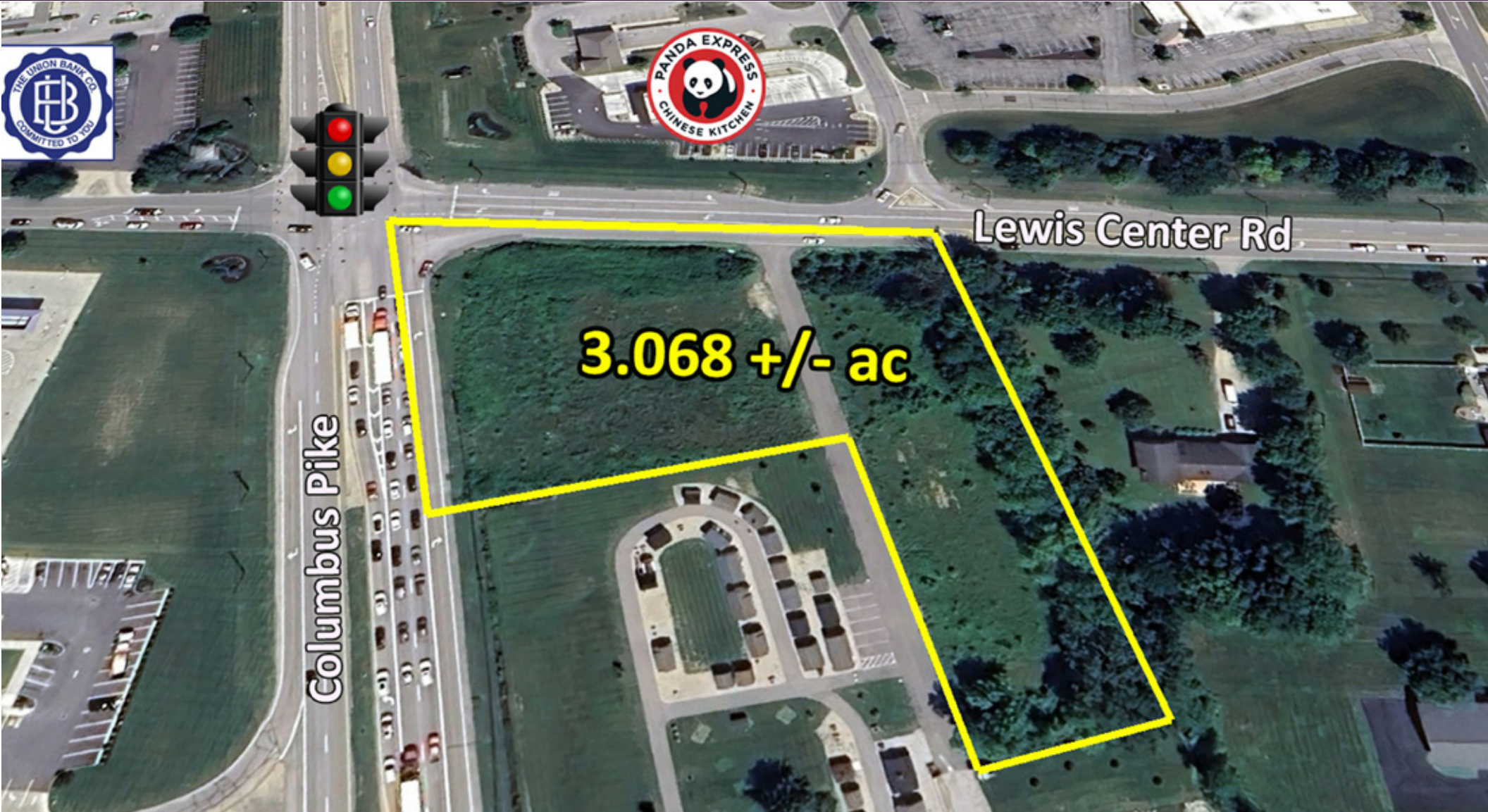


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

COMMERCIAL CORNER LOT

