

**\$1,890,000**



**For Sale:**

**1550 Lewis Center Road**

**Lewis Center, OH 43035**

## ***Excellent Opportunity***

- Total of 3 Buildings on 3 Separate Lots
- Over 11,000 Square Feet of Buildings on approximately .562 of an acre
- Previously Lewis Center Post Office/Historic Area of Orange Township
- Excellent Signage/Multiple Tenants for added income
- This is an excellent re-development site with current existing long term tenants.
- Buildings are fully leased with various size tenants and occupants
- Across from newly developing Evans Farm Town Center and Jennings Sports Park, totaling approximately 1,250 acres of new development



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

| Agent Full  |  | Commercial-Retail                            |   |
|---|--|--|---|
|  | <b>List Number:</b><br>221006489                                       |  | <b>Status:</b> Active<br><b>Listing Agreement Type:</b> Exclusive Right to Sell<br><b>Listing Service:</b><br><b>Original List Price:</b> \$1,890,000 |
|   | <b>Parcel #:</b> 318-213-07-002-000                                    |  | <b>Previous Use:</b><br><b>Zoning:</b> Retail   |
|   | <b>Use Code:</b>   |  | <b>Tax District:</b> 27   |
|   | <b>For Sale:</b> Yes<br><b>Occupancy Rate:</b> 100                     |  | <b>For Lease:</b> No<br><b>Exchange:</b> No<br><b>Mortgage Balance:</b>   |
|   | <b>Gross Income:</b> 0<br><b>Total Op Expenses:</b> 0<br><b>NOI:</b> 0 |  | <b>Assoc/Condo Fee:</b><br><b>Addl Acc Cond:</b> None Known   |
| <b>Tax Abatement:</b> No<br><b>Taxes (Yrly):</b> 16,698<br><b>Assessment:</b>   |  | <b>Abatement End Date:</b><br>Tax Year: 2020 | <b>Tax Incentive:</b><br><b>Possession:</b>   |

#### General Information

|  |  |  |                         |
|--|--|--|-------------------------|
| <b>Address:</b> 1550 Lewis Center Road<br><b>Between Street:</b> Route 23 & I-71<br><b>Complex:</b><br><b>Dist To Interchange:</b> | <b>Unit/Suite #:</b><br><b>City:</b> Lewis Center<br><b>County:</b> Delaware<br><b>Mult Parcels/Sch Dis:</b> | <b>Zip Code:</b> 43035<br><b>Corp Limit:</b> None<br><b>Township:</b> Orange<br><b>Near Interchange:</b> | <b>Tax District:</b> 27 |
|--|--|--|-------------------------|

#### Building Information

|   |   |  |
|---|---|--|
| <b>Total SqFt Available:</b> 2,000<br><b>Bldg Sq Ft:</b> 11,015<br><b># Floors AboveGround:</b> 1<br><b># of Docks:</b> 0<br><b>Year Built:</b> 1850<br><b>Traffic CountPerDay:</b> | <b>Minimum Sqft Avail:</b> 2,000<br><b>Acreage:</b> 0.76<br><b># Units:</b> 12<br><b># Drive-In Doors:</b> 0<br><b>Year Remodeled:</b><br><b>Ceiling Height Ft:</b> | <b>Max Cont Sqft Avail:</b> 2,000<br><b>Lot Size:</b><br><b>Parking Ratio/1000:</b><br><b>Total Parking:</b><br><b>Bay Size:</b> |
|---|---|--|

| Suite Number | SqFt | Date Avail | Suite # | Sqft | Date Avail |
|--------------|------|------------|---------|------|------------|
| 1:           |      |            | 3:      |      |            |
| 2:           |      |            | 4:      |      |            |

