

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

6.6 +/- Acres Commercial Development Land

5700 & 0 Columbus Pike, Lewis Center, OH 43035

COMMERCIAL DEVELOPMENT LAND AT COLUMBUS PIKE & HYATTS RD!

6.6 +/- acres land available that can be reconfigured for multiple users. Approximately 3 +/- acres for retail user and 3 outlots 1-1.5 acre for commercial users. Zoned Planned Commercial & Office that allows for a variety of commercial/office uses. 50' set backs for structures. 110' ROW. Possible Right-in/Right-out on Columbus Pike. Water at Columbus Pike. Sewer near the corner of Columbus Pike and Hyatts in the ROW.

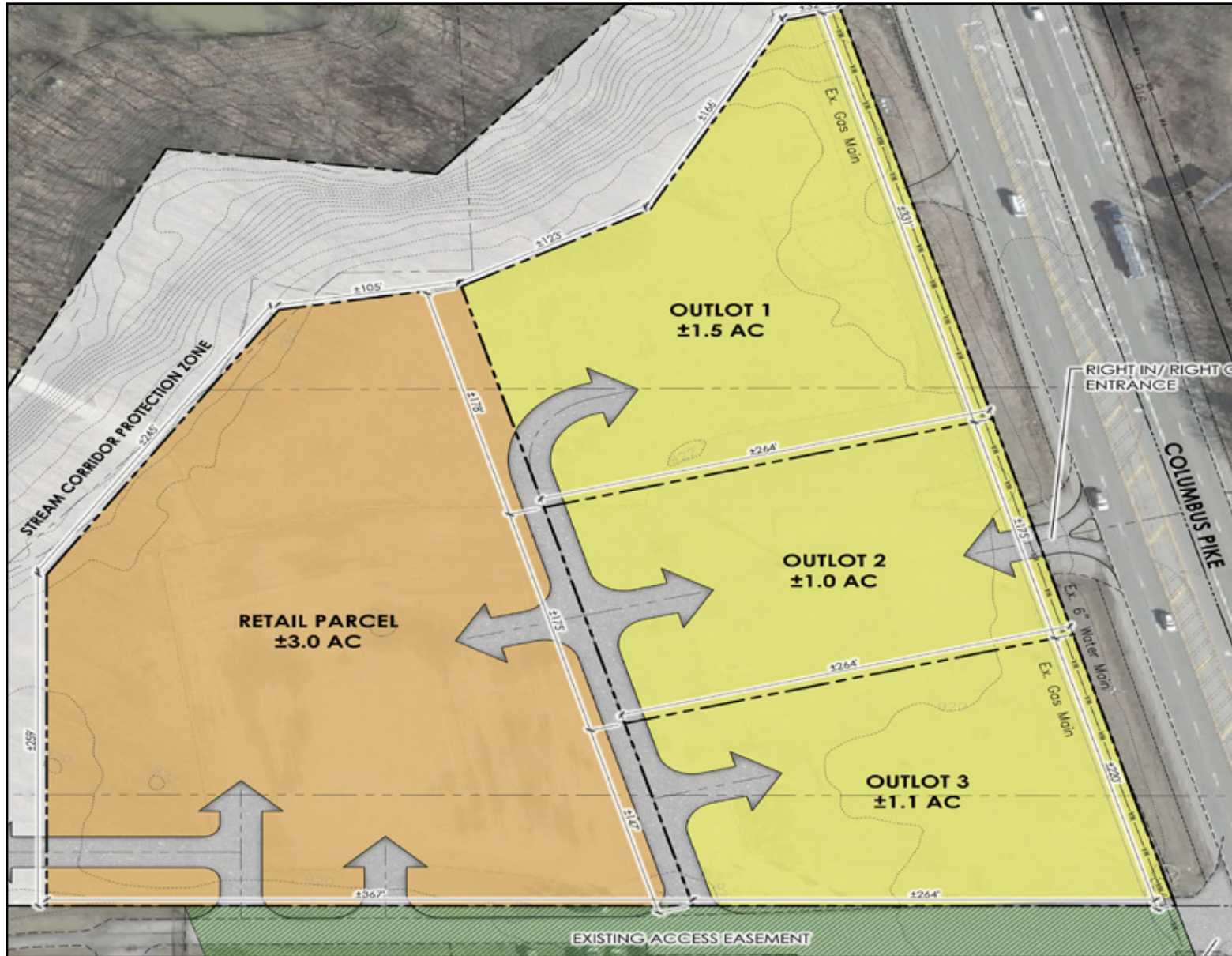


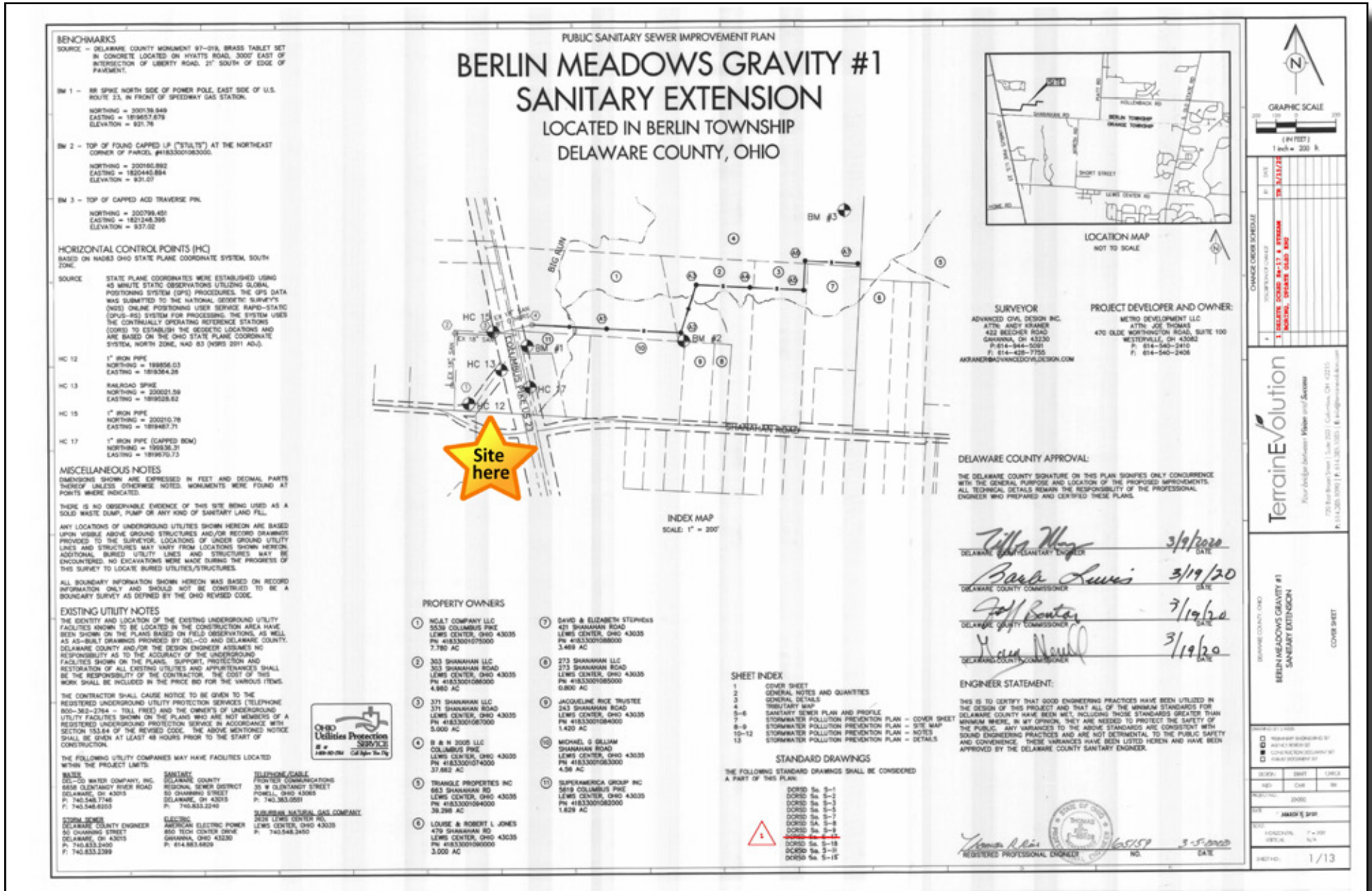
Property Highlights

Address:	5700 & 0 Columbus Pike Lewis Center, OH 43035
County:	Delaware
Township:	Orange
PID:	318-220-02-001-000 } 318-220-02-003-000 } partial 318-220-02-006-000 }
Location:	Between Hyatts Rd & Home Rd
Acreeage:	3.0 +/- ac - retail 1.0 +/- ac } 1.1 +/- ac } outlots 1.5 +/- ac }
Outlots Asking Price:	\$750,000/acre
Retail Parcel Asking Price:	\$300,000/acre
Utilities:	Available
Zoning:	PC - Planned Commercial and Office District C-2 - Neighborhood Commercial District



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





BENCHMARKS