6519 Columbus Pike, Lewis Center, OH 43035

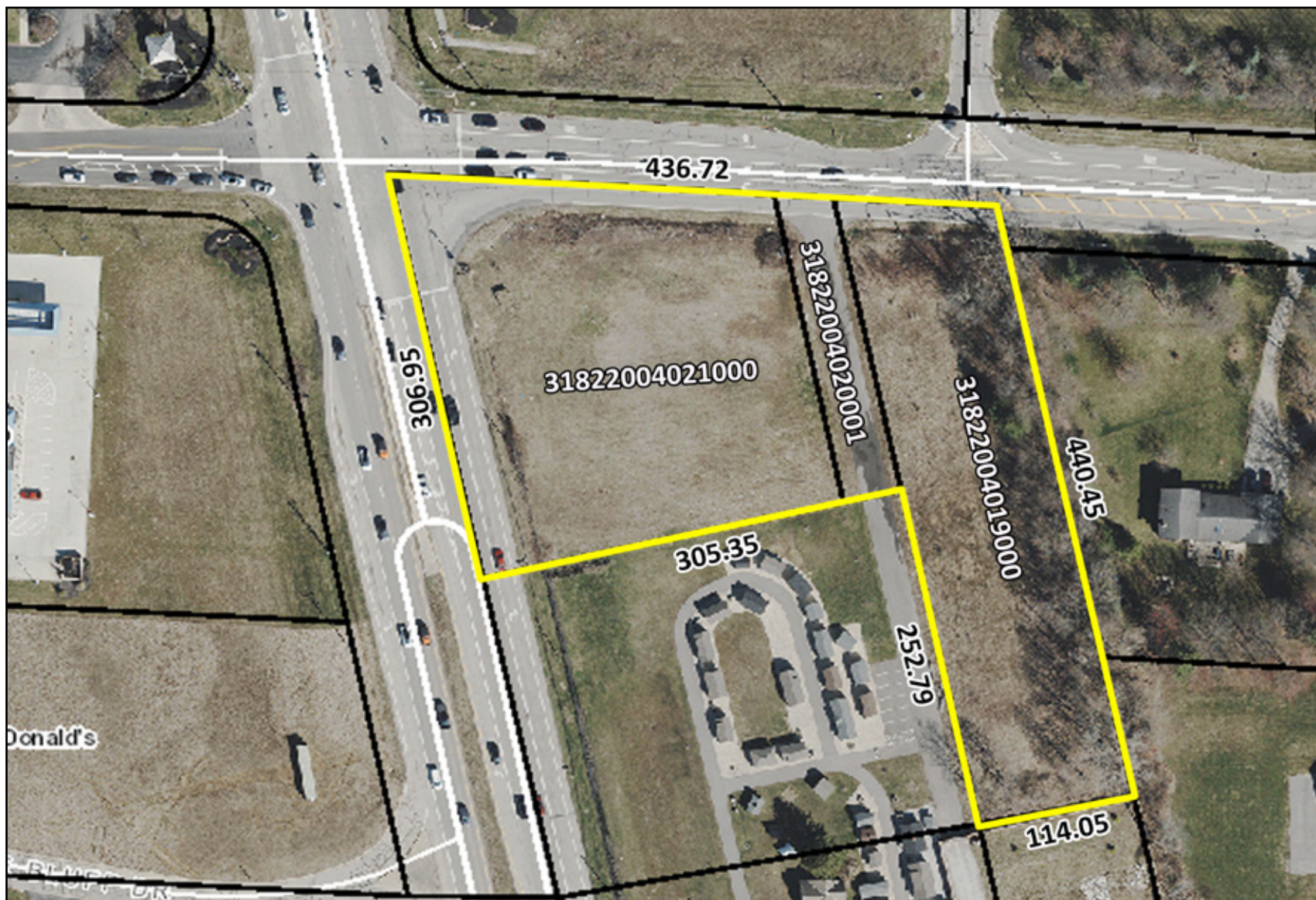
COMMERCIAL CORNER LOT ON COLUMBUS PIKE/US 23!!

