

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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Appraisal Brokerage Consulting Development

**PRIME VACANT COMMERCIAL LAND**

**5143 and 0 Columbus Pike, Lewis Center, OH 43035**

### COMMERCIAL DEVELOPMENT LAND ADJACENT TO THE FUTURE OAK PARK MIXED-USE COMMUNITY

Four parcels totaling 10.32 ± acres located on both the north and south sides of the Greif Parkway and Columbus Pike (U.S. 23) signalized intersection in Lewis Center.

The property is zoned PID, NCD, and FR-1 and is well positioned for a variety of commercial development opportunities.

The site benefits from excellent access and visibility along the U.S. 23 growth corridor and is located adjacent to the approved Oak Park mixed-use development, a ±90-acre project planned to include commercial space, residential uses, and a walkable town-center environment. Oak Park is expected to bring additional traffic, density, and long-term economic activity to the immediate area, further enhancing this location's appeal for future commercial users.

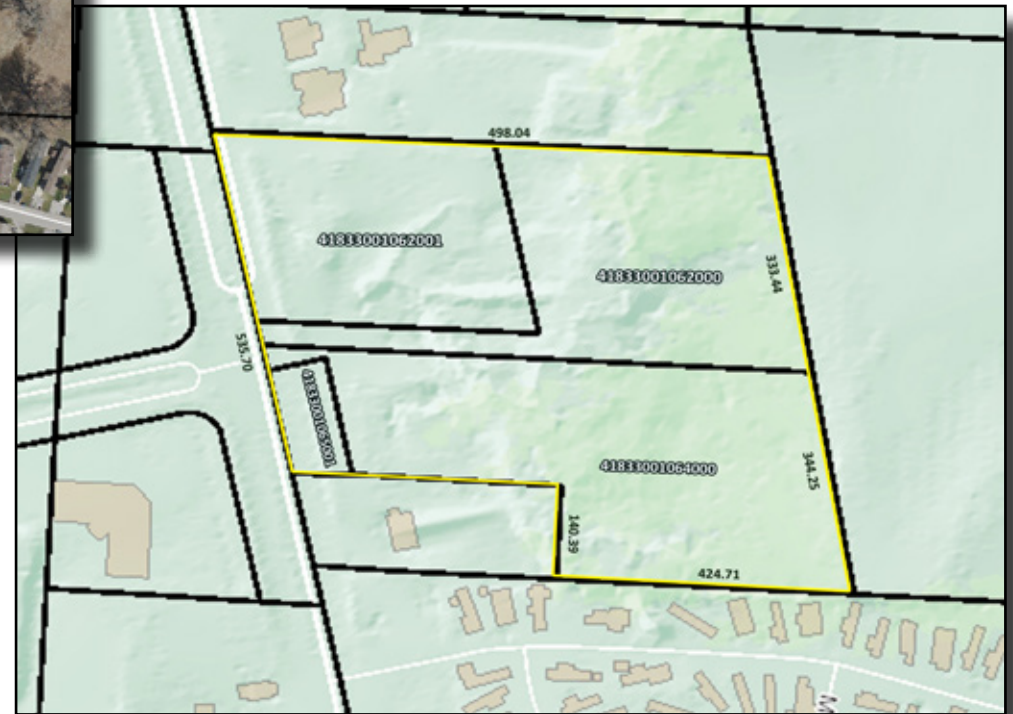
Water is available, and sanitary sewer can be extended by crossing under U.S. Route 23 and connecting to the Greif Parkway sewer line. Additional utility access may also be supported by the approved Oak Park development.

Delaware County consistently ranks among the fastest-growing counties in Ohio and remains one of the strongest growth markets in the Midwest.