 SOURCE - DELAWARE COUNTY MONUMENT #17-019, BRASS TABLET SET IN CONCRETE LOCATED ON HYATT'S ROAD, 300' EAST OF INTERSECTION OF LIBERTY ROAD, 27' SOUTH OF EDGE OF PAVEMENT.

- BM 1 - RR SPIKE NORTH SIDE OF POWER POLE, EAST SIDE OF U.S. ROUTE 21, IN FRONT OF FREEDOM GAS STATION.
 NORTHING = 200178.849
 EASTING = 181965.879
 ELEVATION = 921.76
- BM 2 - TOP OF FOUND CAPPED UP "STU" AT THE NORTHEAST CORNER OF PARCEL #11833001082000.
 NORTHING = 200165.882
 EASTING = 182044.884
 ELEVATION = 931.07
- BM 3 - TOP OF CAPPED ACD TRAVERSE PIN.
 NORTHING = 200798.451
 EASTING = 182134.399
 ELEVATION = 937.02

HORIZONTAL CONTROL POINTS (HC)
 BASED ON NAD83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- SOURCE** STATE PLANE COORDINATES WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (GPS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC LOCATIONS AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (NGS 2011 AD).
- HC 12 1" IRON PIPE
 NORTHING = 189956.03
 EASTING = 181934.28
 - HC 13 RAILROAD SPIKE
 NORTHING = 200021.59
 EASTING = 1819528.82
 - HC 15 1" IRON PIPE
 NORTHING = 200210.76
 EASTING = 181942.73
 - HC 17 1" IRON PIPE (CAPPED BOW)
 NORTHING = 189936.31
 EASTING = 1819570.73

MISCELLANEOUS NOTES
 DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

ALL BOUNDARY INFORMATION SHOWN HEREON WAS BASED ON RECORD INFORMATION ONLY AND SHOULD NOT BE CONSIDERED TO BE A BOUNDARY SURVEY AS DEFINED BY THE OHIO REVISOR CODE.

