



For more information, go to: WWW.OLENTANGYCROSSINGLAND.COM

FOR SALE OR LEASE VACANT LAND AVAILABLE

63 Olentangy Crossing – Lewis Center, OH 43035



PROPERTY DESCRIPTION

- 2.779 ACRES AVAILABLE; LOT COULD BE SPLIT TO CREATE 1.5 ACRE SITE
- LOCATED ON THE SW CORNER OF OLENTANGY CROSSING AND COLUMBUS PIKE (US 23)
- ACROSS FROM THE NEW KROGER MARKETPLACE AT SIGNALIZED INTERSECTION
- SITE CAPACITY FOR ONE OR TWO BUILDINGS
- POTENTIAL USES INCLUDE: RESTAURANT, DRIVE-THRU, RETAIL, MEDICAL OR OFFICE
- HIGH PARKING RATIO
- POPULATION (5 MILES) - 60,000
- DAILY TRAFFIC COUNT - 30,500 VPD
- AVERAGE HH INCOME - \$130,000

LEASE RATE \$75,000/YR

LISTING PRICE \$750,000

FRONT 1.5 ACRES \$600,000/AC

BACK 1.25 ACRES \$150,000/AC

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NAI Ohio Equities REALTORS®

Commercial Real Estate Services, Worldwide.

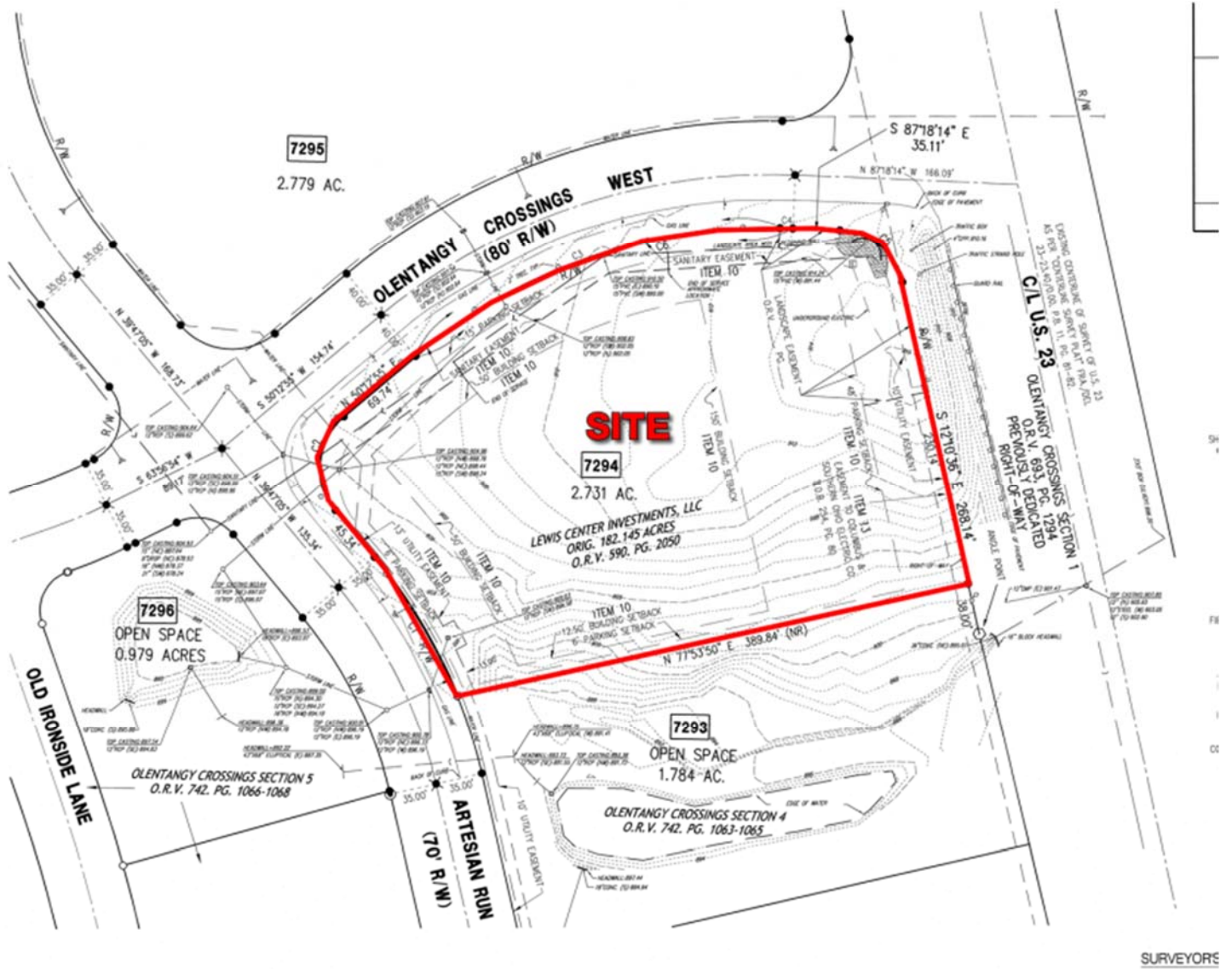
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Main Office