#### Financials

|   |   |
|---|---|
| <b>Lease Rate \$/Sq Ft:</b> 0<br><b>Expenses Paid by L:</b><br><b>T Reimburses L:</b> Curr Yr Est \$/SF TRL: 0<br><b>T Contracts Directly:</b><br><b>Curr Yr Est \$/SF TRL:</b> 0<br><b>Curr Yr Est \$/SF LL:</b> | <b>Term Desired:</b><br>Will LL Remodel:<br><b>Finish Allow/SQFT \$:</b><br><b>Pass Exp Over BaseYr:</b><br><b>Exp Stop \$:</b> |
|---|---|

#### Features

|  |  |
|--|--|
| <b>Heat Fuel:</b><br><b>Heat Type:</b><br><b>Electric:</b><br><b>Services Available:</b><br><b>Construction:</b><br><b>Sprinkler:</b><br><b>Mult Use:</b><br><b>New Financing:</b> | <b>Sewer:</b><br><b>Electric:</b><br><b>Misc Int &amp; Ext Info:</b> |
|--|--|

MLS Primary PhotoSrc: Realtor Provided

#### Property Description

Total of 3 Buildings on 3 Separate Lots. Over 11,000 Square Feet of Buildings on approximately .562 of an acre. Previously Lewis Center Post Office/Historic Area of Orange Township. Excellent Signage/Multiple Tenants for added income. This is an excellent re-development site with current existing long term tenants. Buildings are fully leased with various size tenants and occupants. ? Across from newly developing Evans Farm Town Center and Jennings Sports Park, totaling approximately 1,250 acres of new development

Agent to Agent Remarks

Do Not Disturb Tenants. Only pre-qualified, acceptable curb offers will be allowed for showings.

|                                |                      |                       |
|--------------------------------|----------------------|-----------------------|
| <b>Dir Neg w/Sell Perm:</b> No | <b>Contact Name:</b> | <b>Contact Phone:</b> |
|--------------------------------|----------------------|-----------------------|

#### Listing Info

|  |  |   |   |                 |
|--|--|---|---|-----------------|
| <b>Auction/Online Bidding:</b> No<br><b>Sub Property Type:</b> Retail<br><b>Listing Office:</b> 01970<br><b>Listing Member:</b> 658002279 Lic #: 311236<br><b>Agent EMail:</b> rbest@bestcorporaterealestate.com<br><b>Brokerage License #:</b> 390701 | <b>Auction Date:</b><br><b>Sub Agency:</b> No<br><b>LD:</b> 03/08/2021<br>Best Corporate Real Estate<br>Randy J Best<br>Best Corporate Real Estate<br><b>Showing Phone #:</b> 614-559-3350 | <b>SA Amount:</b><br>614-559-3350<br>614-397-8380 | <b>BB/TR Amount:</b> 3 Percent<br><b>XD:</b> 02/25/2022<br><b>Ofc Fax:</b> 614-559-3390<br><b>Agent Other Phone:</b> 614-397-8380<br><b>Pref Agt Fax:</b> 614-559-3390<br><b>Addl Contact Info:</b> | <b>VRC:</b> Yes |
|--|--|---|---|-----------------|

|  |   |   |   |
|--|---|---|---|
| <b>Sold Info</b><br><b>Under Contract Date:</b><br><b>Selling Office:</b> -<br><b>Selling Member:</b> - - Lic#<br><b>Selling Brokerage Lic #:</b><br>- | <b>Sold Date:</b><br><b>Sold Terms:</b> | <b>DOM:</b> 116<br><b>CDOM:</b> 116<br><b>SlrCns:</b> | <b>SP:</b><br><b>Sold Non-MLS:</b> No<br><b>SlrAst:</b> |
|--|---|---|---|

**Sold Non-MLS:** No

**July 01, 2021**

**Prepared by:** Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Thursday, July 01, 2021 12:34 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH 43035

### Country Mercantile

(Unique Investment/Development Property)

Total of 3 Buildings on 3 Separate Parcels—Please do not disturb the tenants

Total Real Estate Taxes for all 3 Parcels = \$16,698.00

Historic Area of Orange Township

#### 1550 Lewis Center Road

- 7,325 Square Feet (1,244 Square Feet below grade per Auditor site)
- Built in 1850 and Remodeled in 1998
- Total of 9 Tenants (including 2 companies owned by owners and extra income from signage along the road)