EXISTING UTILITY NOTES

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS BASED ON FIELD OBSERVATIONS, AS WELL AS AS-BUILT DRAWINGS PROVIDED BY DEL-CO AND DELAWARE COUNTY, DELAWARE COUNTY AND/OR THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THE EXISTING UTILITY FACILITIES SHOWN ON THE PLANS. SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE REGISTERED UNDERGROUND UTILITY PROTECTION SERVICES (TELEPHONE 800-363-2264 = TOLL FREE) AND THE OWNERS OF UNDERGROUND UTILITY FACILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. SECTION 153.84 OF THE REVISOR CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE PROJECT LIMITS:

- | | | |
|--|---|--|
| WATER
DEL-CO WATER COMPANY INC.
8658 OLENTANSKY RIVER ROAD
DELAWARE, OH 43035
P: 740.548.7746
F: 740.548.8503 | SANITARY
DELAWARE COUNTY
REGIONAL SEWER DISTRICT
20 CHAMBERLAIN STREET
DELAWARE, OH 43035
P: 740.833.2249 | TELEPHONE/CABLE
FRONTIER COMMUNICATIONS
35 W OLENTANSKY STREET
POWELL, OHIO 43085
P: 740.363.0501 |
| NATURAL GAS
DELAWARE COUNTY ENGINEER
800 CHAMBERLAIN STREET
DELAWARE, OH 43035
P: 740.833.3400
F: 740.833.1589 | ELECTRIC
AMERICAN ELECTRIC POWER
880 TECH CENTER DRIVE
SHAWANNA, OHIO 43230
P: 614.883.8829 | SUBURBAN NATURAL GAS COMPANY
2828 LEWIS CENTER RD.
LEWIS CENTER, OHIO 43035
P: 740.548.3450 |



- PROPERTY OWNERS**
- 1 NGLT COMPANY LLC
 5639 COLUMBUS PIKE
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 7.780 AC
 - 2 303 SHANAHAN LLC
 303 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 4.860 AC
 - 3 311 SHANAHAN LLC
 311 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 5.000 AC
 - 4 B & N 2008 LLC
 COLUMBUS PIKE
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 37.882 AC
 - 5 TRIANGLE PROPERTIES INC
 683 SHANAHAN RD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 38.280 AC
 - 6 LOUISE & ROBERT L JONES
 479 SHANAHAN RD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 3.000 AC
 - 7 DAVID & ELIZABETH STEPHENS
 421 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 3.468 AC
 - 8 273 SHANAHAN LLC
 273 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 6.800 AC
 - 9 JACQUELINE RICE TRUSTEE
 243 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 1.420 AC
 - 10 MICHAEL G WILLIAM
 SHANAHAN ROAD
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 4.58 AC
 - 11 SUPRAMERICA GROUP INC
 5878 COLUMBUS PIKE
 LEWIS CENTER, OHIO 43035
 PH 418.3307080000
 1.829 AC

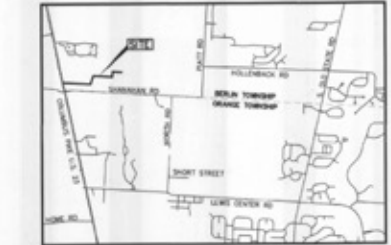
INDEX MAP
 SCALE: 1" = 200'

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES AND QUANTITIES
- 3 GENERAL DETAILS
- 4 TREATMENT MAP
- 5 SANITARY SEWER PLAN AND PROFILE
- 6-7 STORMWATER POLLUTION PREVENTION PLAN - COVER SHEET
- 8-9 STORMWATER POLLUTION PREVENTION PLAN - SITE MAP
- 10-12 STORMWATER POLLUTION PREVENTION PLAN - NOTES
- 13 STORMWATER POLLUTION PREVENTION PLAN - DETAILS

STANDARD DRAWINGS
 THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- SDRD 5a 5-1
- SDRD 5a 5-2
- SDRD 5a 5-3
- SDRD 5a 5-4
- SDRD 5a 5-5
- SDRD 5a 5-6
- SDRD 5a 5-7
- SDRD 5a 5-8
- SDRD 5a 5-9
- SDRD 5a 5-10
- SDRD 5a 5-11
- SDRD 5a 5-12



SURVEYOR
 ADVANCED CIVIL DESIGN INC.
 ATTN: ANDY SKRABER
 432 BEECHER ROAD
 SHAWANNA, OH 43230
 P: 614-544-5091
 F: 614-542-2410
 A: ASKRABER@ADVANCEDCIVILDESIGN.COM

PROJECT DEVELOPER AND OWNER:
 METRO DEVELOPMENT LLC
 ATTN: JOE THOMAS
 470 OLDE NORTHINGTON ROAD, SUITE 100
 WESTERVILLE, OH 43082
 P: 614-540-2410
 F: 614-540-2406

DELAWARE COUNTY APPROVAL:
 THE DELAWARE COUNTY SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONFORMANCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

[Signature] 3/19/20 DATE
 DELAWARE COUNTY ENGINEER
 [Signature] 3/19/20 DATE
 DELAWARE COUNTY COMMISSIONER
 [Signature] 3/19/20 DATE
 DELAWARE COUNTY COMMISSIONER

ENGINEER STATEMENT:
 THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS FOR DELAWARE COUNTY HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREON AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY SANITARY ENGINEER.

[Signature] 3-5-2020 DATE
 REGISTERED PROFESSIONAL ENGINEER NO. 165159

TerrainEvolution
 Your Design Between Vision and Success
 1700 East Broad Street | Suite 2021 | Columbus, OH 43215
 P: 614.221.0301 | F: 614.221.1051 | E: info@terrainevolution.com