3.068 +/- acre lot at the southeast corner of Columbus Pike and Lewis Center Road. Zoned PC in Orange Township. Water available. Petroleum restriction in effect to 2030. All tanks have been removed, and the site has no further action required from the state of Ohio. Property owners to the south have an easement to share the driveway off Lewis Center Road. Ideal location for car wash, drive-thru, and other commercial uses.



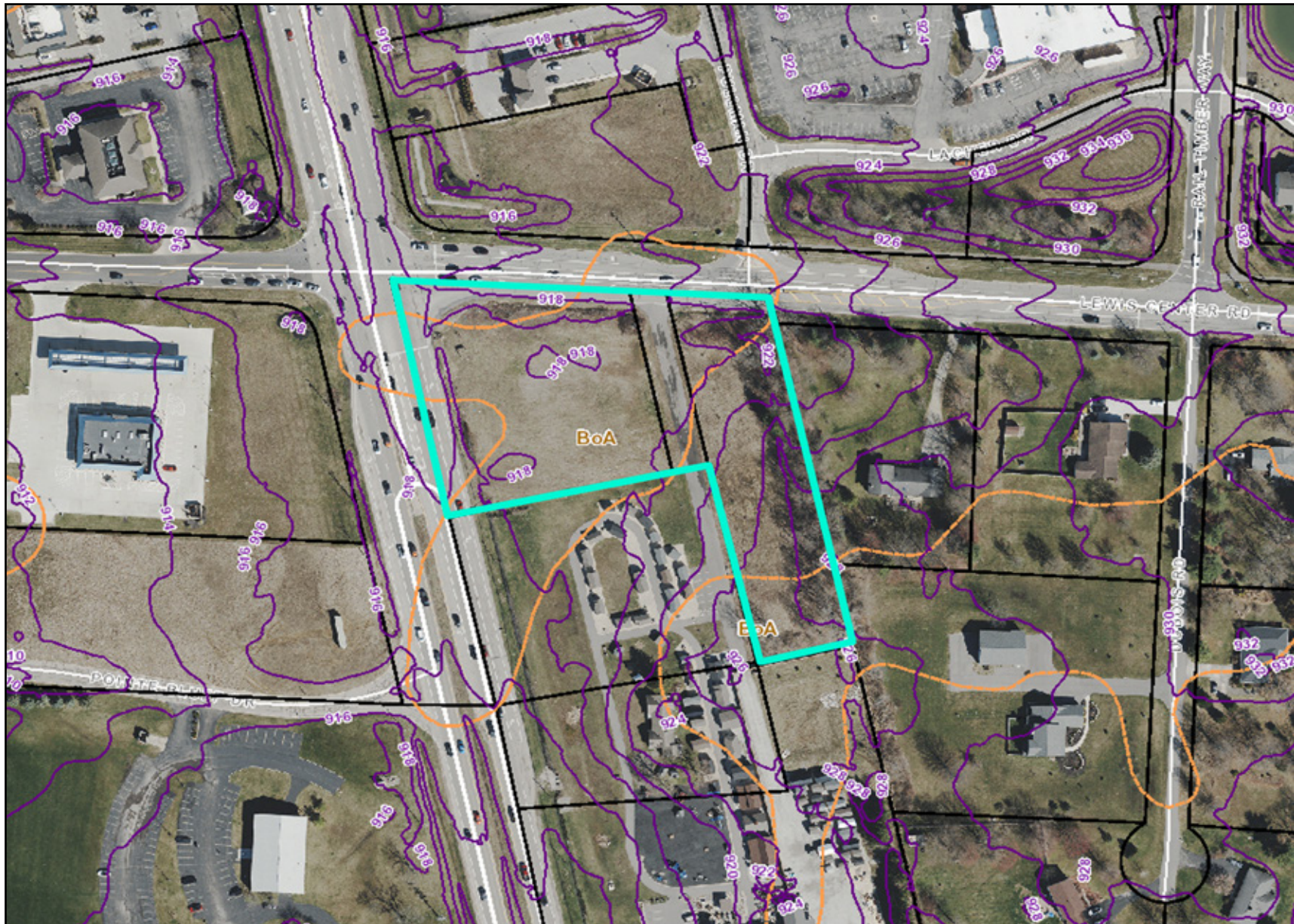
Property Highlights

Address:	6519 Columbus Pike Lewis Center, Ohio 43035
County:	Delaware
PID:	31822004021000 31822004020001 31822004019000
Location:	SEC of Columbus Pike and Lewis Center Road
Acreage:	3.068 +/- ac
Sale Price:	\$1,994,200
Price/Acre:	\$650,000
Taxes 2024:	\$13,185
Utilities:	Water available
Zoning:	PC - Planned Commercial and Office District



