



INVESTMENT OFFERING

640 - 676 Enterprise Drive
Lewis Center, OH 43035

BRAD KITCHEN, SIOR
Owner/Agent
bkitchen@AlterraRE.com
614.545.2155



Alterra Real Estate Advisors
3 Easton Oval, STE 120
Columbus, OH 43219

All of the included information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

OFFERING

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

Sale Price: \$2,495,000

Current Occupancy: 100%

Cap Rate 7.3%

	2024		2025		
Projected Net Operating Income:	\$173,200		\$182,317		
Projected Returns:	Annual Cash Flow	\$59,617	12%	\$68,734	14%
	Annual Debt Reduction	\$57,810	12%	\$59,569	12%
	Tax Deduction	\$45,013	9%	\$45,013	9%
	Annual Appreciation	\$74,850	15%	\$74,850	15%
	Total Annual Return	<u>\$237,290</u>	47%	<u>\$248,166</u>	49%

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

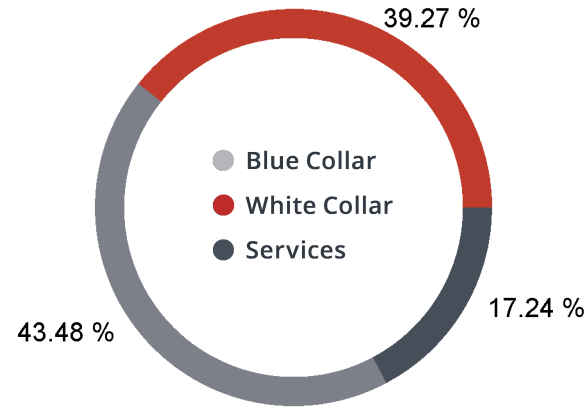
\$102,660

HOME OWNERSHIP

Renters: **3,670**

Owners: **9,379**

EMPLOYMENT



56.21 %
Employed

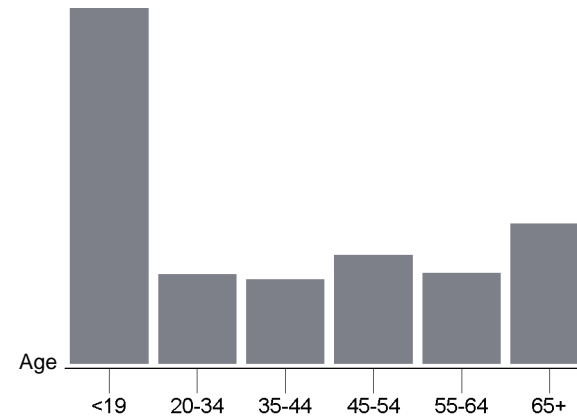
0.91 %
Unemployed

EDUCATION

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

GENDER & AGE

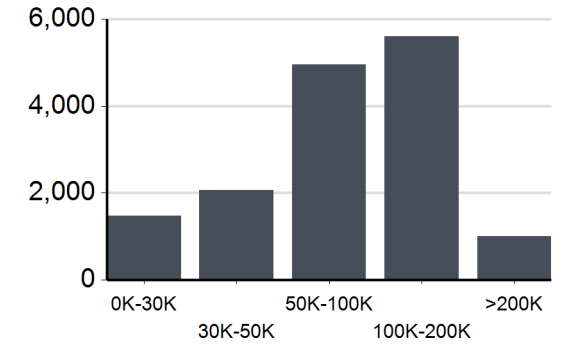
49.69 % **50.31 %**



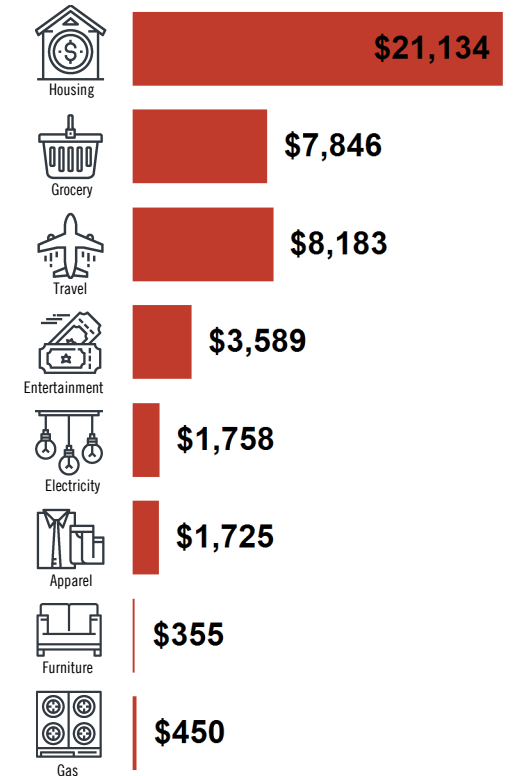
RACE & ETHNICITY

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



THE STATE OF OHIO



60%

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

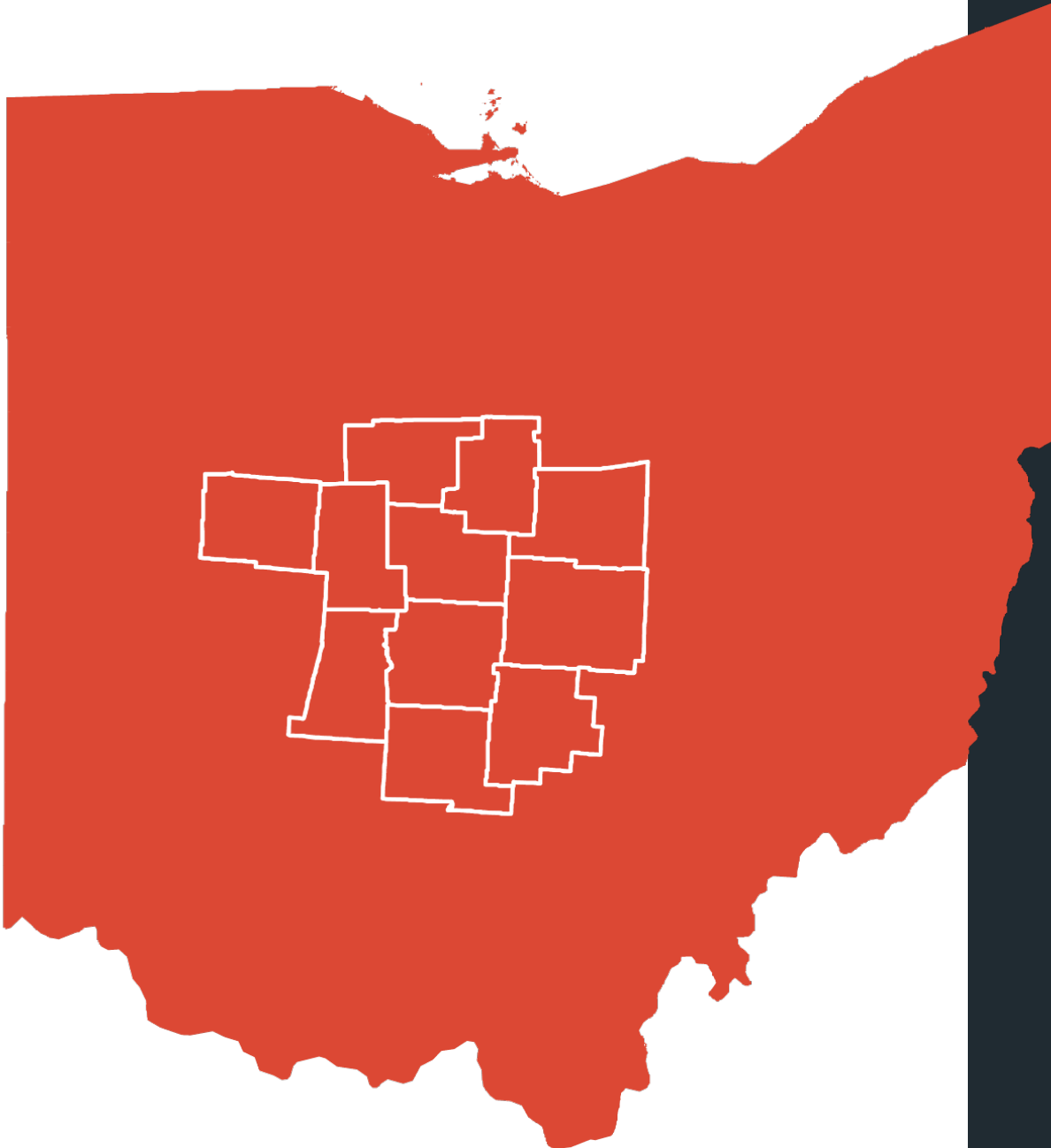
No. 2

STATE FOR LOWEST COST OF DOING BUSINESS

0%

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS

HONDA



JPMORGAN CHASE & CO.



