



EVANS  FARM

THE NEIGHBORHOOD OF A LIFETIME

NOW LEASING



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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.

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 3 & 5
- 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, baseball and softball fields, batting cages and a multi-level pavilion is now open



OFFERING SUMMARY

LEASE RATE: \$30-36 SF/YR (NNN)

NUMBER OF UNITS: 28

AVAILABLE SF: 1,200-6,070 SF

LOT SIZE: 24 ACRES

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

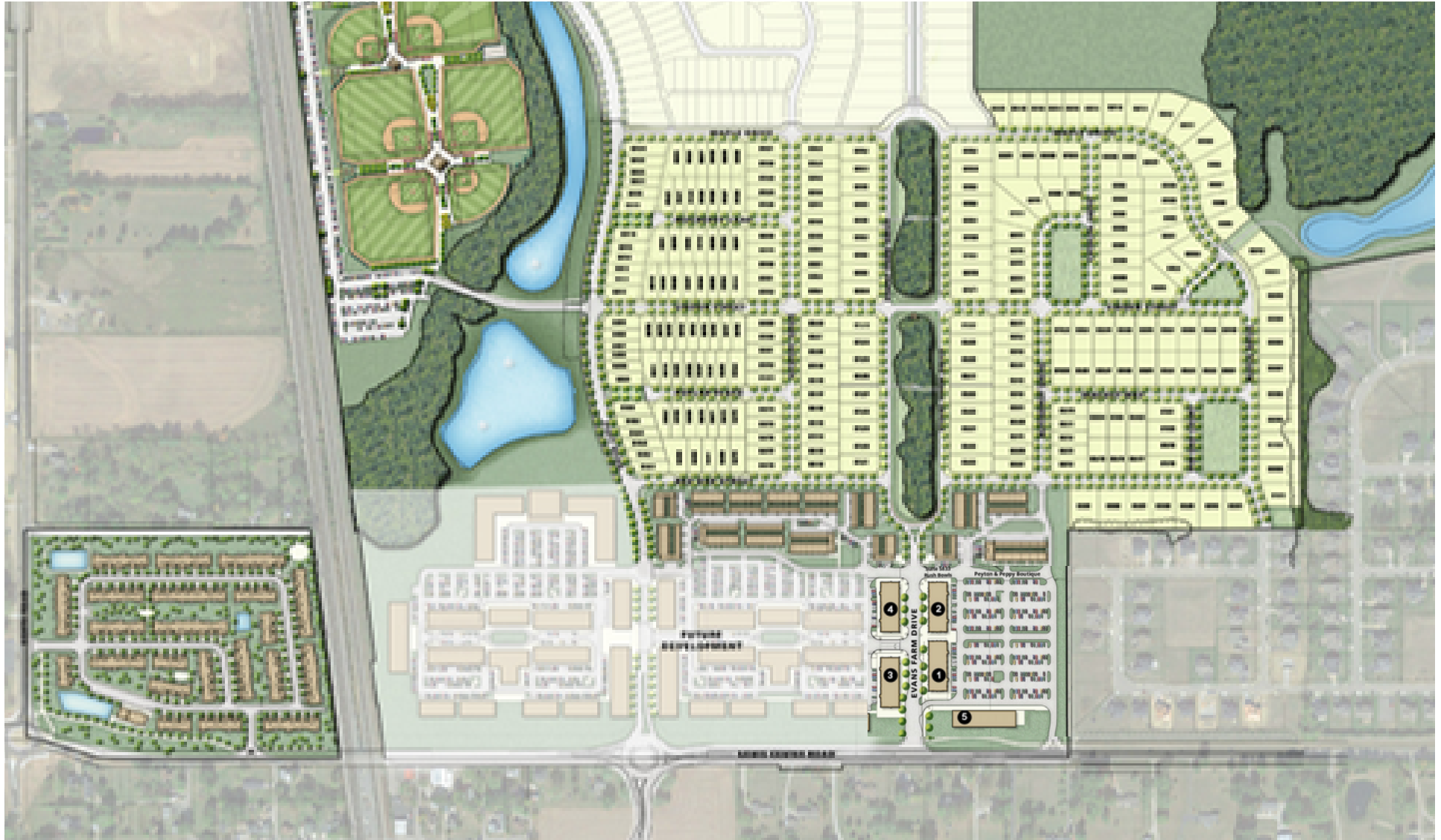
Chris Howard
(614) 341-9800 x104



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SITE PLAN



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



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LEASE

Evans Farm, Lewis Center, OH

BUILDING 1



Tenants: Johnson's Real Ice Cream, Collective Style and Social House, Parlor Donuts, and Evans Farm Leasing Hub