#### 1520 Lewis Center Road

- 2,560 Square Feet
- 2 Tenants (One upstairs and one downstairs)
- Built in 1935 and Remodeled in 2012

#### 6208 4th Street

- Single Family Home built in 1905 occupied by long term tenant with lease in place
- 1,130 Square Feet, One Story Home
- 2 Bedrooms and 1 Full Bath
- Fireplace and Crawl Basement

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH 43035



Aerial View



Parcel 2



Parcel 1



Single Family Home



Aerial View of Single Family Home

BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



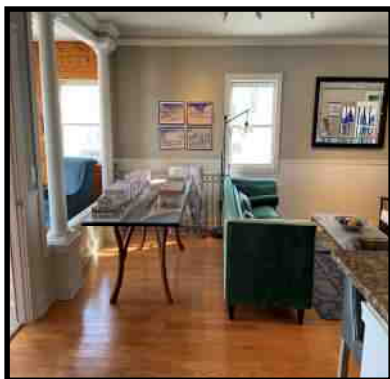
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH 43035



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

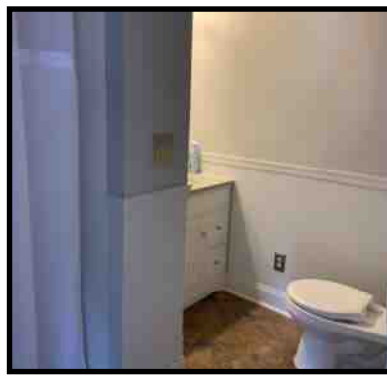
We have no reason to doubt its accuracy, but we do not guarantee it.



# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH 43035



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

# For Sale:

## Building 2 (Parcel 1)

Lewis Center, OH 43035



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



# For Sale:

## Building 2 (Parcel 1)

Lewis Center, OH 43035



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH 43035



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

# For Sale:

## 1550 Lewis Center Road

Lewis Center, OH



Extension of Home Road east of US 23, terminating at Lewis Center Road about 500 feet east of Third Street in the unincorporated village of Lewis Center. The project is being undertaken in 4 phases.

**Phase 1** (completed 2015): Realignment of approximately 1/4 mile of Home Road south at US 23 by 400 feet, including adding turn lanes and through lanes for the future extension east of US 23.

**Phase 2 & 3** (2019-20): Construction of 0.8 miles of new 4-lane roadway from US 23, running east to an extension of Green Meadows Drive. Total estimated cost \$10 million

**Phase 4** (2024-25): Construction of new roadway including a railroad bridge over the CSX and Norfolk Southern Railroads, terminating at Lewis Center Road. Total estimated cost \$15 million.