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

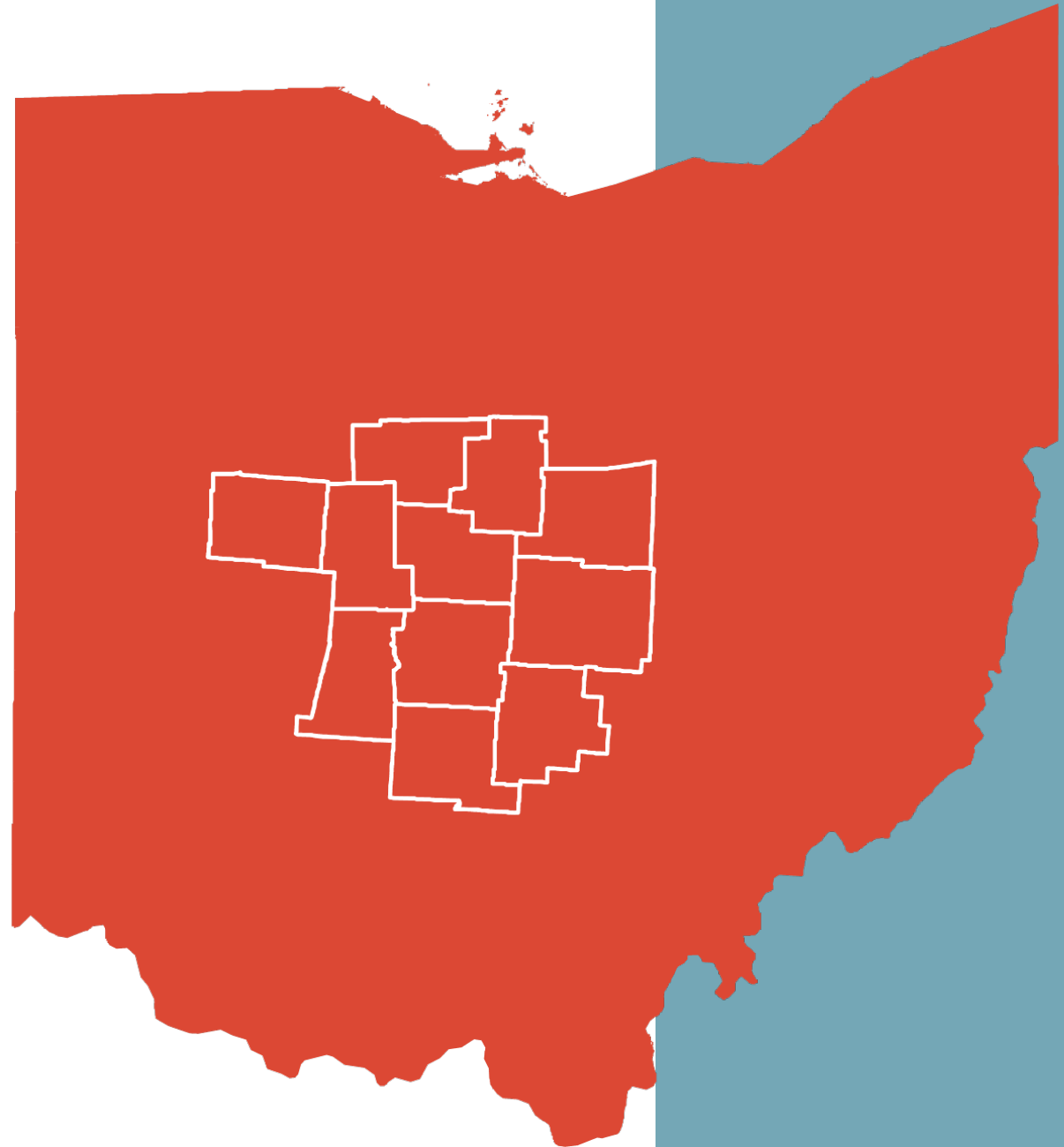
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

