

# HIGHFIELD RETAIL AVAILABLE FOR LEASE

7953 HIGHFIELD DR, LEWIS CENTER, OH 43035



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

7953 HIGHFIELD DR, LEWIS CENTER, OH 43035

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Strategically positioned at the signalized hard corner of Highfield Drive & East Orange Road with immediate access to US-23 and exposure to more than 42,000 vehicles per day.
- More than \$2.27 billion in annual consumer spending within a 5-mile radius, making the trade area one of Central Ohio’s strongest retail markets.
- Minutes from Polaris Fashion Place and one of Central Ohio’s fastest-growing retail corridors.
- Surrounded by significant residential growth including Evans Farm (2,200+ planned homes), Berlin Meadows (336 homes), Orange Summit (400 apartments), and Slate Ridge Residential (219 condominium units).
- Premier regional retail corridor anchored by BJ’s Wholesale Club, Walmart, Meijer, Target, Costco, Kohl’s, Aldi, Home Depot, Lowe’s, Kroger, and dozens of national retailers and restaurants.
- Affluent demographics featuring average household incomes exceeding \$175,000 within 1 mile and more than \$180,000 within 3 miles, providing exceptional purchasing power.
- Opportunity to join a new mixed-use commercial development with future phases planned, creating long-term traffic generation and sustained customer growth.

PROPERTY INFORMATION

|                         |                                           |
|-------------------------|-------------------------------------------|
| Address                 | 7953 Highfield Dr, Lewis Center, OH 43035 |
| GLA                     | 6,682 SF                                  |
| Acerage                 | 3.85 AC                                   |
| Parking Spaces          | 55                                        |
| Availability (Existing) | 4,000 SF (Divisible)                      |
| Availability (Pads)     | 1                                         |
| Primary St              | Highfield Drive                           |
| Secondary St            | East Orange Road                          |
| Ingress/Egress          | 1 Full Access Point (Highfield Drive)     |
| Primary Traffic         | 4,150 VPD                                 |
| Secondary Traffice      | 12,164 VPD                                |
| Year Built              | 2026                                      |

AVAILABILITY — SIZE — PRICING

|              |                |                |
|--------------|----------------|----------------|
| Retail Space | 2,000-4,000 SF | \$35.00/SF NNN |
|--------------|----------------|----------------|



# SITE PLAN









# PROPERTY PHOTOS

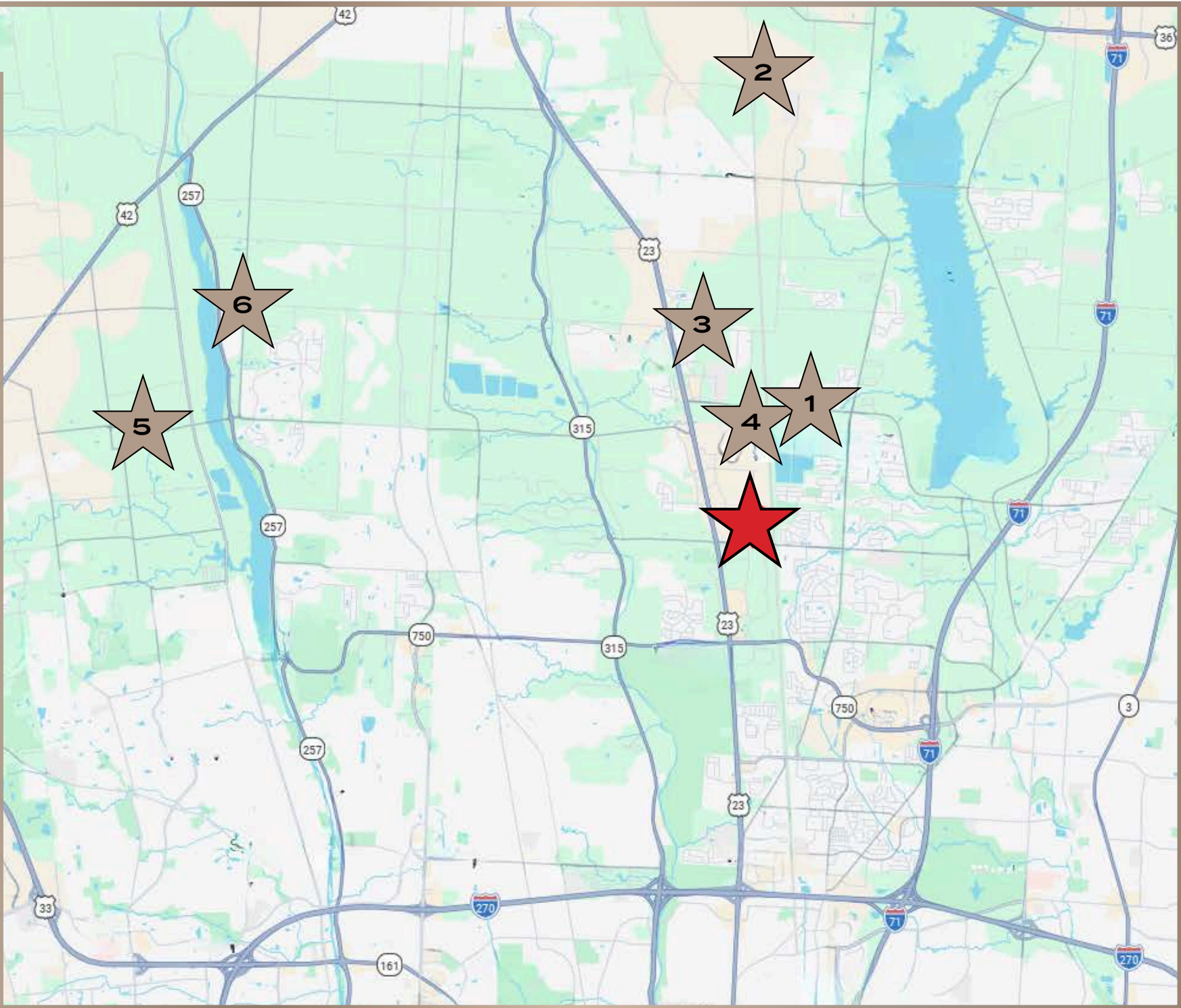
HIGHFIELD RETAIL  
LEWIS CENTER, OH 43035





