



# INVESTMENT OFFERING

640 - 676 Enterprise Drive  
Lewis Center, OH 43035

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# OFFERING

Property Description: 640 - 676 Enterprise Drive, Lewis Center, OH  
Excellent location minutes from Polaris  
15,092 Gross SF; 15,092 Rentable SF

Sales Price: \$2,495,000

Current Occupancy: 100%

Cap Rate 7%

	2023		2024	
Projected Net Operating Income:	\$167,939		\$186,508	
Projected Returns:				
Annual Cash Flow	\$61,272	12%	\$39,422	8%
Annual Debt Reduction	\$0	0%	\$42,699	9%
Tax Deduction	\$64,392	13%	\$64,392	13%
Annual Appreciation	\$74,850	15%	\$74,850	15%
Total Annual Return	\$200,514	40%	\$221,363	44%

# OFFERING

## Investment Highlights:

- Excellent location minutes from Worthington, Polaris and Powell
- Office space with rare garage storage option near Polaris
- Generous parking for staff and clients
- Exterior seating area to enjoy
- Conference room and private restrooms in suites

## Property Description:

- Attractive, well-maintained property
- Delaware County parcel #'s 31834201003000, 31834201002000
- 15,092 Gross SF building

## Area Description:

- The property is located in Lewis Center, minutes from Polaris and abundant restaurants, retail and service amenities.
- Easy access to I-71, I-270 and I-70



# STACKING PLAN





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY AERIAL

Delaware County

Parcel No. 1: 31834201003000

Parcel No. 2: 31834201002000





# DEMOGRAPHICS





# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 640-676 Enterprise Dr, Lewis Center, OH 43035

## CITY, STATE

**Lewis Center, OH**

## POPULATION

**34,282**

## AVG. HHSIZE

**2.67**

## MEDIAN HH INCOME

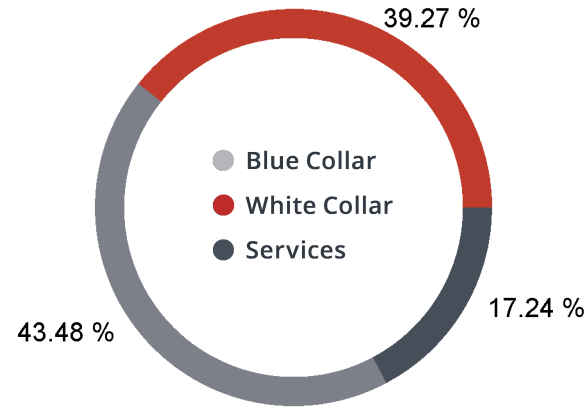
**\$102,660**

## HOME OWNERSHIP

Renters: **3,670**

Owners: **9,379**

## EMPLOYMENT



**56.21 %**  
Employed

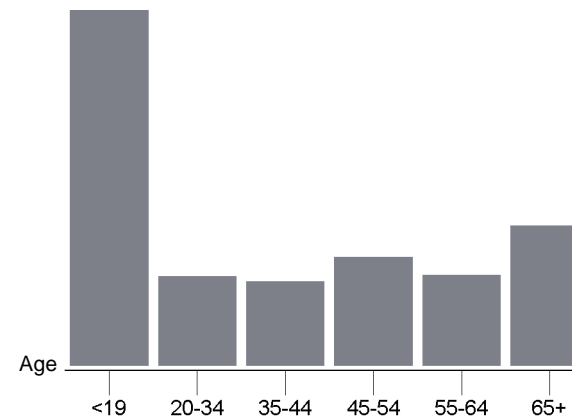
**0.91 %**  
Unemployed

## EDUCATION

High School Grad: **13.42 %**  
Some College: **19.72 %**  
Associates: **6.98 %**  
Bachelors: **65.08 %**

## GENDER & AGE

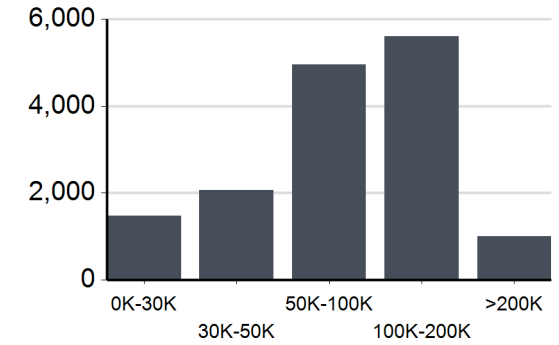
**49.69 %** **50.31 %**



## RACE & ETHNICITY

White: **75.35 %**  
Asian: **10.66 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **5.18 %**  
Hispanic: **4.21 %**  
Two or More Races: **4.60 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