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



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LEASE

Evans Farm, Lewis Center, OH

BUILDING 2



Tenants: Yabo's Tacos, Crave, Evans Farm Family Eye Care,
State Farm Insurance, and Refine Dental Studio

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Chris Howard
(614) 341-9800 x104



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LEASE

Evans Farm, Lewis Center, OH

BUILDING 3



Tenants: Standardized Brewing at Evans Farm, The Fairway Evans Farm, and The Bronzing Bar

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



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BUILDING 3 AVAILABLE SPACE

Building-3 Floor Plan



SUITE	SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
Building 3, Suite G	1,512 SF	\$36.00 SF/yr	NNN	End Cap - This unit has its own 840 SF patio and a shared outdoor space with Unit F that is 560 SF (14' x 40').

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(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



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LEASE

Evans Farm, Lewis Center, OH

BUILDING 4



Tenants: Sextons Pizza, 1 Fitness, and Donaldson Plastic Surgery

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



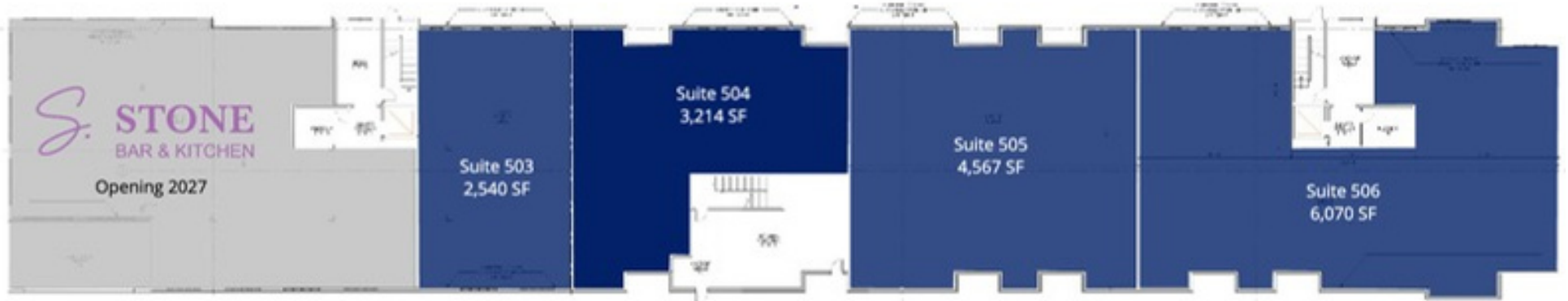
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BUILDING 5 AVAILABLE SPACES