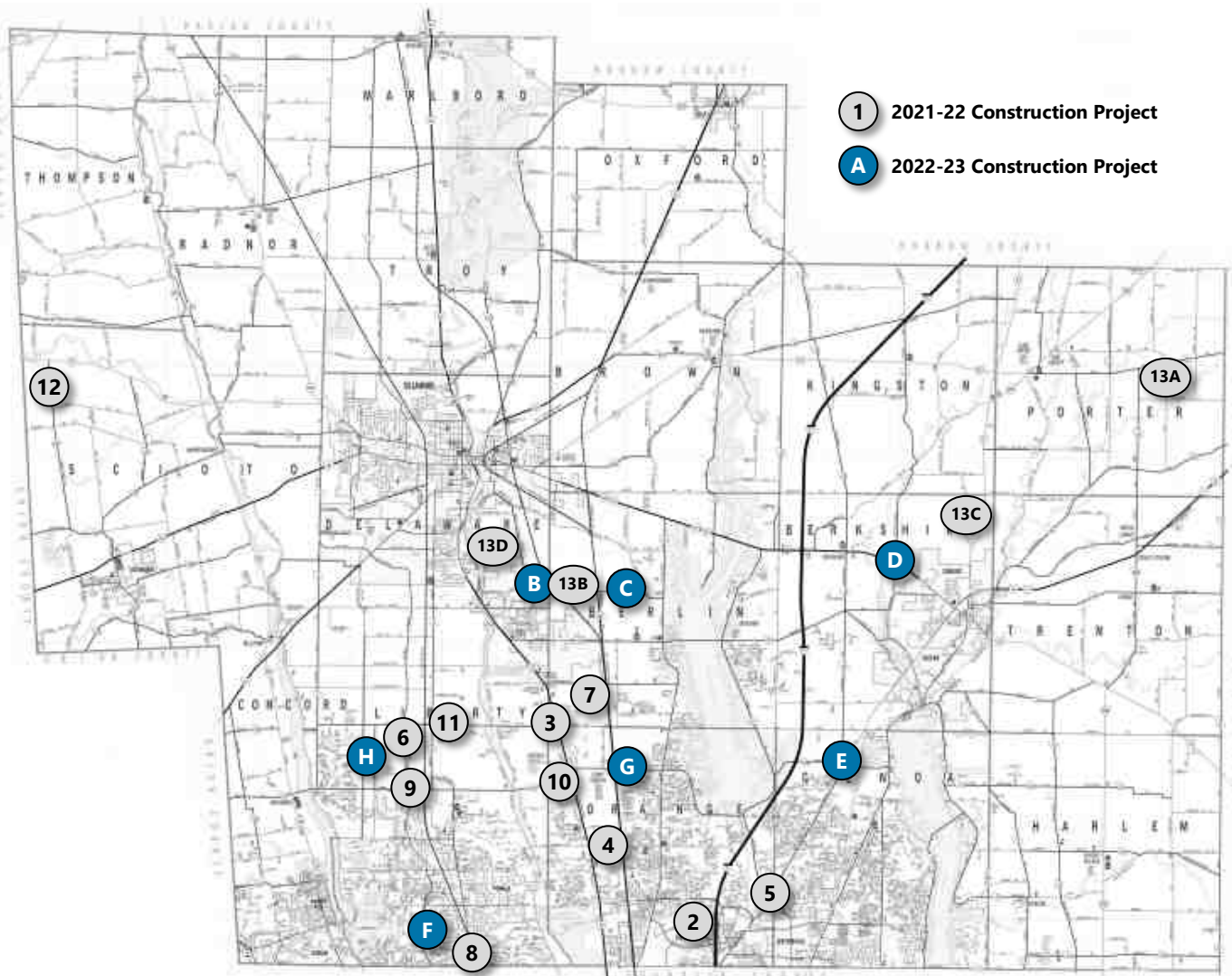
BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM, SIOR  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.





# Delaware County, Ohio

## 2021 Road Construction Guide



**DELAWARE COUNTY Ohio**

TRANSPORTATION IMPROVEMENT DISTRICT

**Chris Bauserman, PE, PS**

Delaware County Engineer &  
Chairman of the Delaware County TID

50 Channing Street, Delaware, Ohio 43015  
740.833.2400

[engineer.co.delaware.oh.us](http://engineer.co.delaware.oh.us)

[tid.co.delaware.oh.us](http://tid.co.delaware.oh.us)



**@DelCoEngineer**

This publication includes information on road construction on Delaware County and township roadways only. Due to limited space, projects under \$250,000 or with road closures less than two weeks are not listed.

For road construction projects located on State or U.S. routes, or within city limits, please visit [www.pavingtheway.org](http://www.pavingtheway.org)

For the most current construction and road closure information visit us **@DelCoEngineer**



### *What is the Delaware County Transportation Improvement District?*

The Transportation Improvement District (TID) is an independent governmental unit that works closely with Delaware County and other local governments within the county to advance transportation projects through innovative contracting methods and use of public-private partnerships. You can find more information about the TID at [www.tid.co.delaware.oh.us](http://www.tid.co.delaware.oh.us)

# 2021-22 County & Township Road Projects

## 1 2021 Countywide Pavement Resurfacing

May to October 2021

Countywide

*Investment: \$3.5 M County, \$5.5 M Twp., \$1 M OPWC*

Asphalt resurfacing, micro-surfacing, chip sealing, crack sealing, berm repair, pavement marking and other work on various county and township roads throughout Delaware County.