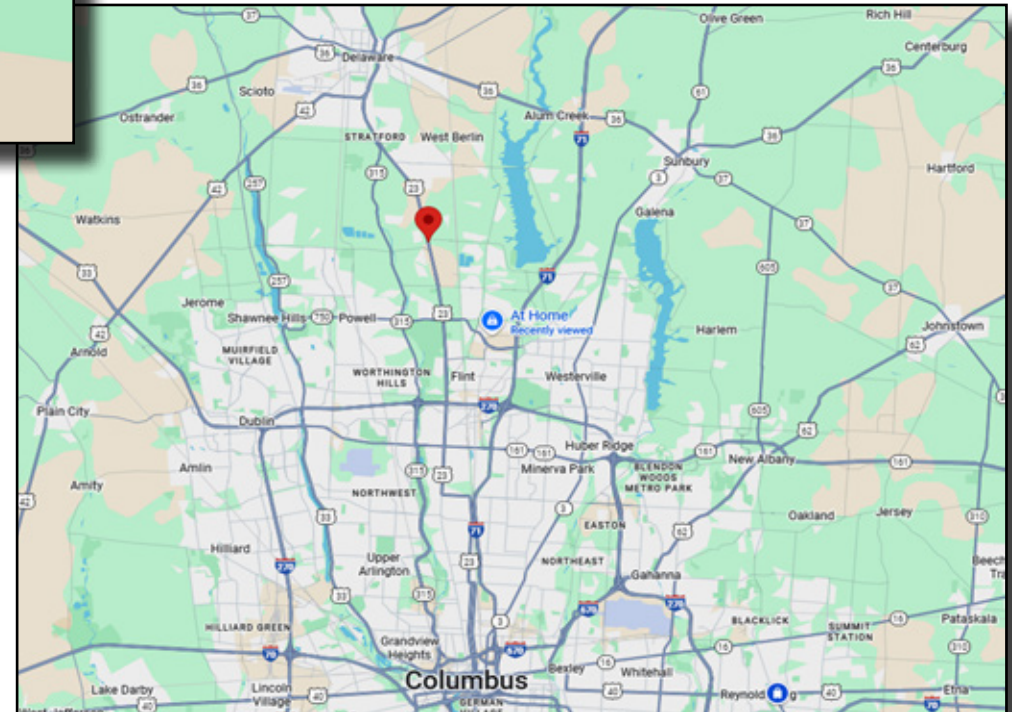
*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.
Actual dimensions to be determined by prepared survey.