BERLIN MEADOWS GRAVITY #1 SANITARY EXTENSION

DEW 11/1/18

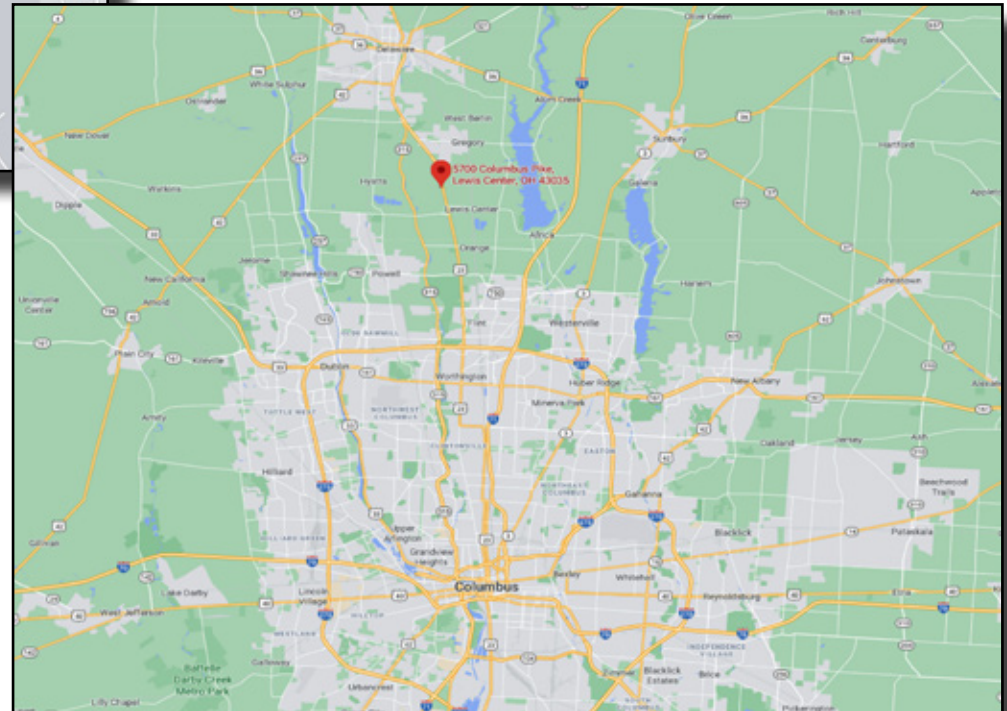
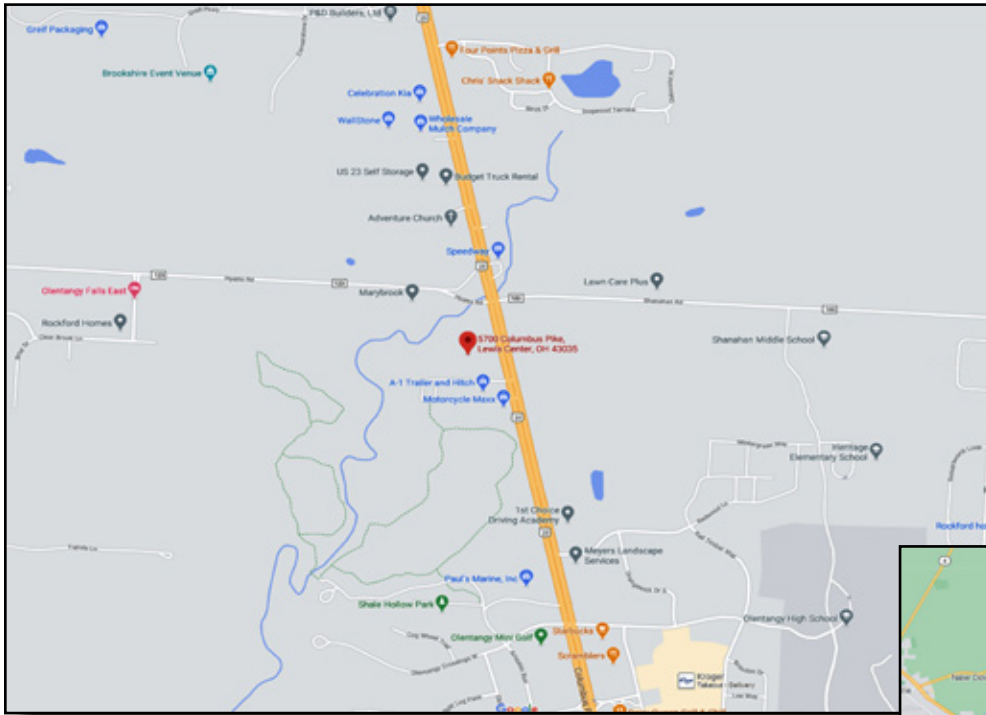
DESIGN	DATE	USER
DESIGN	03/19/20	AW
REV	03/19/20	AW
DATE	03/19/20	AW