BUILDING 5

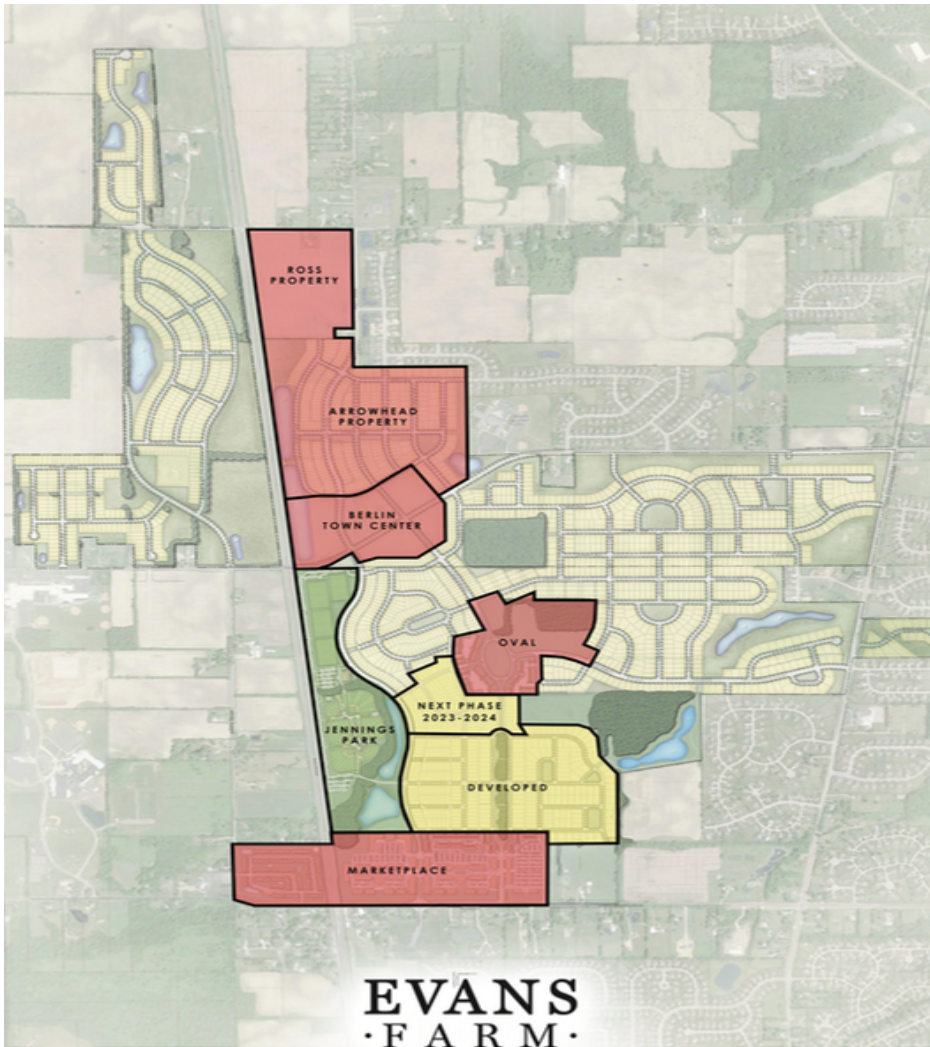


SUITE	TENANT	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Building 5, Suite 500 - 502	Stone Bar& Kitchen	4,250 SF	\$27.00 - \$35.00 SF/yr	NNN	Opening 2027
Building 5, Suite 503	Lease Pending	2,540 SF	\$30.00 - \$36.00 SF/yr	NNN	Lease Pending: Cohatch
Building 5, Suite 504	Available	1,200 - 3,214 SF	\$30.00 - \$36.00 SF/yr	NNN	In Line
Building 5, Suite 505	Available	1,200 - 4,567 SF	\$30.00 - \$36.00 SF/yr	NNN	In Line
Building 5, Suite 506	Available	1,200 - 6,070 SF	\$30.00 - \$36.00 SF/yr	NNN	End Cap