Street Maps

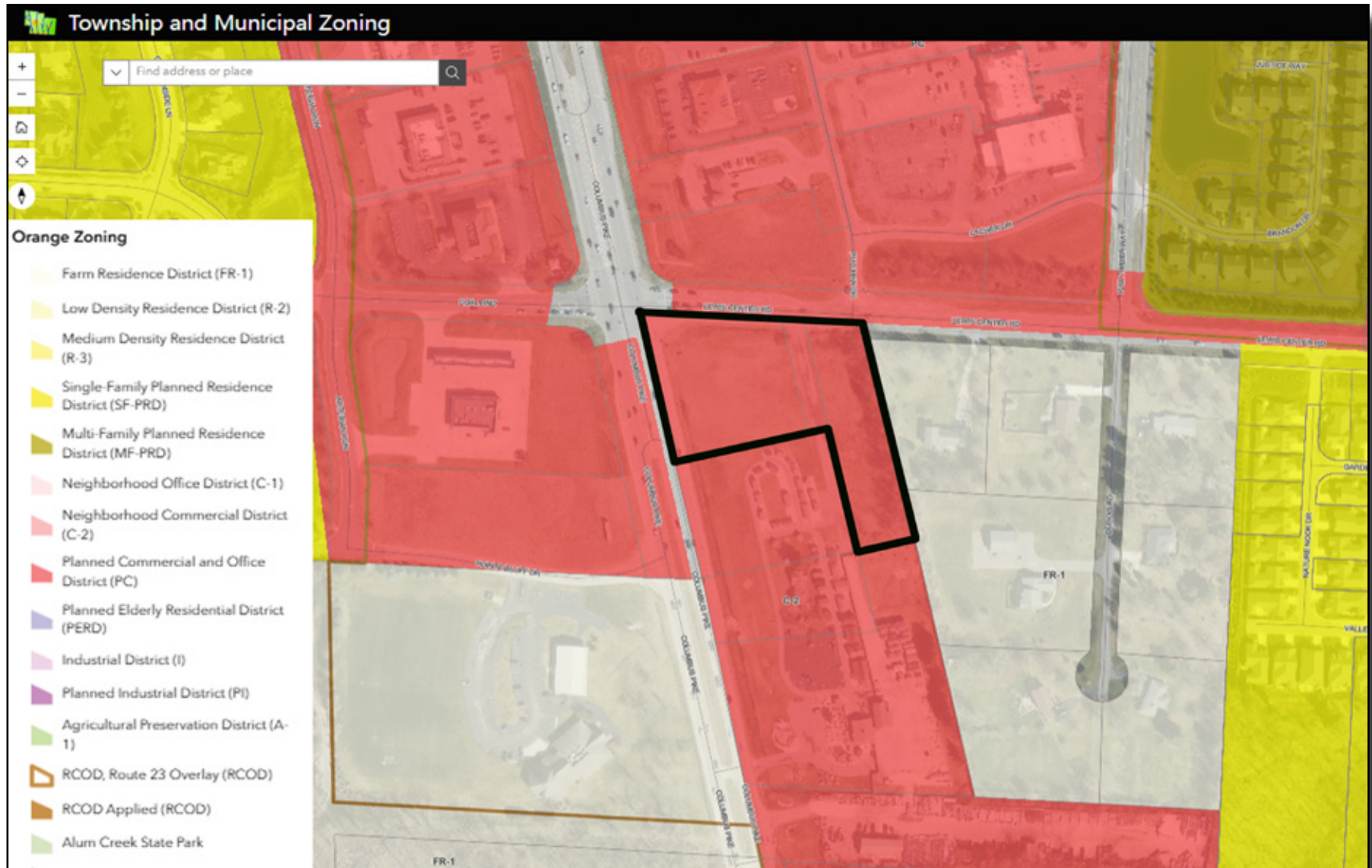






Great Location!

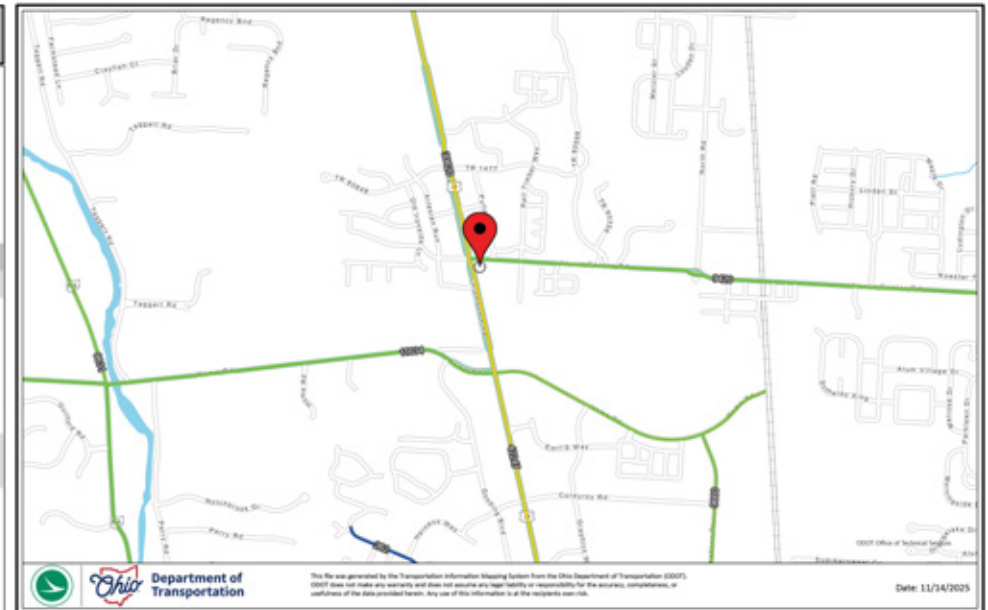
Easy access to major roads
15 minutes to Downtown Delaware
30 minutes to Downtown Columbus