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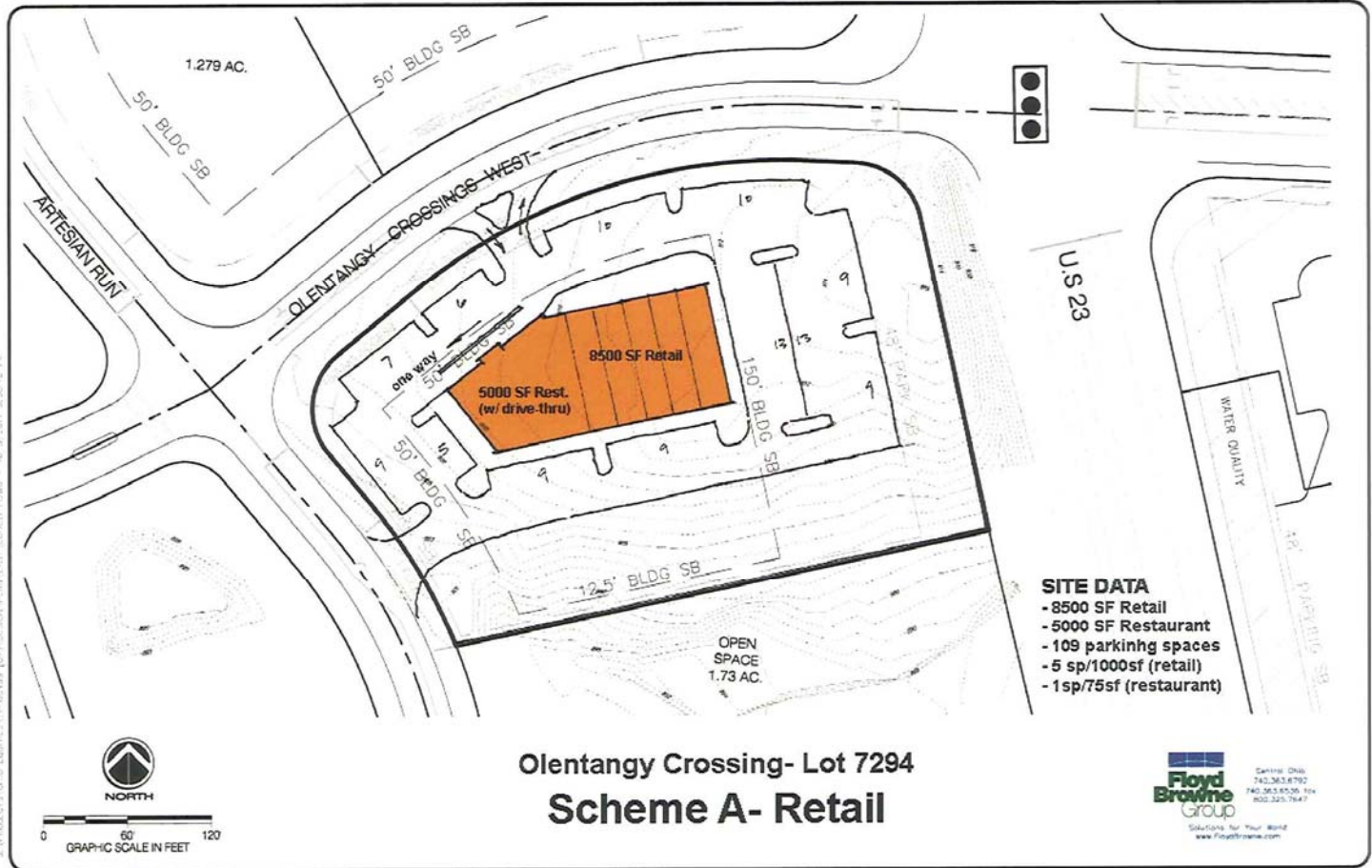
SURVEY