NEARBY RETAILERS



MAPS OF INTEREST



EVANS FARM



JENNINGS SPORTS PARK

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



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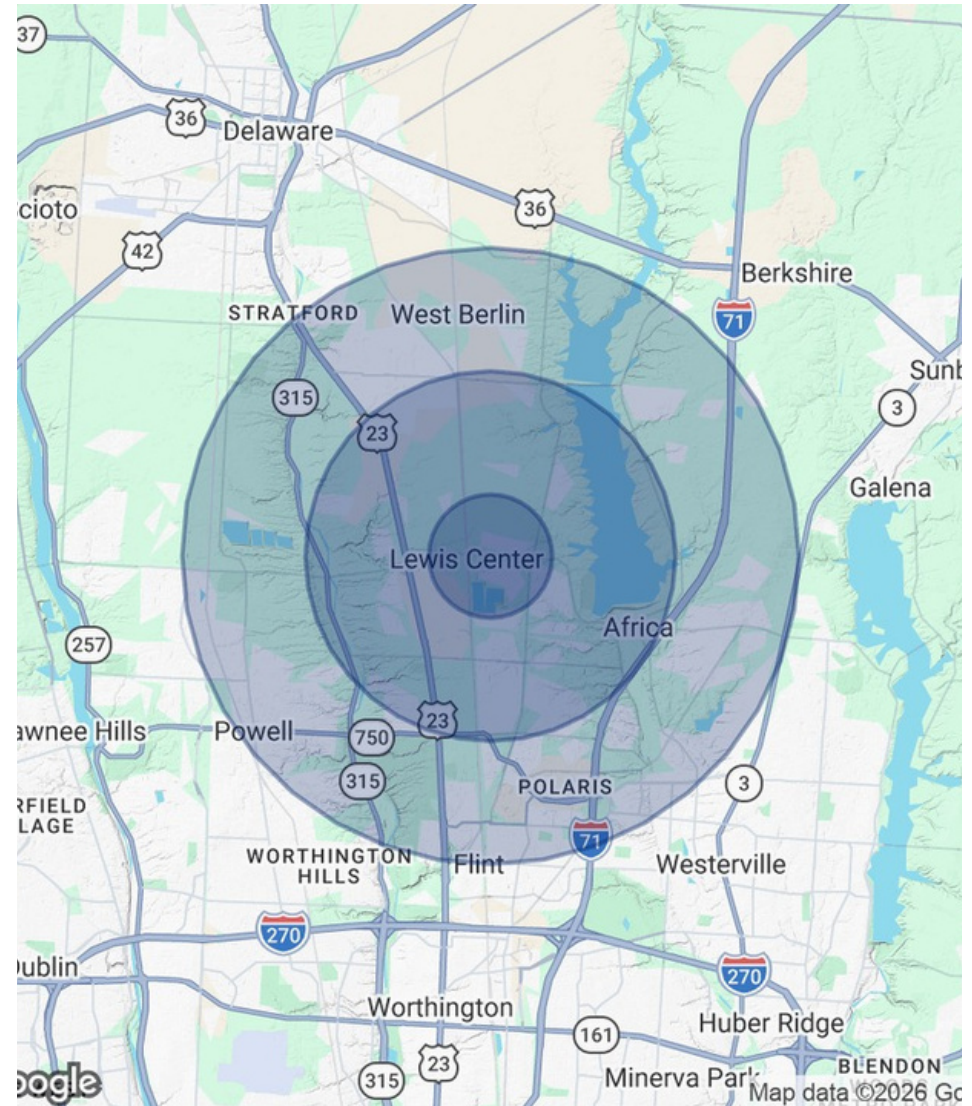
DEMOGRAPHICS

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*

CROSS STREETS	DIRECTION	YEAR	TRAFFIC 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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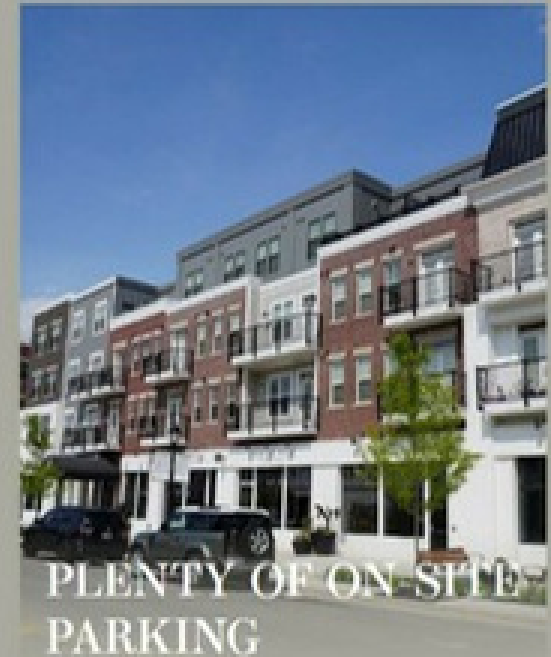
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Evans Farm

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



Retail and live-work sites available for lease in this new mixed-use development boasting numerous amenities in a town center environment.

Anthony Maronitis, CCIM, MS

O:(614)341-9800x103 | C:(614) 352-8669
amaronitis@cbc-aspire.com

Chris Howard

O:(614)341-9800 x104 | C: (614) 264-6801
choward@cbc-aspire.com



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