Click [here](#) to view Orange Township Zoning Resolution

Demographic Summary Report

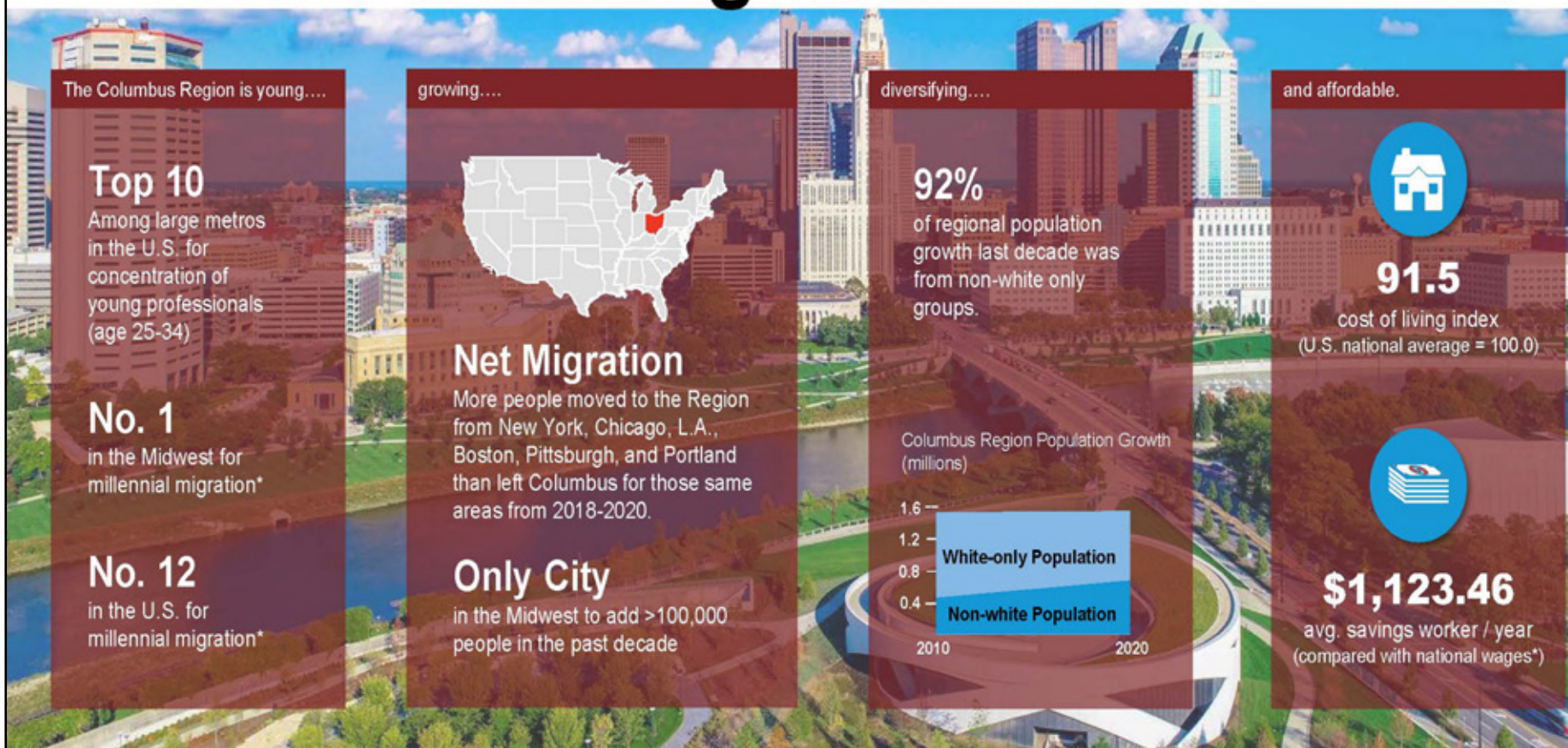
6519 Columbus Pike 6519 Columbus Pike, Lewis Center, OH 43035				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	4,454	38,138	122,262	
2025 Estimate	3,929	34,803	112,523	
2020 Census	2,659	29,938	99,973	
Growth 2025 - 2030	13.36%	9.58%	8.66%	
Growth 2020 - 2025	47.76%	16.25%	12.55%	
2025 Population by Hispanic Origin				
2025 Population	114	1,172	4,141	
2025 Population	3,929	34,803	112,523	
White	2,467 62.79%	24,419 70.16%	80,092 71.18%	
Black	171 4.35%	1,675 4.81%	6,003 5.33%	
Am. Indian & Alaskan	6 0.15%	38 0.11%	115 0.10%	
Asian	1,081 27.51%	6,563 18.86%	19,200 17.06%	
Hawaiian & Pacific Island	0 0.00%	3 0.01%	14 0.01%	
Other	204 5.19%	2,105 6.05%	7,099 6.31%	
U.S. Armed Forces	1	7	160	
Households				
2030 Projection	1,509	12,254	43,161	
2025 Estimate	1,330	11,171	39,748	
2020 Census	895	9,569	35,441	
Growth 2025 - 2030	13.46%	9.69%	8.59%	
Growth 2020 - 2025	48.60%	16.74%	12.15%	
Owner Occupied	1,190 89.47%	10,095 90.37%	30,501 76.74%	
Renter Occupied	140 10.53%	1,076 9.63%	9,247 23.26%	
2025 Households by HH Income				
Income: <\$25,000	63 4.73%	251 2.25%	1,278 3.22%	
Income: \$25,000 - \$50,000	78 5.86%	676 6.05%	2,976 7.49%	
Income: \$50,000 - \$75,000	277 20.81%	1,345 12.04%	4,639 11.67%	
Income: \$75,000 - \$100,000	112 8.41%	604 5.41%	3,689 9.28%	
Income: \$100,000 - \$125,000	115 8.64%	681 6.10%	3,726 9.37%	