# NOTABLE DEVELOPMENTS

- 1 Evans Farm - 1,200-acre master-planned mixed-use community featuring 2,200+ planned single-family homes, 850+ multifamily units, retail, office, parks, and entertainment.
- 2 Berlin Meadows - New master-planned residential community with 336 new single-family homes currently under development immediately north of Lewis Center.
- 3 Orange Summit - 400-unit luxury multifamily community currently under construction, adding significant residential density to the immediate trade area.
- 4 Slate Ridge Residential - New residential development featuring 219 multifamily condominium units adjacent to the Slate Ridge commercial corridor.
- 5 Hidden Ravines Crossing - Mixed-use residential development with 160 multifamily units, retail, and commercial outlots.
- 6 Hyatts Meadows - Growing residential community with 167 single-family homes and 78 multifamily units planned.





7953 Highfield Drive is strategically positioned in the heart of Lewis Center, one of the fastest-growing and most affluent communities in Central Ohio. Located just off US-23 at the signalized intersection of East Orange Road and Highfield Drive, the property offers exceptional visibility, convenient access, and exposure to more than 42,600 vehicles per day.

Surrounded by a premier lineup of national retailers including BJ's Wholesale Club, Walmart, Meijer, Kohl's, Aldi, Home Depot, and Kroger the property benefits from strong consumer traffic and a well-established regional retail trade area. The Outlying Delaware County retail market continues to outperform with just 1.8% vacancy, 5.0% annual rent growth, and more than 282,000 SF of positive net absorption over the past 12 months, highlighting the strength of tenant demand.

The surrounding trade area continues to experience significant residential growth, anchored by Evans Farm, a 1,200-acre master-planned community with more than 2,200 planned homes, along with Orange Summit (400 units), Berlin Meadows (336 homes), and Slate Ridge Residential (219 units). Combined with continued commercial investment throughout the US-23 corridor, these developments continue to expand the customer base and reinforce Lewis Center as one of the premier retail destinations in the Columbus market.

\$

5 MILE TOTAL CONSUMER SPENDING

\$2,274,332,606

↗

2025 ABSORPTION  
DELAWARE COUNTY SUBMARKET

282,000 SF

🕒

2026 Q2 VACANCY RATE  
DELAWARE COUNTY SUBMARKET

1.60%

↗

DELAWARE COUNTY  
NEW CONSTRUCTION

227,000 SF  
delivered over the past 12 months

🕒

DELAWARE COUNTY  
POPULATION GROWTH (2020-2025)

13%



| DEMOGRAPHICS             | 1 MILE        | 3 MILE        | 5 MILE          |
|--------------------------|---------------|---------------|-----------------|
| Total Population         | 7,079         | 56,076        | 151,147         |
| Daytime Population       | 4,445         | 20,747        | 68,147          |
| Average Household Income | \$175,829     | \$180,230     | \$164,488       |
| Median Household Income  | \$160,512     | \$150,790     | \$130,669       |
| Consumer Spending        | \$103,652,706 | \$833,620,994 | \$2,274,332,606 |



# CONTACT

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