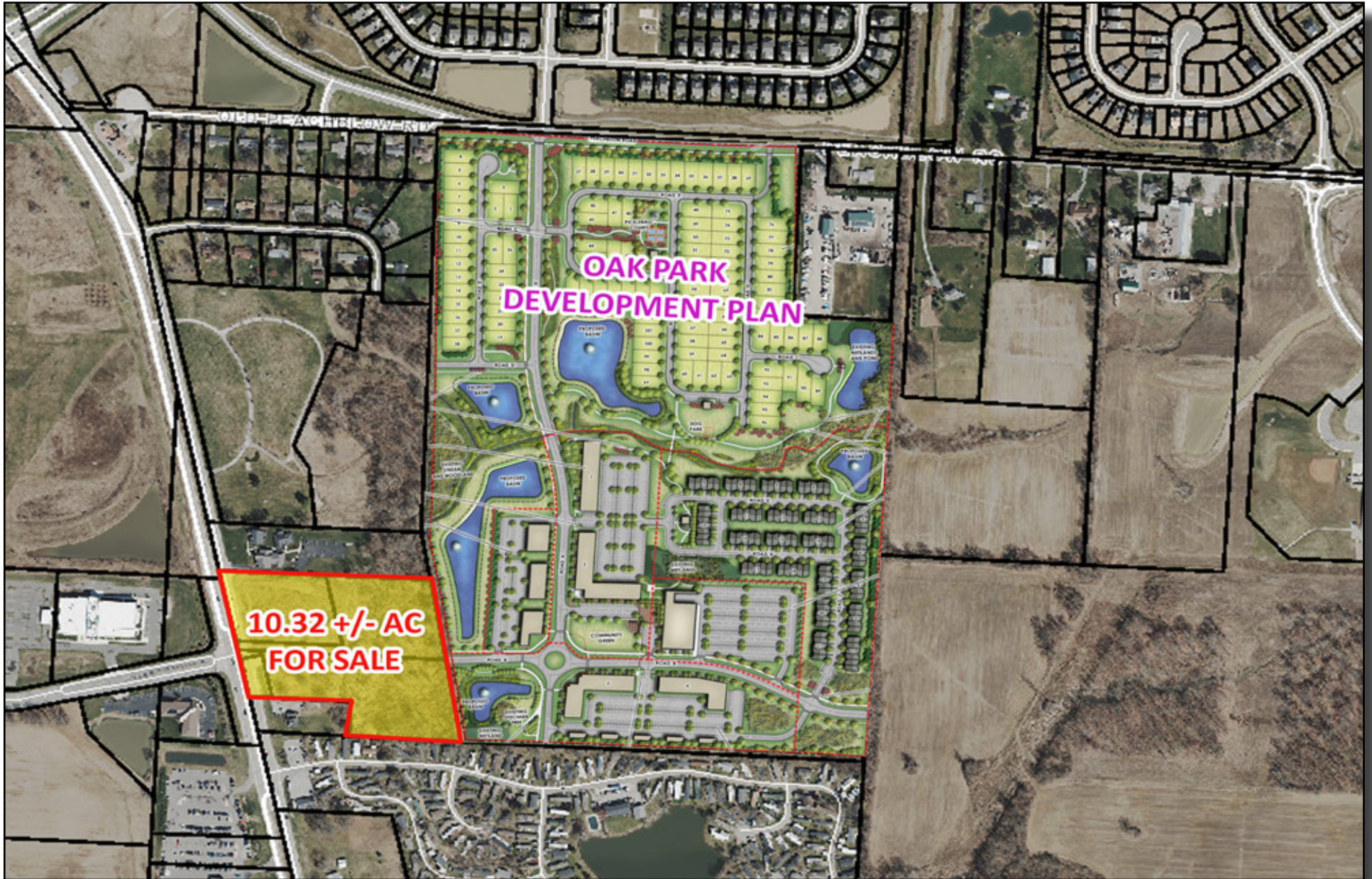


### Property Highlights

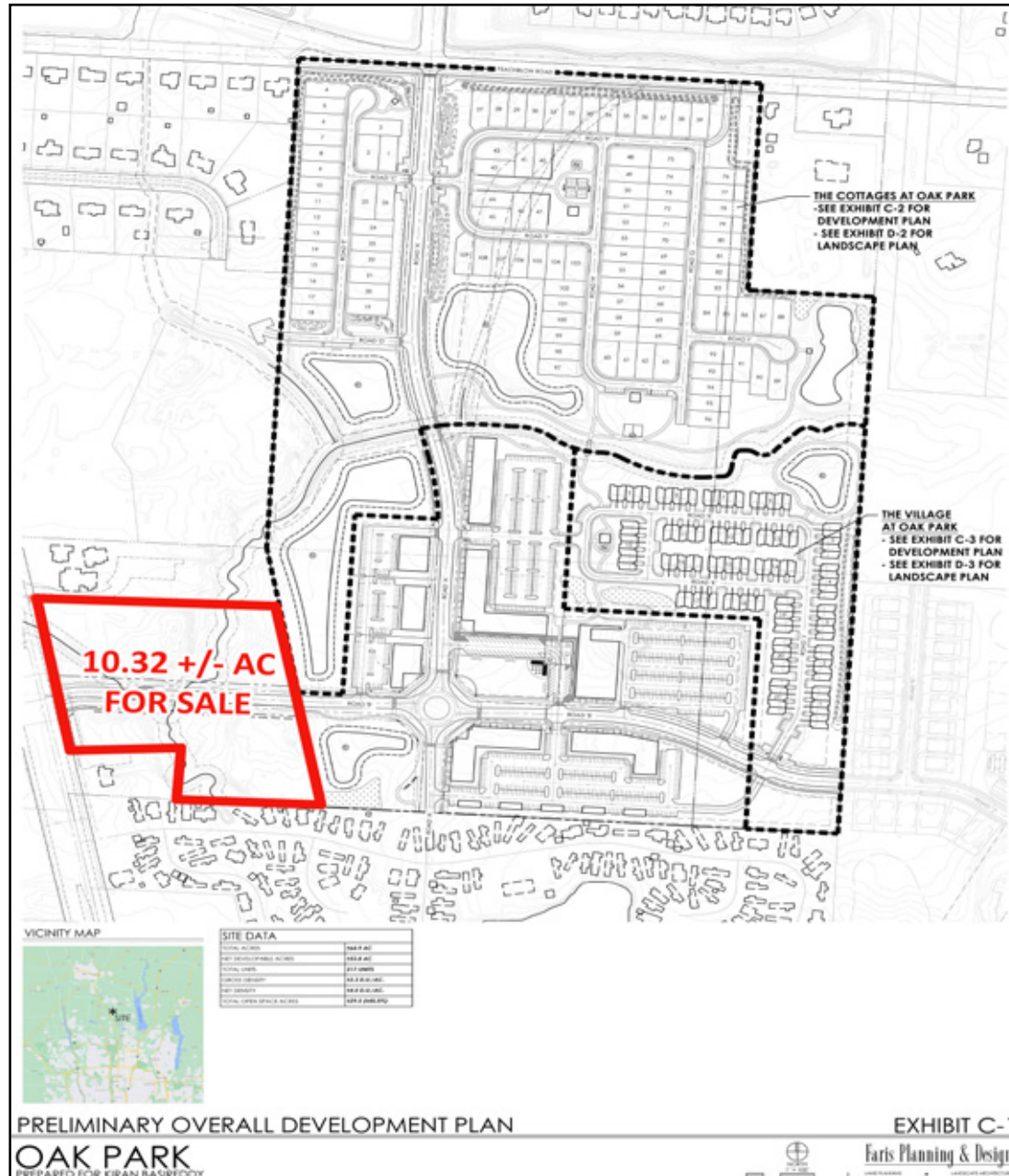
<b>Address:</b>	5143 and 0 Columbus Pike Lewis Center, Ohio 43035
<b>County:</b>	Delaware
<b>Township:</b>	Berlin
<b>PID:</b>	418-330-01-065-001 418-330-01-064-000 418-330-01-062-000 418-330-01-062-001
<b>Location:</b>	Next to Greif Parkway and Columbus Pike/US 23 intersection
<b>Annual Tax:</b>	\$27,499
<b>Acreage:</b>	10.32 +/- ac
<b>Sale Price:</b>	\$3,096,000
<b>Sale Price/Acre:</b>	\$300,000
<b>Zoning:</b>	<ul style="list-style-type: none"><li>• PID Planned Industrial District</li><li>• NCD Neighborhood Commercial District</li><li>• FR-1 Farm Residential District</li></ul>