See the *Delaware County 2021 Paving Guide*.

## 2 East Powell Road, Phase 2

June 2020 to October 2021

Orange Twp.

*Investment: \$8.6 M County Road & Bridge Funds*

Widening of East Powell Road to 3 lanes between South Old State and Bale Kenyon. Sequenced road closures from east to west with next closure from Walker Wood Blvd. to I-71 beginning in April. Future closures between Tahoma St. and Walker Woods followed by Old State to Tahoma St. Overall project completion in October 2021.

## 3 Hyatts/Shanahan & US 23 Intersection

Sep 2020 to June 2021

Orange Twp.

*Investment: \$3.0 M County Road & Bridge Funds*

Widening of Hyatts Road and Shanahan Road approaches to US 23 for new turn lanes. Project also includes construction of sanitary sewers and a new sanitary pump station. Closure of Hyatts Road resumes in April lasting for about 6 weeks.

## 4 East Orange Road Improvements, Phase 2

Aug. 2020 to Nov. 2021

Orange Twp.

*Investment: \$2.5 M Orange Twp., \$500,000 OPWC*

Orange Township project to widen Orange Road to 5 lanes from the U.S. Post Office to just east of Green Meadows Drive and add 3 new traffic signals at Highfield, Green Meadows and Blue Holly Drive. Sequenced road closures between North Central and Green Meadows beginning in May 2021.

## 5 Worthington & Africa Road Intersection

Oct. 2020 to June 2022

Orange/Genoa

*Investment: \$6.0 M County Road & Bridge*

Widening of Worthington Road with 2 lanes in each direction through the intersection, and new turn lanes on Africa Road. Also widening for a 3-lane section on Worthington Road north to the Highland Lakes Ave. and cutting of hills to improve sight distance. 6 month closure to southbound traffic on Worthington Road beginning spring 2021 (northbound maintained) followed by short-term closures of Africa Road.

## 6 Sawmill Parkway and Hyatts Crossing Int.

May to June 2021

Liberty

*Investment: \$125,000 Developer; \$125,000 County*

Addition of left turn lanes on Sawmill Parkway at Hyatts Crossing serving the new development to the west and the new county salt storage outpost on the east. Lane restrictions in each direction for approximately 3 weeks.

(TID) Transportation Improvement District project

## 7 North Road Extension (Peachblow Road) (TID)

March to August 2021

Berlin Twp.

*Investment: \$1.25 M Developer; \$625,000 County/TID*

New 0.5 mile long, 3-lane roadway from Peachblow Road south within the Berlin Meadows Subdivision serving Olentangy Elementary School #16. New single lane modern roundabout on Peachblow Road. 6-week closure beginning June 2021.

## 8 Liberty & Salisbury Drive Intersection

July to October 2021

Liberty Twp.

*Investment: \$1.6 M County Road & Bridge*

New single-lane modern roundabout and widening for a left turn lane at Libertydale Drive. 8-10 week closure beginning July 2021.

## 9 Home Road - Sawmill to Liberty (TID)

August 2021 to June 2022 Liberty/Powell

*Investment - \$2.2 M County; \$500,000 OPWC; \$250,000 ODOT*

Widening of Home Road to 5 lanes through the Sawmill Parkway intersection, new turn lanes northbound on Sawmill at Home Road, new right turn lanes at Home & Liberty Road. Also, connection of the shared use path from Olentangy Liberty HS to Liberty Trace Subdivision. Traffic maintained except for short duration lane restrictions.

## 10 Home Road - Perry Road to US 23

Sep. 2021 to June 2022

Liberty/Orange

*Investment: \$4.0 M County Road & Bridge*

Widening of Home Road to a 3-lane section between Perry Road and US 23. Eastbound traffic to be detoured to Hyatts Road. One-way westbound traffic to be maintained during construction

## 11 Hyatts Road Bridge Rehab (East of Liberty Rd.)

Fall 2021

Liberty Twp.