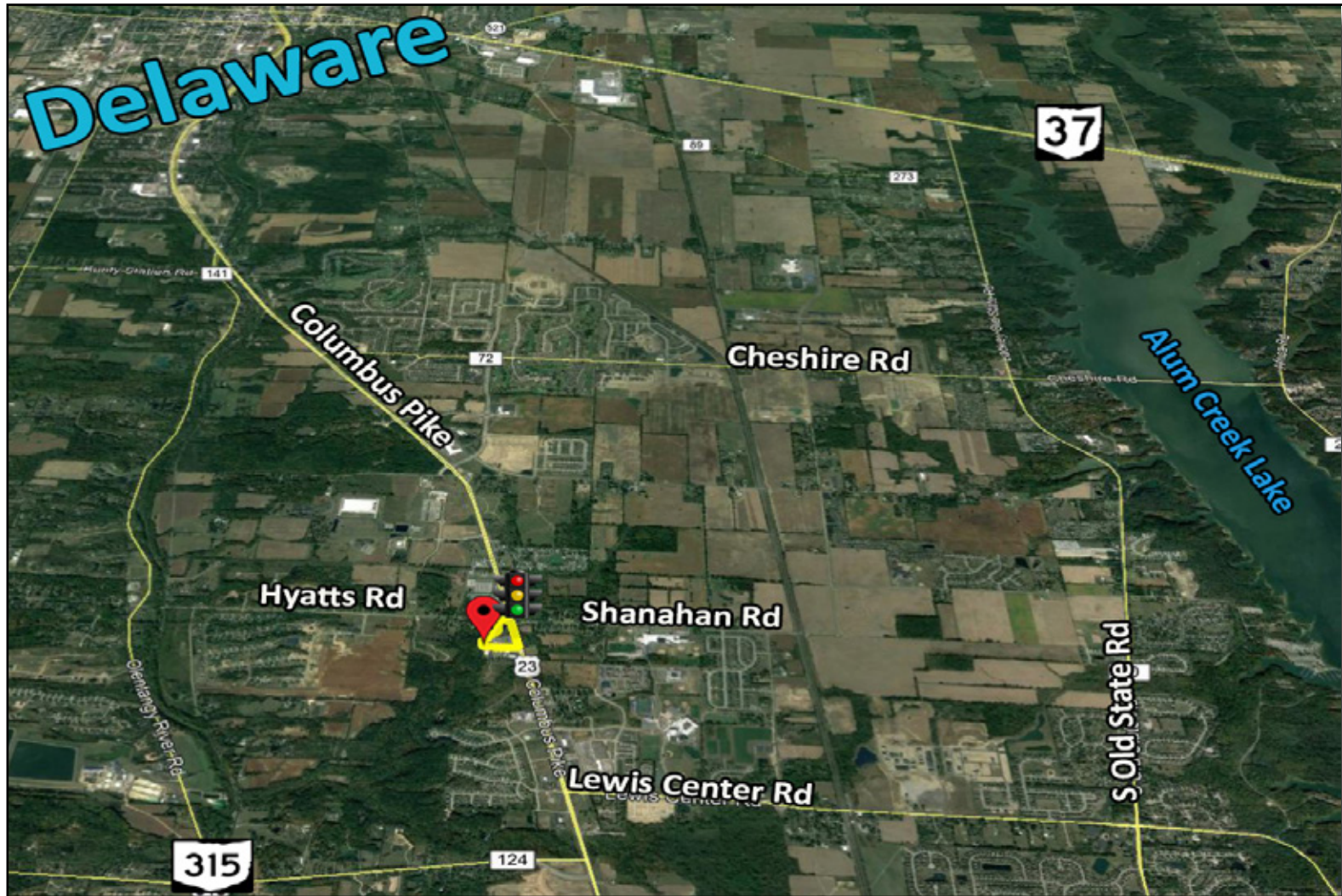
SCALE: 1" = 200'

1/13



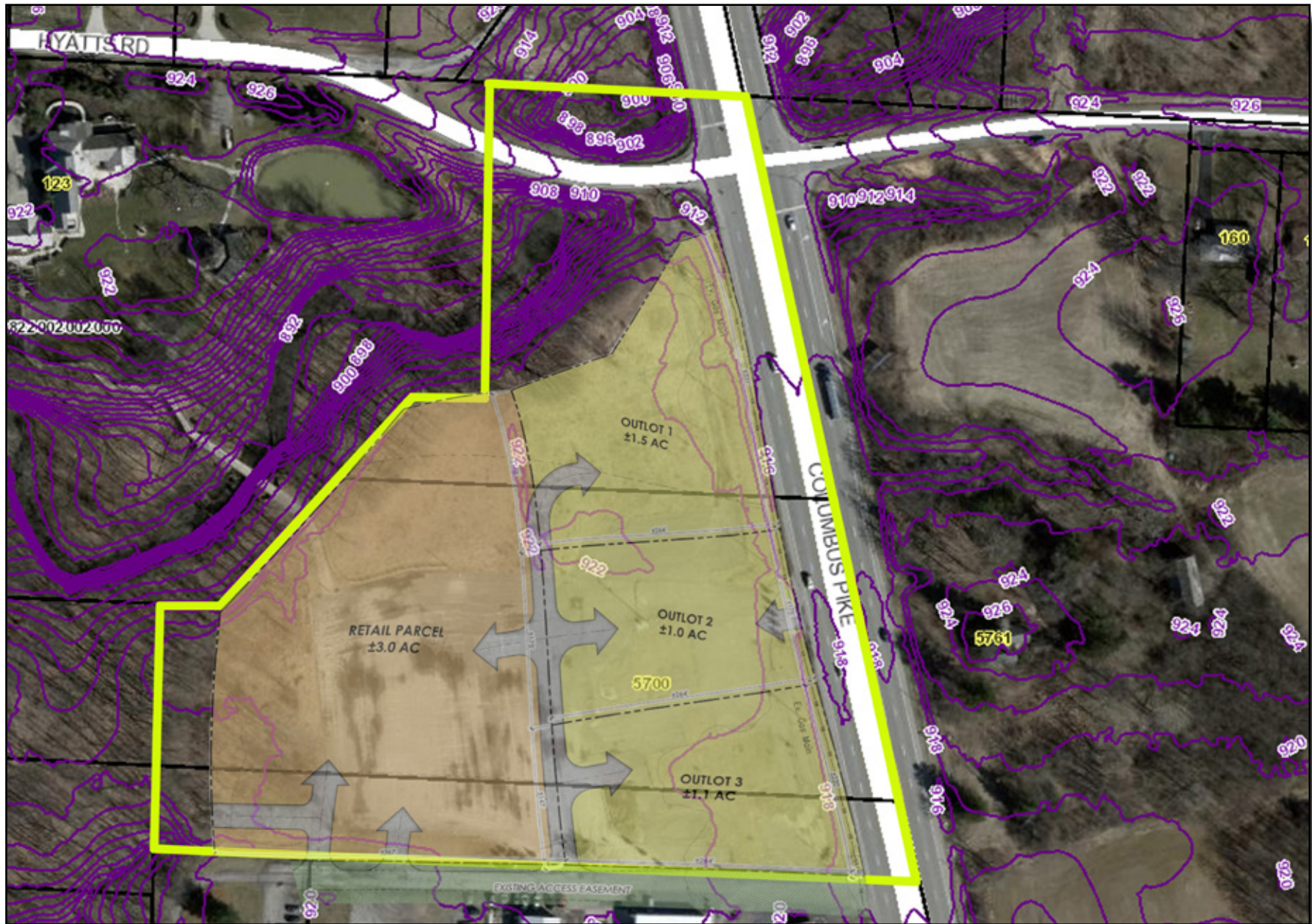
Appraisal Brokerage Consulting Development





Great Location!