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SCHEME A – RETAIL SITE DATA

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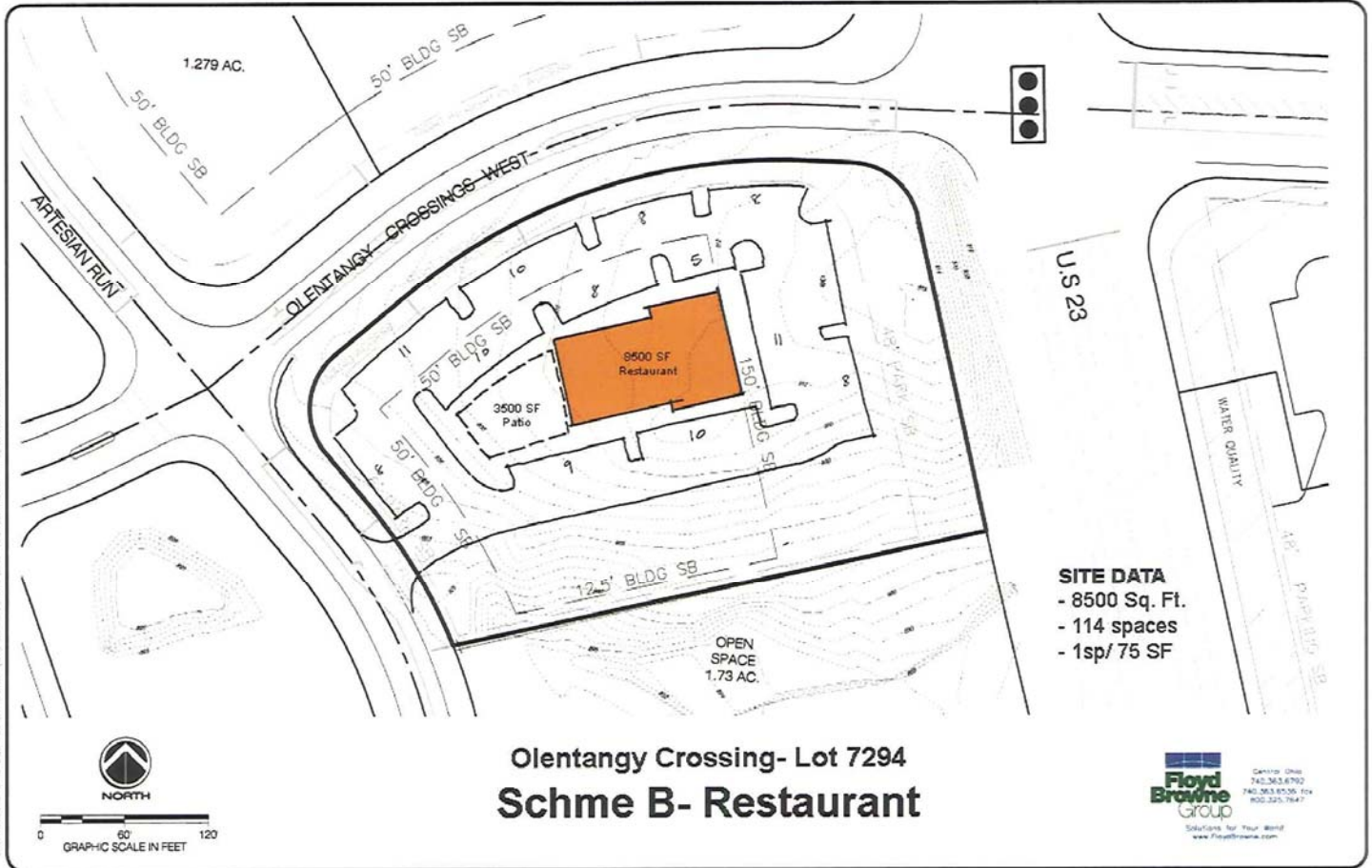
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SCHEME B – RESTAURANT SITE DATA

