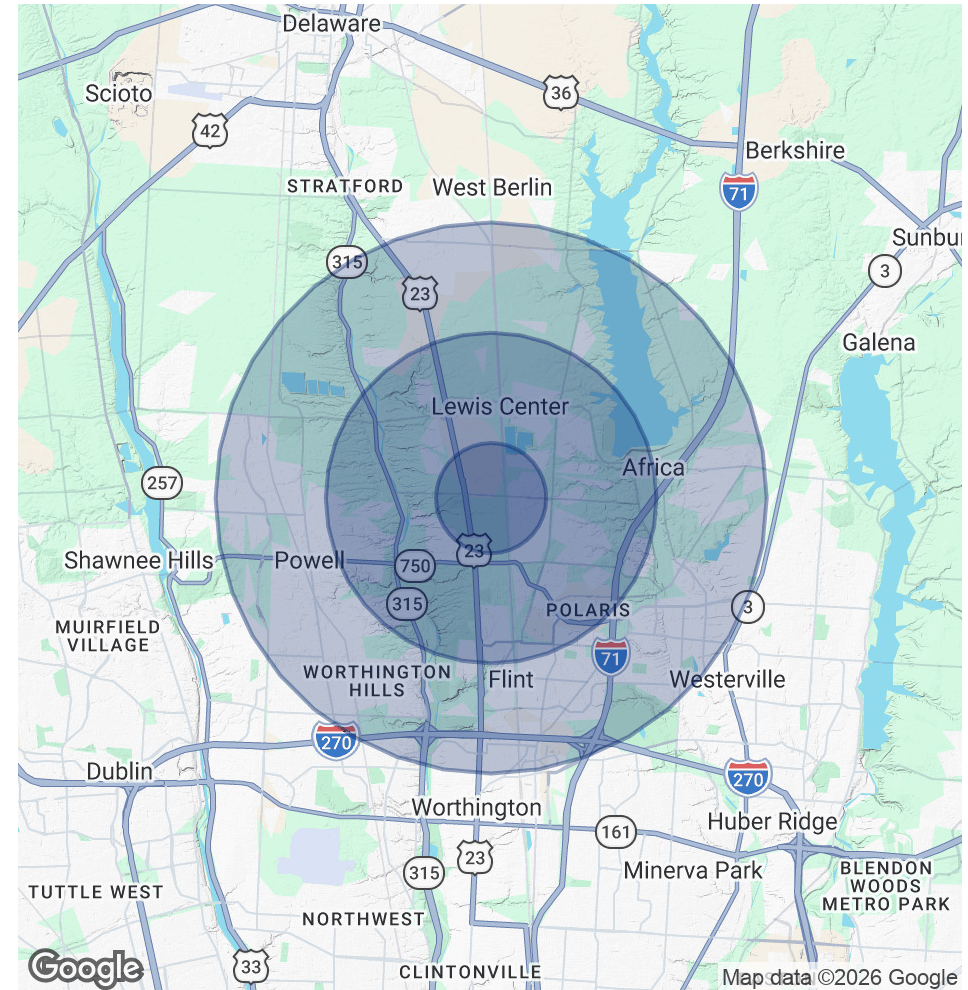
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,757	55,607	159,248
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,301	20,162	59,435
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$203,450	\$175,999	\$165,169
Average House Value	\$433,051	\$483,694	\$453,853

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	AADT
Orange Rd Eas tof Highfield Dr	2-Way	2012	12,047
Highfiel	2-Way	2023	4,348
US-23 South of Orange Rd	2-Way	2024	42,694



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