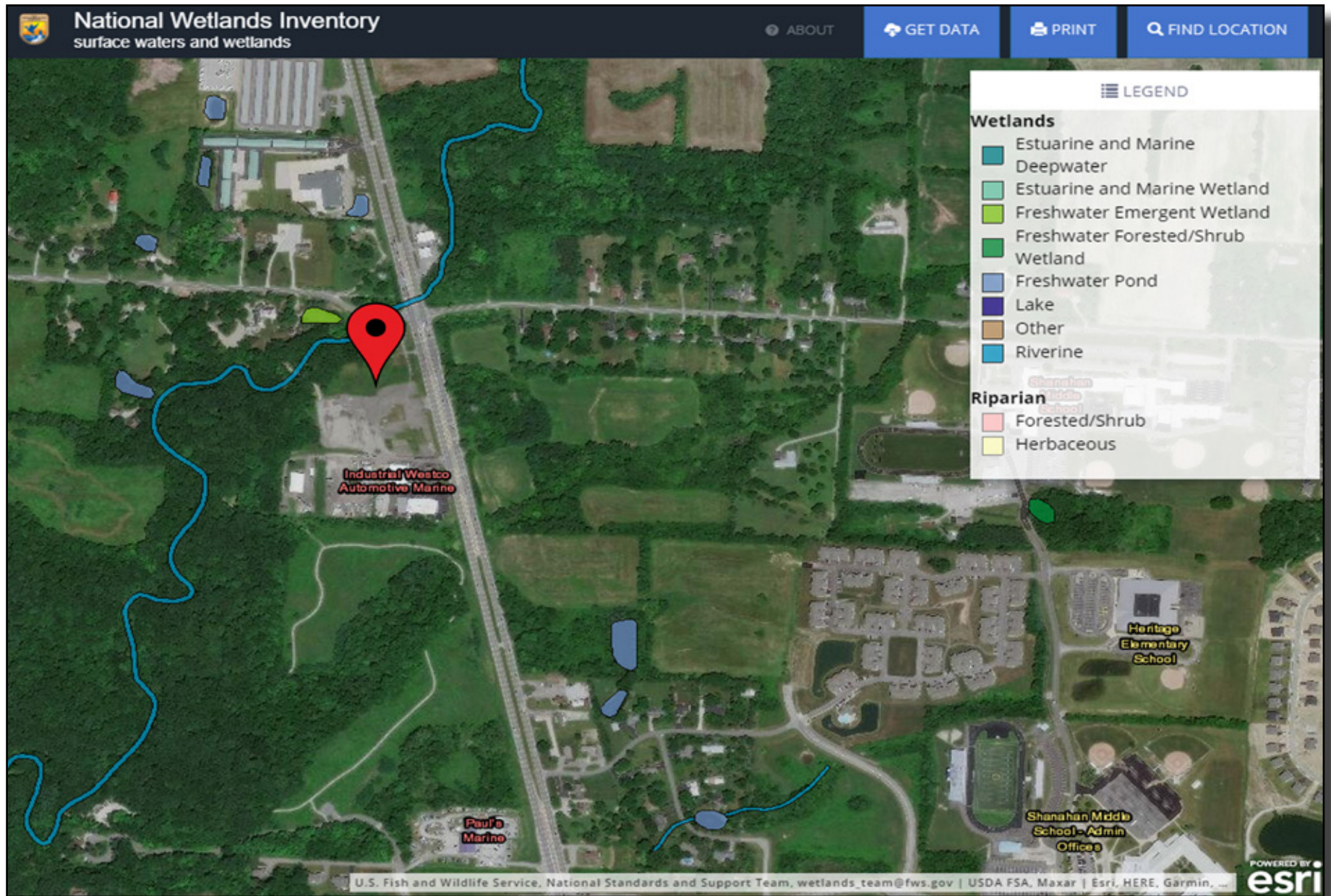
Easy access to major roads
10 minutes to Downtown Delaware
25 minutes to Downtown Columbus