Income: \$125,000 - \$150,000	44 3.31%	697 6.24%	3,304 8.31%	
Income: \$150,000 - \$200,000	220 16.53%	2,465 22.07%	7,480 18.82%	
Income: \$200,000+	422 31.71%	4,451 39.85%	12,656 31.84%	
2025 Avg Household Income	\$165,042	\$192,357	\$172,236	
2025 Med Household Income	\$136,647	\$176,997	\$151,751	



Traffic Count Report

6519 Columbus Pike 6519 Columbus Pike, Lewis Center, OH 43035						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lewis Center Rd	Pullman Dr	0.03 E	2025	8,449	MPSI	.04
2 Lewis Center Rd	Pullman Dr	0.03 E	2024	8,472	MPSI	.04
3 Coal Bend	Columbus Pike	0.02 E	2024	1,079	MPSI	.08
4 Coal Bend	Columbus Pike	0.02 E	2025	1,074	MPSI	.08
5 Columbus Pike	Lewis Center Rd	0.13 N	2025	38,194	MPSI	.09
6 Columbus Pike	Lewis Center Rd	0.13 N	2024	38,297	MPSI	.09
7 Lewis Center Rd	Dubois Rd	0.04 E	2018	4,366	MPSI	.10
8 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSI	.11
9 Columbus Pike	Coal Bend	0.04 S	2024	35,255	MPSI	.11
10 Columbus Pike	Coal Bend	0.04 S	2025	35,050	MPSI	.11

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 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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Learn more about us at
www.rweiler.com

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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 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/space for your needs.

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