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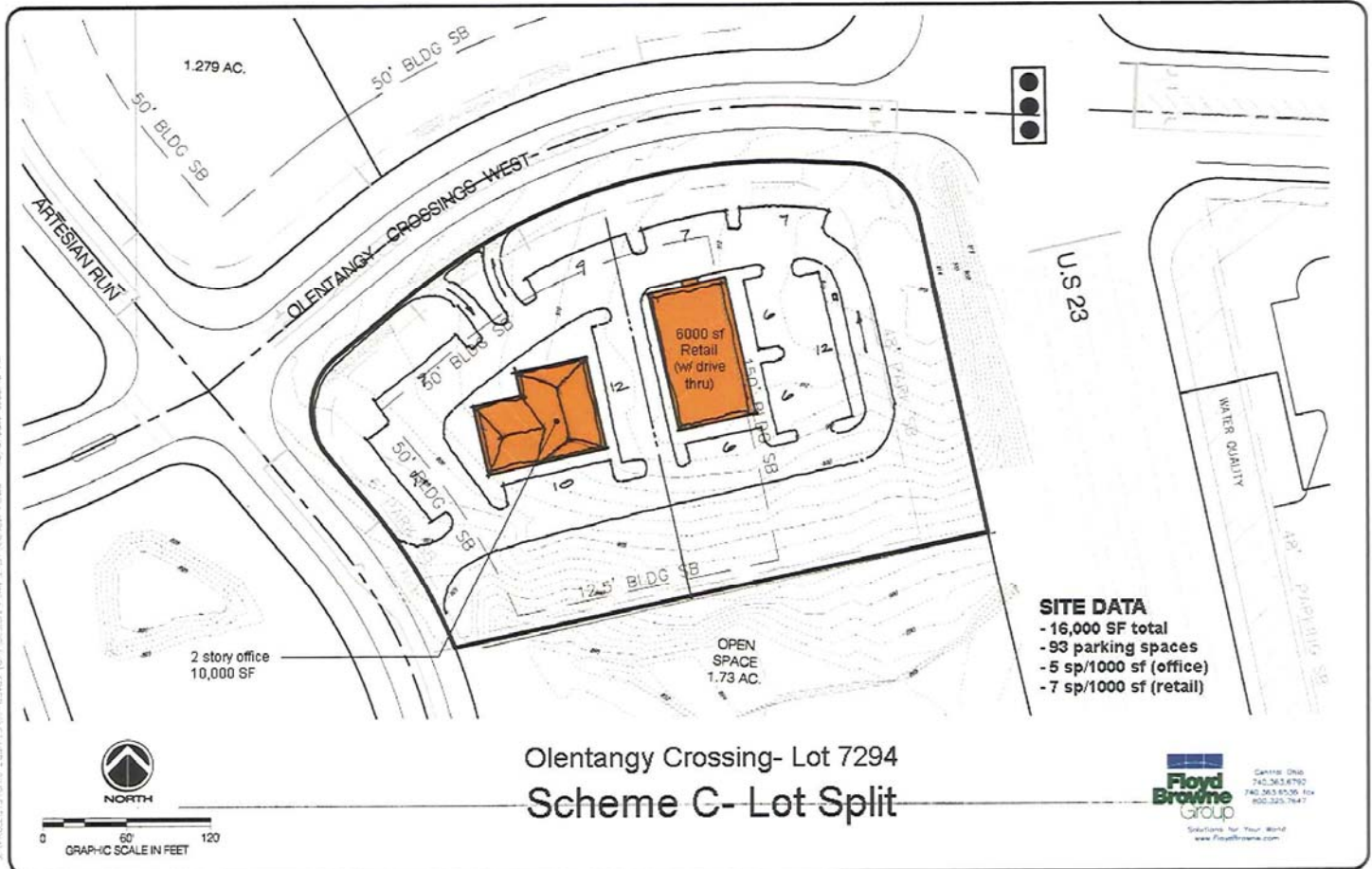
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SCHEME C – LOT SPLIT SITE DATA

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ZONING TEXT

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PERMITTED USES – Per Section 14.03 of the Orange Township Zoning Resolution

- Commercial and office establishments of all types developed and maintained in accordance with the approved development plan.
- Community facilities such as libraries, offices or educational facilities operated by a public agency, government or private entity.
- Commercial establishments normally associated with and intended to service the traveling public with motels, service stations, restaurants, travel trailer parks for overnight parking or any other allied activity.
- Hospitals, medical facilities, nursing homes, hospices and convalescence homes.
- Medical, dental and optical laboratories.
- Kindergarten or child care facilities.
- Public or private golf courses, county clubs, hunt clubs, sportsmen’s clubs, fishing lakes, or similar recreational uses with all buildings and club houses incident thereto including restaurants to serve members and/or users of the facility.
- Other commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.
- Wholesale business, storage and warehouse, excepting public storage unit facilities also known as “mini-warehouses.”
- Temporary non-residential structures such as construction trailers and temporary buildings of a non-residential character may be used incident to the construction work on the premises or on adjacent public project or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed at the discretion of the zoning inspector on finding of reasonable progress towards completion of the permanent structure or project. The zoning inspector may require provisions for sanitary waste disposal, solid waste disposal and water supply. The fees for such permit and renewals thereof shall be established by the Orange Township Board of Trustees. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit, and/or the issuance of the zoning Certificate of Compliance regarding such permanent structure. In no event shall temporary structure be utilized for any residential use.

NOTE: EXCEPT AS OTHERWISE INDICATED



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AERIAL IMAGERY

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