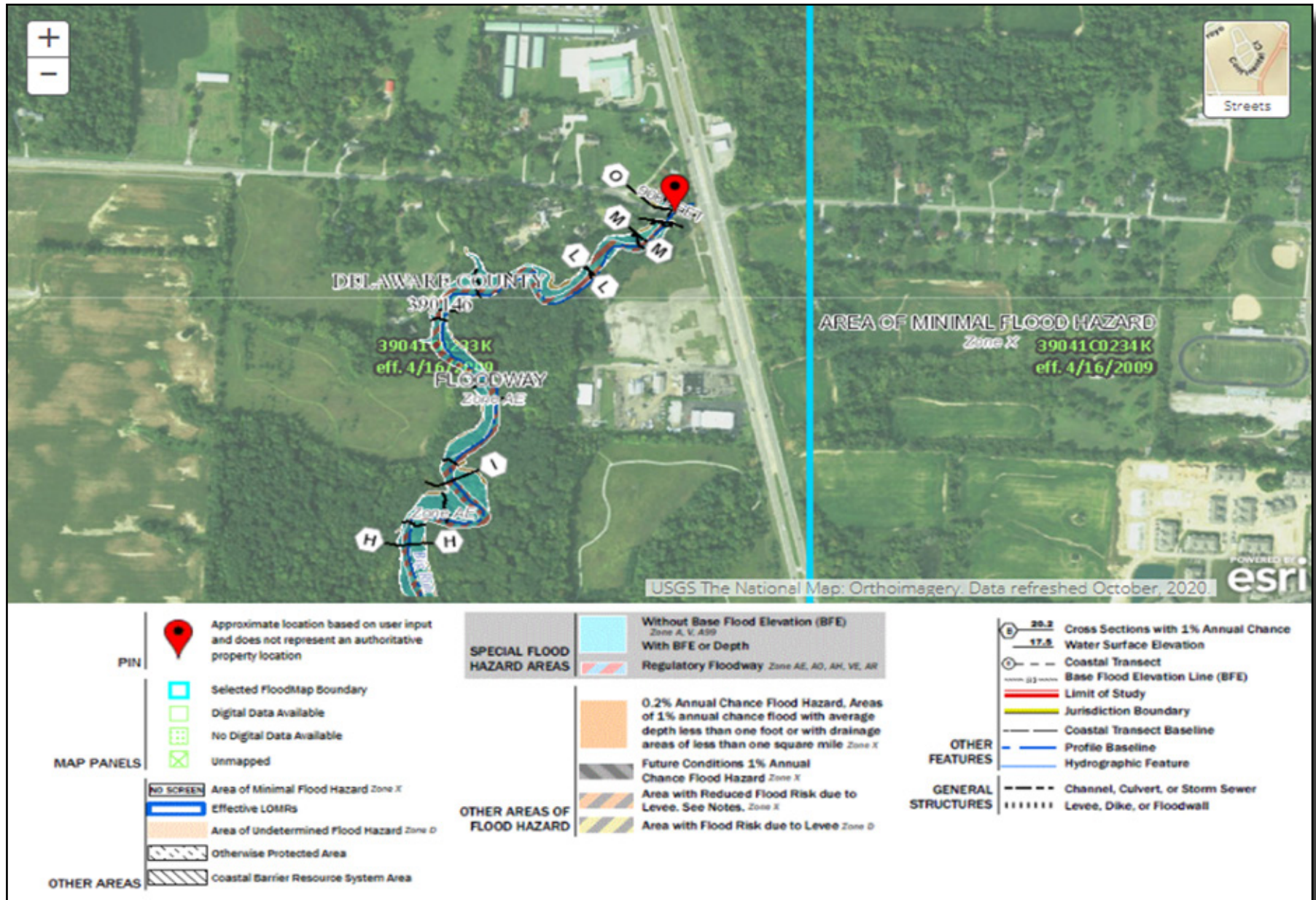


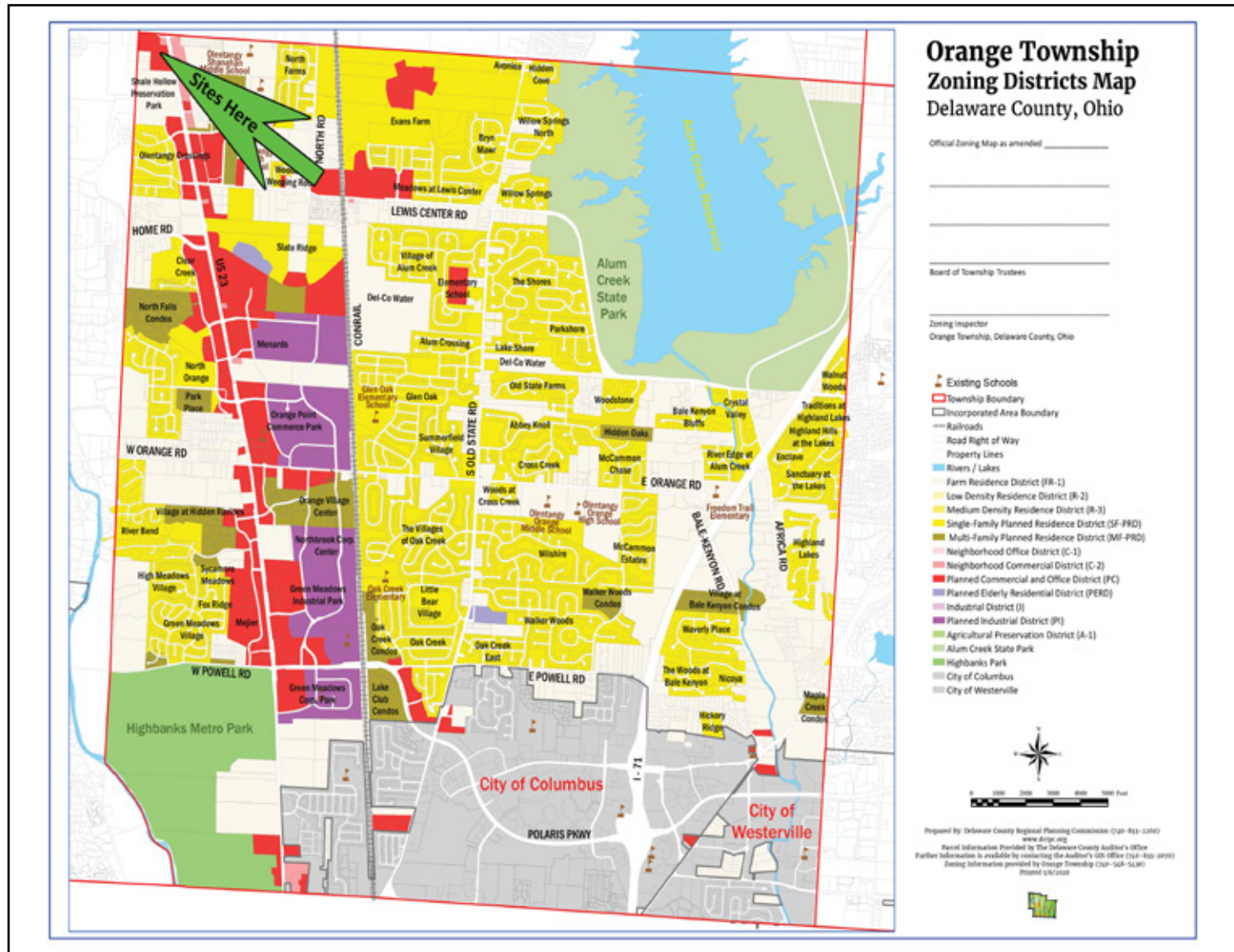




— Del-Co Water Line
— County Regional Sewer District




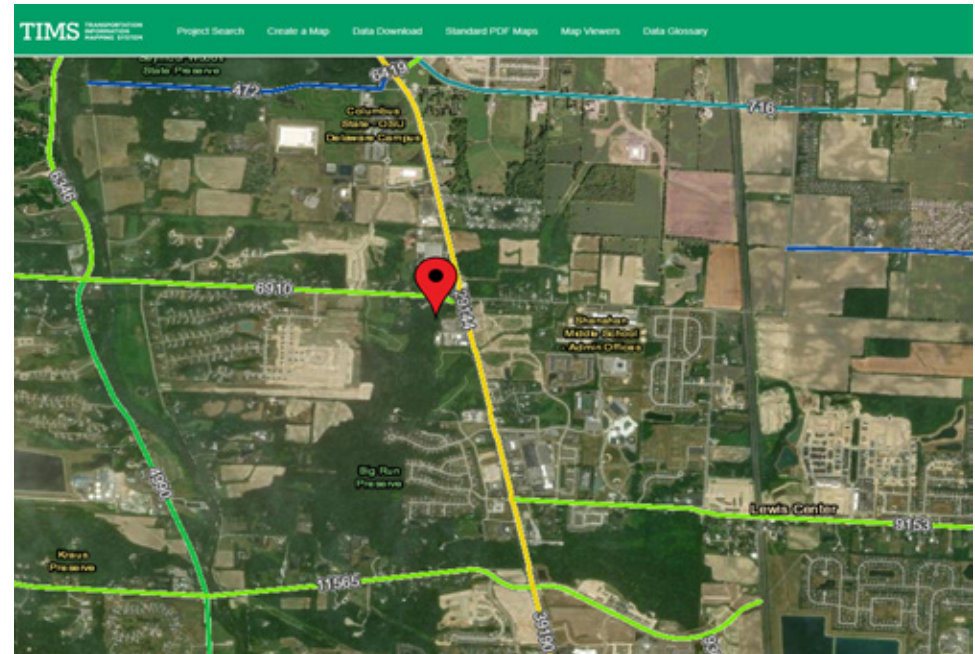




[Click here to see zoning regulations](#)

Demographic Summary Report

5700 Columbus Pike, Delaware, OH 43015				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	2,963	33,678	103,233	
2025 Estimate	2,633	30,516	94,247	
2020 Census	1,889	25,093	81,291	
Growth 2025 - 2030	12.53%	10.36%	9.53%	
Growth 2020 - 2025	39.39%	21.61%	15.94%	
2025 Population by Hispanic Origin	87	1,029	3,232	
2025 Population	2,633	30,516	94,247	
White	1,602 60.84%	21,207 69.49%	68,940 73.15%	
Black	115 4.37%	1,402 4.59%	4,383 4.65%	
Am. Indian & Alaskan	6 0.23%	36 0.12%	80 0.08%	
Asian	757 28.75%	6,046 19.81%	15,182 16.11%	
Hawaiian & Pacific Island	0 0.00%	1 0.00%	11 0.01%	
Other	154 5.85%	1,825 5.98%	5,651 6.00%	
U.S. Armed Forces	1	10	100	
Households				
2030 Projection	914	10,526	35,330	
2025 Estimate	812	9,524	32,239	
2020 Census	582	7,781	27,806	
Growth 2025 - 2030	12.56%	10.52%	9.59%	
Growth 2020 - 2025	39.52%	22.40%	15.94%	
Owner Occupied	755 92.98%	8,826 92.67%	26,862 83.32%	
Renter Occupied	57 7.02%	699 7.34%	5,377 16.68%	
2025 Households by HH Income	812	9,524	32,239	
Income: <\$25,000	32 3.94%	289 3.03%	908 2.82%	
Income: \$25,000 - \$50,000	17 2.09%	415 4.36%	2,116 6.56%	