*Investment: \$275,000 County Road & Bridge*

Replacement of the bridge superstructure and deck on an existing bridge 1/8 mile east of Liberty Road. 4-week closure beginning fall 2021.

## 12 Burnt Pond Bridge Rehab (South of SR 37)

Fall 2021

Scioto Twp.

*Investment: \$250,000 County Road & Bridge*

Replacement of the bridge superstructure and deck on an existing bridge 1/3 mile south of S.R. 37. 4-week closure beginning fall 2021.

## 13 Small Bridge Replacement Projects (4)

Spring-Fall 2021

Various Locations

*Investment: \$450,000 County Road & Bridge*

Replacement of bridges at the following locations. 6-8 week closures for each bridge.

- (A) Lane Road 1/4 mile south of Olive Green Rd
- (B) Berlin Station just east of N-S railroad
- (C) Blayney Road 1/2 mile north of SR 61
- (D) Kingsbury Road 1/2 mile west of Berlin Station

# 2022-23 Projects

## A 2022 Countywide Pavement Resurfacing

Summer/Fall 2022

Countywide

*Investment: \$10 M County, Townships & OPWC*

Asphalt resurfacing, micro-surfacing, chip sealing, crack sealing, berm repair, pavement marking and other work on various county and township roads.

## B Berlin Station and Braumiller Int. (2022)

Summer/Fall 2022

Berlin Twp.

*Investment: \$1.7 M County Road & Bridge Funds*

Replacement of a large culvert at the intersection and minor widening of pavement to the east of the intersection.

## C Berlin Station and Piatt Road Int. (2022)

Summer/Fall 2022

Berlin Twp.

*Investment: \$1.6 M County Road & Bridge Funds*

New single-lane modern roundabout. Full closure for up to 2 onths with posted detour.

## D U.S. 36 & Carter's Corner Road Int. (2022-23)

Summer/Fall 2022

Berkshire Twp.

*Investment: \$1.2 M ODOT & County*

New left turn lanes on U.S. 36 and Carter's Corner Road. Traffic maintained on U.S. 36 with 2-4 week closures of Carter's Corner and Domigan Roads.

## E Worthington & Lewis Center Int. (2022)

Summer/Fall 2022

Genoa Twp.

*Investment: \$2.0 M ODOT & County*

New single-lane modern roundabout. Full closure for up to 2 months with posted detour.

## F Sawmill Road & Presidential Int. (2022-23)

Summer/Fall 2022

Liberty/Powell

*Investment: \$850,000 Liberty Township, Powell & County; \$500,000 ODOT*

New single-lane modern roundabout. Full closure for up to 2 months with posted detour.

## G Home Rd. Ext. & Lewis Center Int. (2022-23)

Fall 2022-Summer 2023

Orange Twp.

*Investment: \$1.5 M County/Developer*

New single-lane hybrid channelized modern roundabout. Traffic maintained on Lewis Center Road.

## H Steitz Road (Home to Hyatts) (2022-23)

Fall 2022-Summer 2023

Liberty Twp.

*Investment: \$2 M County; \$500,000 Developers*

Minor pavement and shoulder widening, safety and drainage improvements. One-way operation maintained during construction for about 3 months.

Visit [DelawareCountyEngineer.org](http://DelawareCountyEngineer.org) for more information and additional future projects.