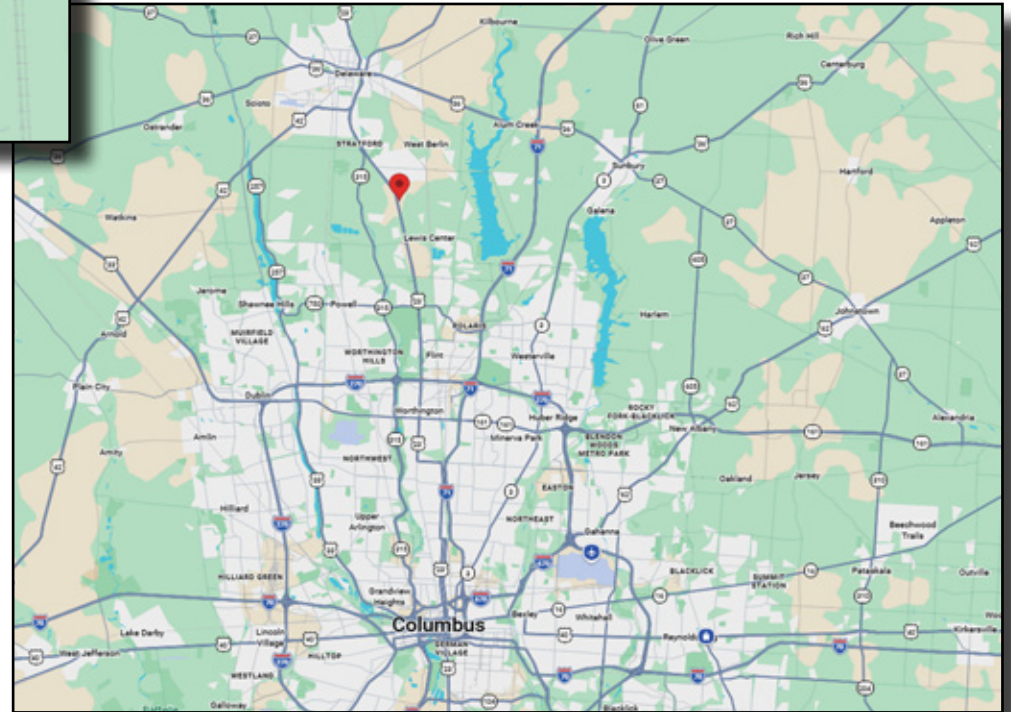
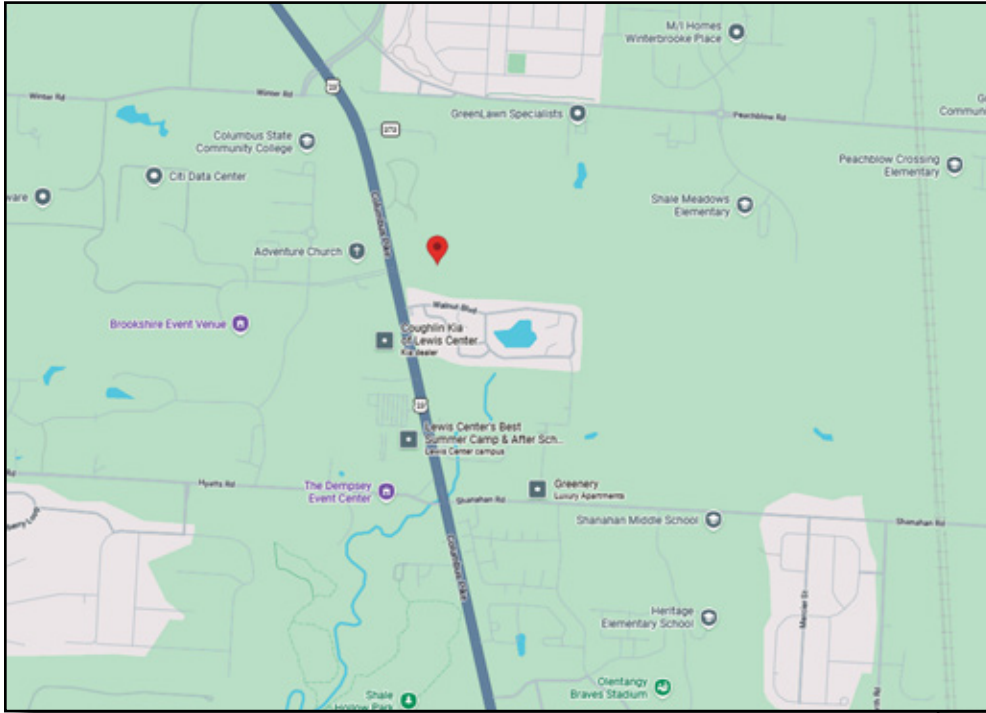


\*Dimensions labeled on map are approximated using Delaware County Auditor Map Measure Tool.  
Actual dimensions to be determined by prepared survey.