Income: \$50,000 - \$75,000	83 10.22%	1,176 12.35%	3,556 11.03%	
Income: \$75,000 - \$100,000	32 3.94%	493 5.18%	2,650 8.22%	
Income: \$100,000 - \$125,000	43 5.30%	617 6.48%	2,762 8.57%	
Income: \$125,000 - \$150,000	23 2.83%	499 5.24%	2,883 8.94%	
Income: \$150,000 - \$200,000	211 25.99%	2,215 23.26%	6,249 19.38%	
Income: \$200,000+	371 45.69%	3,820 40.11%	11,115 34.48%	
2025 Avg Household Income	\$208,108	\$193,885	\$179,629	
2025 Med Household Income	\$191,705	\$178,735	\$159,957	



Traffic Count Report

5700 Columbus Pike, Delaware, OH 43015						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Columbus Pike	Shannah Rd	0.14 N	2022	33,942	MPSI	.06
2 Columbus Pike	Shannah Rd	0.14 N	2025	36,467	MPSI	.06
3 Shannah Rd	Columbus Pike	0.10 W	2022	2,473	MPSI	.16
4 Shannah Rd	Columbus Pike	0.10 W	2025	2,642	MPSI	.16
5 Hyatts Rd	Columbus Pike	0.16 E	2022	4,404	MPSI	.19
6 Hyatts Rd	Columbus Pike	0.16 E	2025	4,473	MPSI	.19
7 Columbus Pike	Hyatts Rd	0.20 S	2018	31,716	MPSI	.29
8 Columbus Pike	Hyatts Rd	0.20 S	2025	34,336	MPSI	.29
9 Columbus Pike	Coal Bend	0.04 S	2018	32,871	MPSI	.79
10 Columbus Pike	Coal Bend	0.04 S	2024	35,255	MPSI	.79

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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com



Appraisal Brokerage Consulting Development

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.