- |                    |                          |               |
|--------------------|--------------------------|---------------|
| Police Station     | Sidewalks                | Roads         |
| Township Hall      | Unpaved trails           | County        |
| City/Village Hall  | Existing Multi-Use Paths | Municipal     |
| EMS Station        | On-Road Routes           | Private       |
| Fire Stations      | Priority Trail Corridors | State/Federal |
| Library            | Railroad                 | Township      |
| Post Office        | Townships                |               |
| Golf Courses       | Rivers/Lakes/Streams     |               |
| Cemeteries         | Parks                    |               |
| Historical Markers | Incorporated Area        |               |
| Schools            |                          |               |
| Proposed Bikeway   |                          |               |



0 0.25 0.5 0.75 1 Miles

# Orange Township

Orange Delaware County, Ohio



Prepared by: Delaware County Regional Planning Commission  
 (740-833-2260) www.dcrpc.org  
 Original Data Provided by the Delaware County Auditor's GIS Department  
 (Road Centerlines, Municipal Boundary, Hydrology, Township Boundary, etc.)  
 (740-833-2070)  
 Printed: 1/13/2020

The information shown on this map is compiled from various sources available which we believe to be accurate. For updated information, go to [www.dcrpc.org](http://www.dcrpc.org) and visit the Map Center. Users of this map should be aware that potential hazards and obstructions may exist on the routes shown and no entity can warrant the safety or fitness of the routes shown. Inclusion of a route on the map does not guarantee public use or other potential limitations along that route. The user of this map bears full responsibility of his or her own safety.