U.S. Fish and Wildlife Service  
 National Wetlands Inventory

0 and 5143 Columbus Pike, Lewis Center,



January 29, 2026

Wetlands

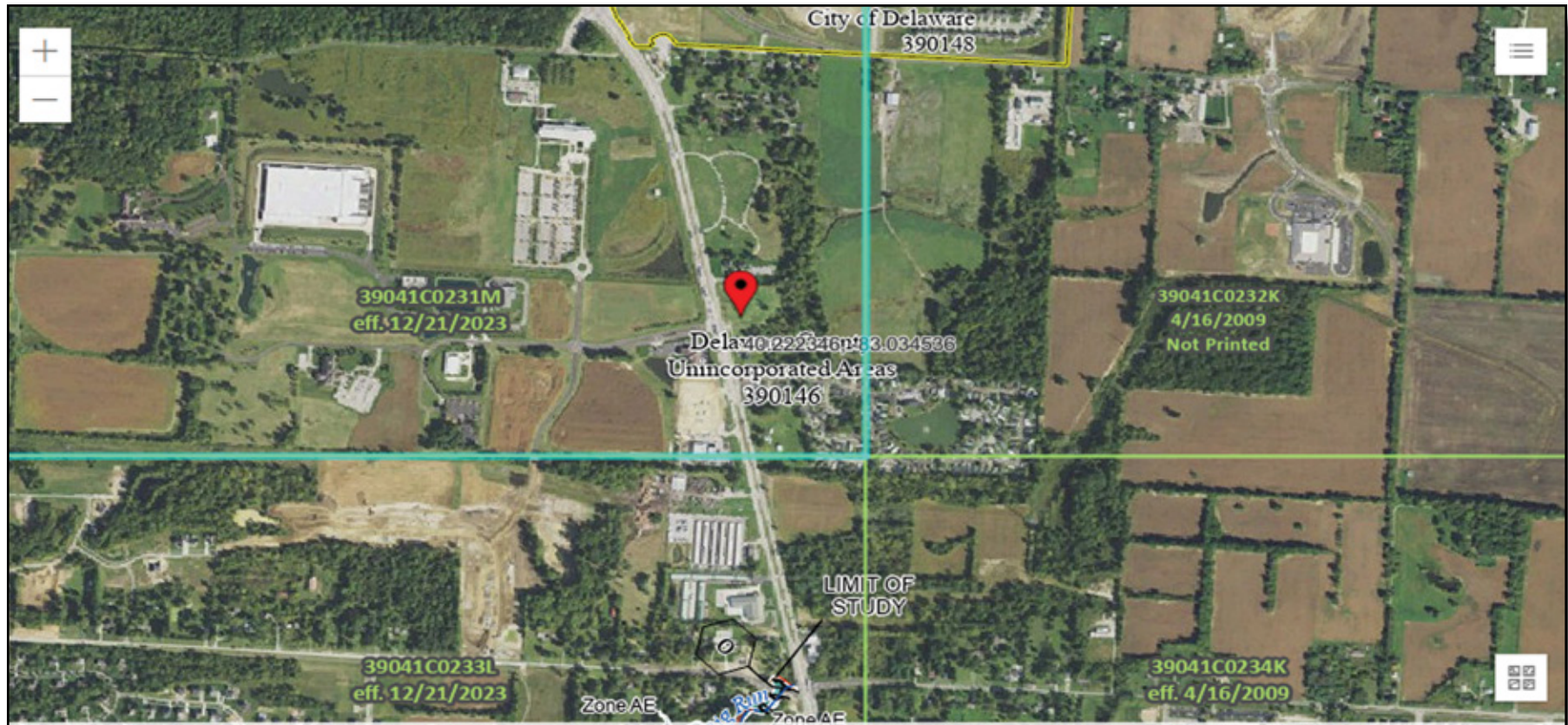
- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

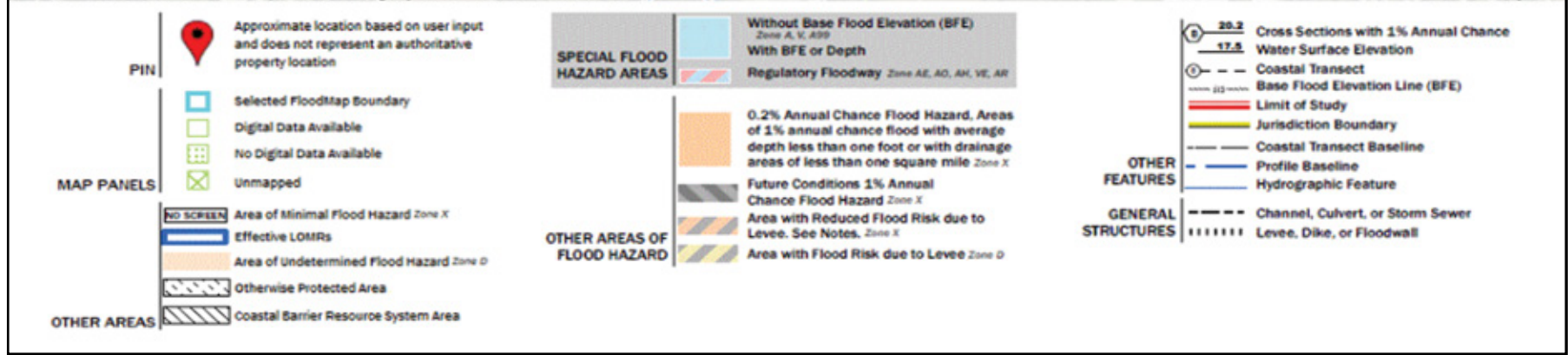
National Wetlands Inventory (NWI)  
 This page was produced by the NWI mapper