## Country Mercantile Proforma

### 2020 Income and Expenses

Revenue: \$158,211.28

Total Yearly Rents: \$118,211.28

Owners Potential Office: \$40,000.00

Expenses: \$34,962.00

Able Sanitation: \$825.00

AEP: \$2,197.00

American Family Insurance: \$3,664.50

AWHR/Water Heater Rental: \$255.00

Capital Waste/Dumpster: \$1,350.76

Delaware County R/E Tax: \$16,698.00

Delco Water/1550 Bldg: \$322.33

Lawn/yard/cleaning/snow: \$4,778.77

Suburban Gas Co/1550 Bldg: \$1,132.34

Wired to the Max/alarm: \$732.08

Repairs/maintenance \$2,158.00

Seasonal floral: \$800.00

Delaware Co Health Dept/yearly  
Septic sanitation fee \$50.00

**Net Operating Income: \$123,249**

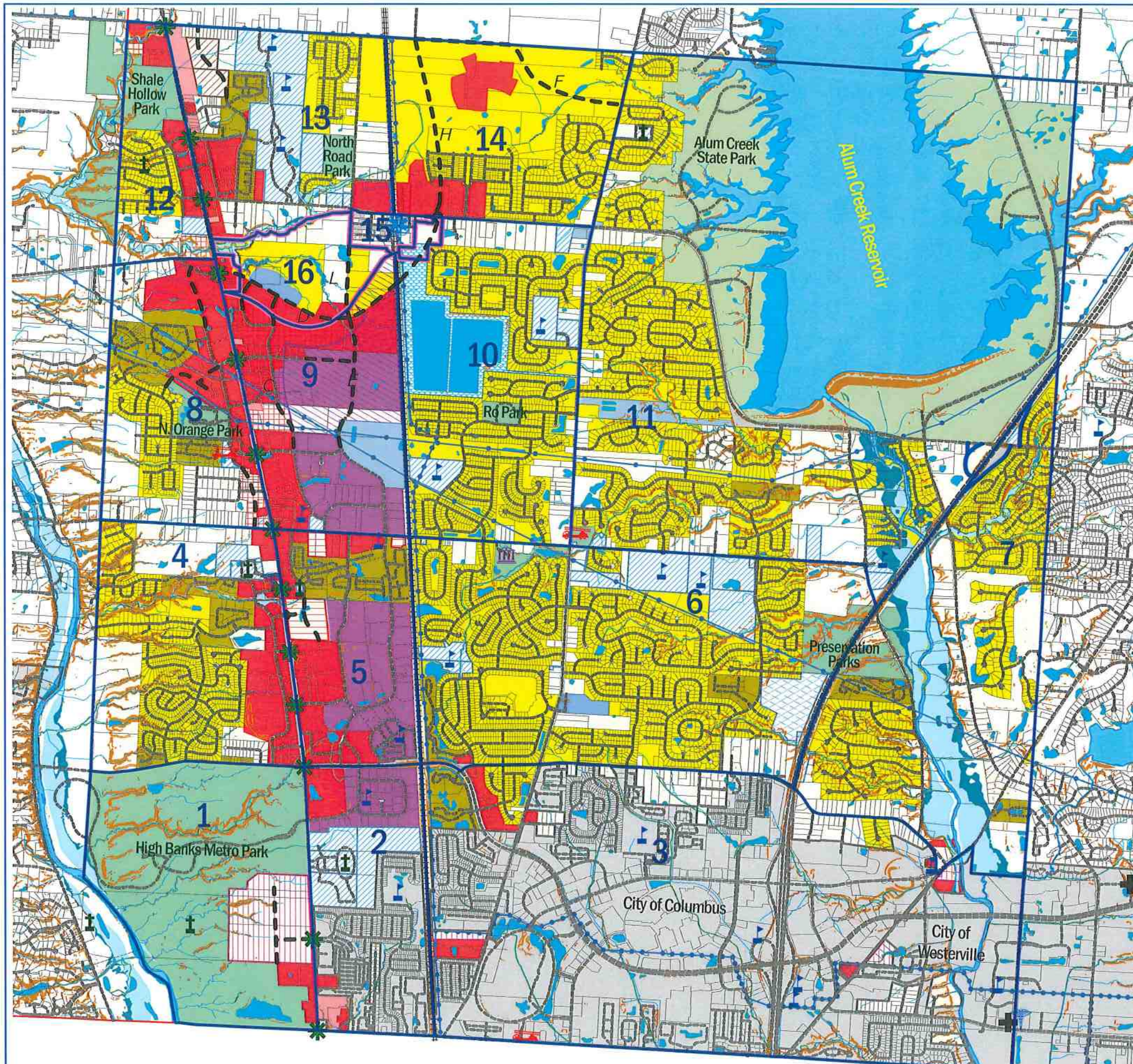
**Cap Rate: 6.5%**



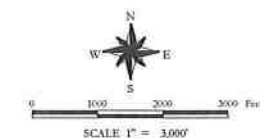
# Orange Township Comprehensive Land Use Plan

Adopted July 19, 2010

(with updated information as of 1/25/2018)



- Planning Subareas
- Cemeteries
- Existing Schools
- Proposed Schools
- Existing Signal
- Proposed Signal
- Possible Interchange
- Emergency Services
- Township Hall
- Fire Departments
- EMS Station
- Hospital
- Urgent Care
- Proposed Roads
- Street\_centerlines.shp
- Township Boundaries
- Old Lewis Center District
- Power Poles
- Power Lines
- Railroad
- Property Lines
- Rivers/Lakes
- Streams
- Wetland (National Wetland Inventory)
- Flood Plains
- 100-Year Floodplain (Zone AE)
- 100-Year Floodplain (Zone A)
- 500-Year Floodplain
- Slope > 20%
- Del-Co Water Reservoir
- Public Utilities
- Public/Institutional Lands
- Incorp. Area Boundaries
- Future / Current Parks
- Proposed Land Use
- Single Family at 1 du/ac without Water & Sewer or Planned Single Family at 2 du/ac with Water & Sewer
- Commercial or Office, or Multi Family at 2 du/ac
- Planned Commercial
- Planned Office/Planned Commercial
- Planned Office/Institution
- Planned Industrial
- Delaware County Alum Creek Waste Water Treatment Plant
- Orangezon.shp
- Farm Residence District (FR-1)
- Low Density Residence District (R-2)
- Medium Density Residence District (R-3)
- Single-Family Planned Residence District (SF-PRD)
- Multi-Family Planned Residence District (MF-PRD)
- Neighborhood Office District (C-1)
- Neighborhood Commercial District (C-2)
- Planned Commercial and Office District (PC)
- Planned Elderly Residential District (PERD)
- Industrial District (I)
- Planned Industrial District (PI)
- Agricultural Preservation District (A-1)
- Alum Creek State Park
- Highbanks Park
- City of Columbus
- City of Westerville
- Road
- River





# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers





## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.