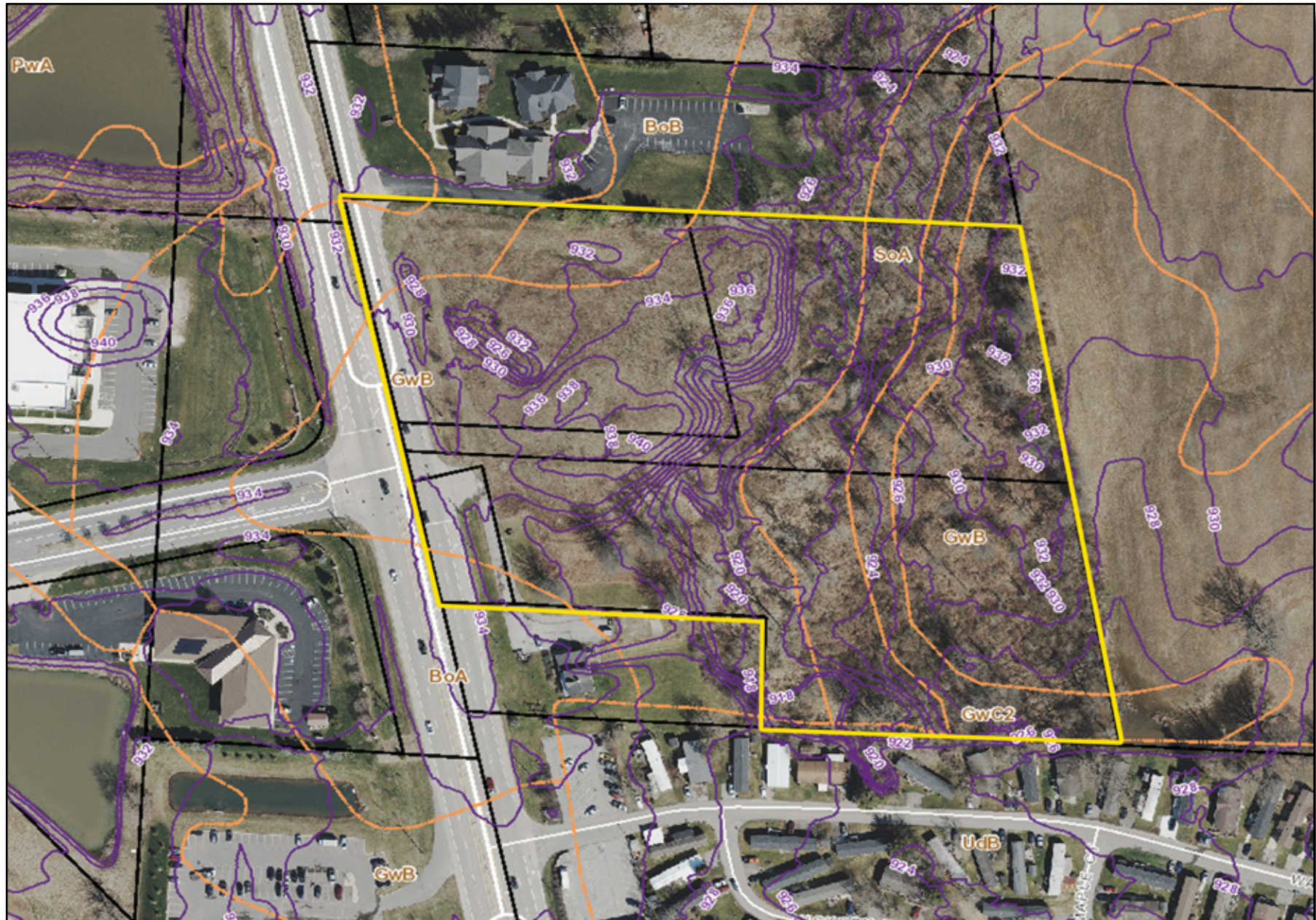


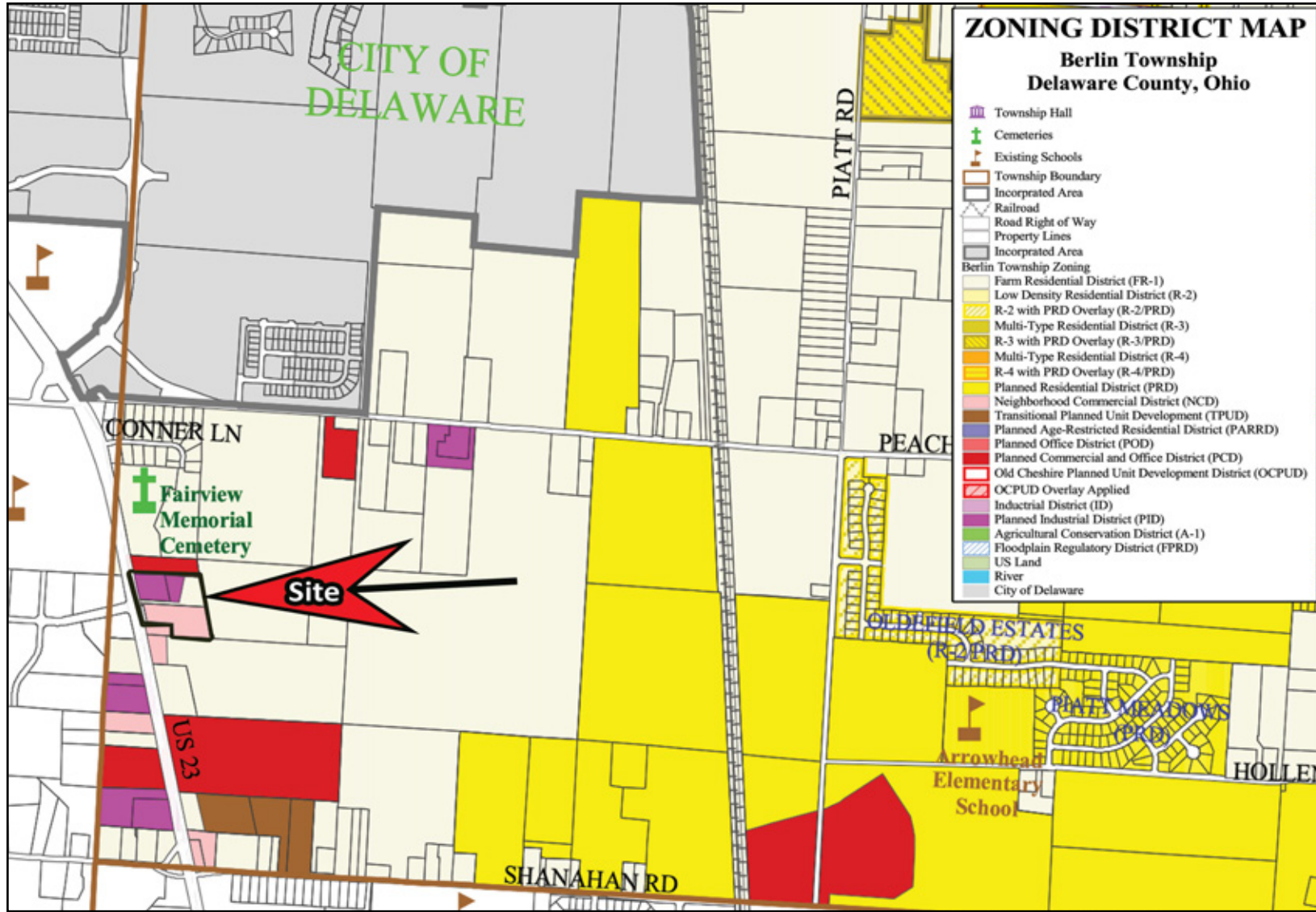
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USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri







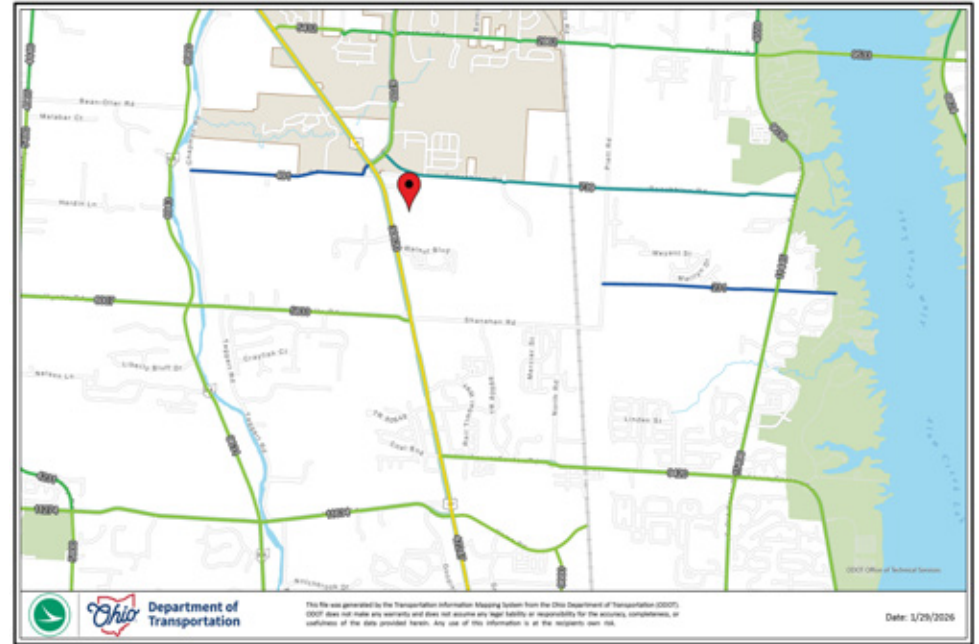
Click [here](#) to view zoning regulations



**Great Location**  
Easy access to major roads  
10 Minutes to Downtown Delaware

Demographic Summary Report

000 Columbus Pike, Lewis Center, OH 43035			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	2,559	28,365	91,924
2024 Estimate	2,190	24,547	80,065
2020 Census	1,663	20,424	69,925
Growth 2024 - 2029	16.85%	15.55%	14.81%
Growth 2020 - 2024	31.69%	20.19%	14.50%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	83	743	2,469
2024 Population	2,190	24,547	80,065
White	1,500 68.49%	17,743 72.28%	60,948 76.12%
Black	130 5.94%	1,128 4.60%	3,568 4.46%
Am. Indian & Alaskan	4 0.18%	35 0.14%	84 0.10%
Asian	356 16.26%	3,698 15.06%	8,955 11.18%
Hawaiian & Pacific Island	0 0.00%	6 0.02%	55 0.07%
Other	200 9.13%	1,936 7.89%	6,455 8.06%
U.S. Armed Forces	0	12	36
<b>Households</b>			
2029 Projection	781	8,862	30,989
2024 Estimate	667	7,658	26,949
2020 Census	505	6,352	23,464
Growth 2024 - 2029	17.09%	15.72%	14.99%
Growth 2020 - 2024	32.08%	20.56%	14.85%
Owner Occupied	619 92.80%	7,165 93.56%	23,253 86.29%
Renter Occupied	48 7.20%	493 6.44%	3,697 13.72%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	37 5.54%	298 3.89%	1,261 4.68%
Income: \$25,000 - \$50,000	22 3.29%	451 5.89%	2,482 9.21%
Income: \$50,000 - \$75,000	58 8.68%	566 7.39%	2,318 8.60%
Income: \$75,000 - \$100,000	50 7.49%	556 7.26%	2,433 9.03%
Income: \$100,000 - \$125,000	54 8.08%	774 10.11%	2,572 9.54%
Income: \$125,000 - \$150,000	158 23.65%	1,257 16.41%	3,647 13.53%
Income: \$150,000 - \$200,000	71 10.63%	1,259 16.44%	4,099 15.21%
Income: \$200,000+	218 32.63%	2,498 32.62%	8,137 30.19%
2024 Avg Household Income	\$175,749	\$177,634	\$166,994
2024 Med Household Income	\$142,879	\$148,557	\$141,509



Traffic Count Report

000 Columbus Pike, Lewis Center, OH 43035						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSI	.35
2 Columbus Pike	Hyatts Rd	0.20 S	2025	34,336	MPSI	.35
3 Peachblow Rd	Columbus Pike	0.21 W	2018	791	MPSI	.44
4 Columbus Pike	Winter Rd	0.03 NW	2018	29,886	MPSI	.46
5 Columbus Pike	Winter Rd	0.03 NW	2024	34,413	MPSI	.46
6 Columbus Pike	Winter Rd	0.03 NW	2025	34,321	MPSI	.46
7 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSI	.53
8 Hyatts Rd	Columbus Pike	0.16 E	2025	4,473	MPSI	.53
9 Peachblow Rd	Columbus Pike	0.16 W	2025	1,099	MPSI	.53
10 Peachblow Rd	Columbus Pike	0.16 W	2024	1,103	MPSI	.53



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# 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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