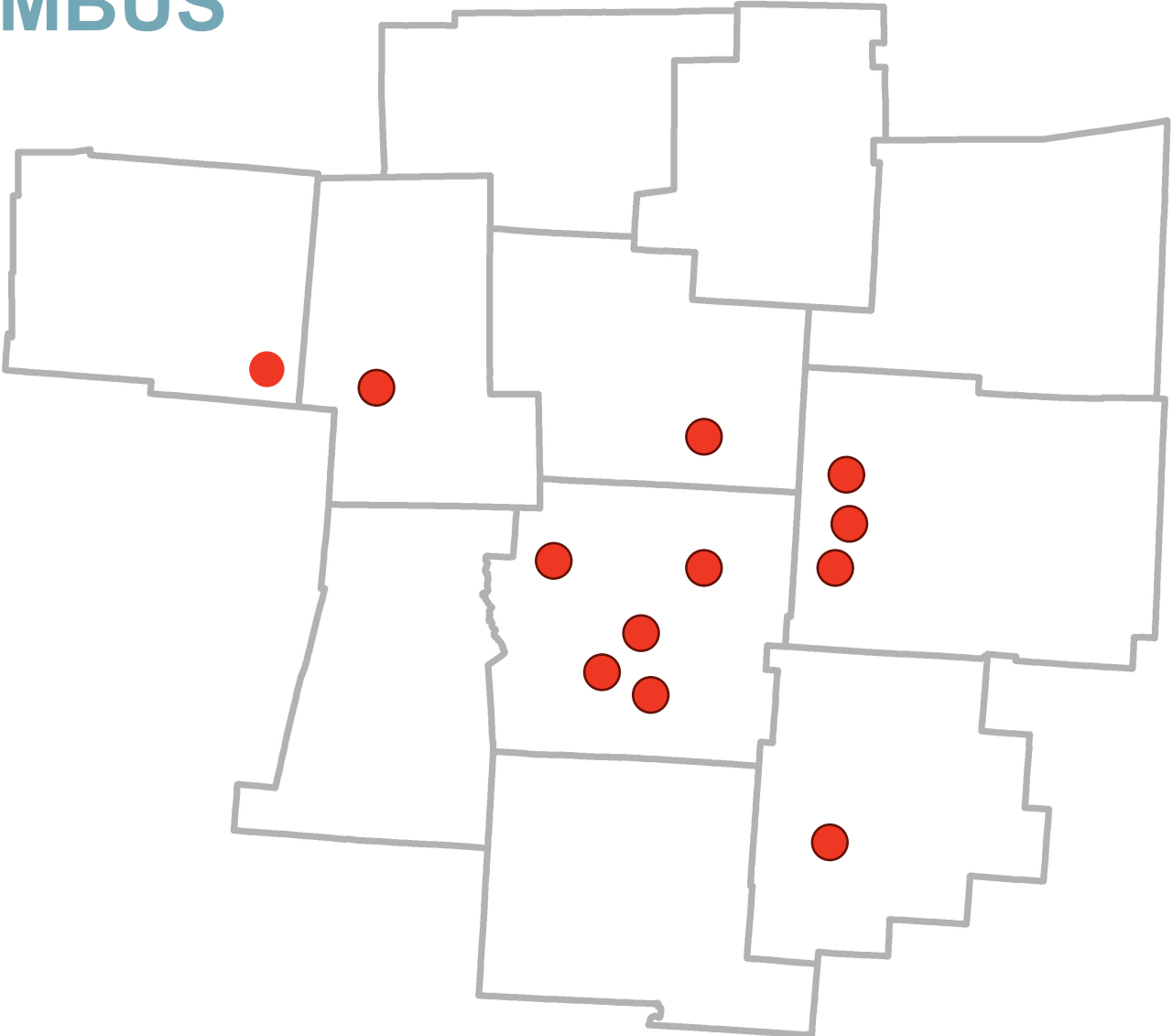
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

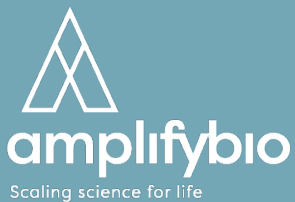


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



Projects



8,385



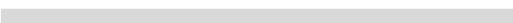
Jobs Created



\$807M



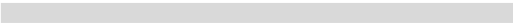
New Payroll



\$21.2B



Capital Investment

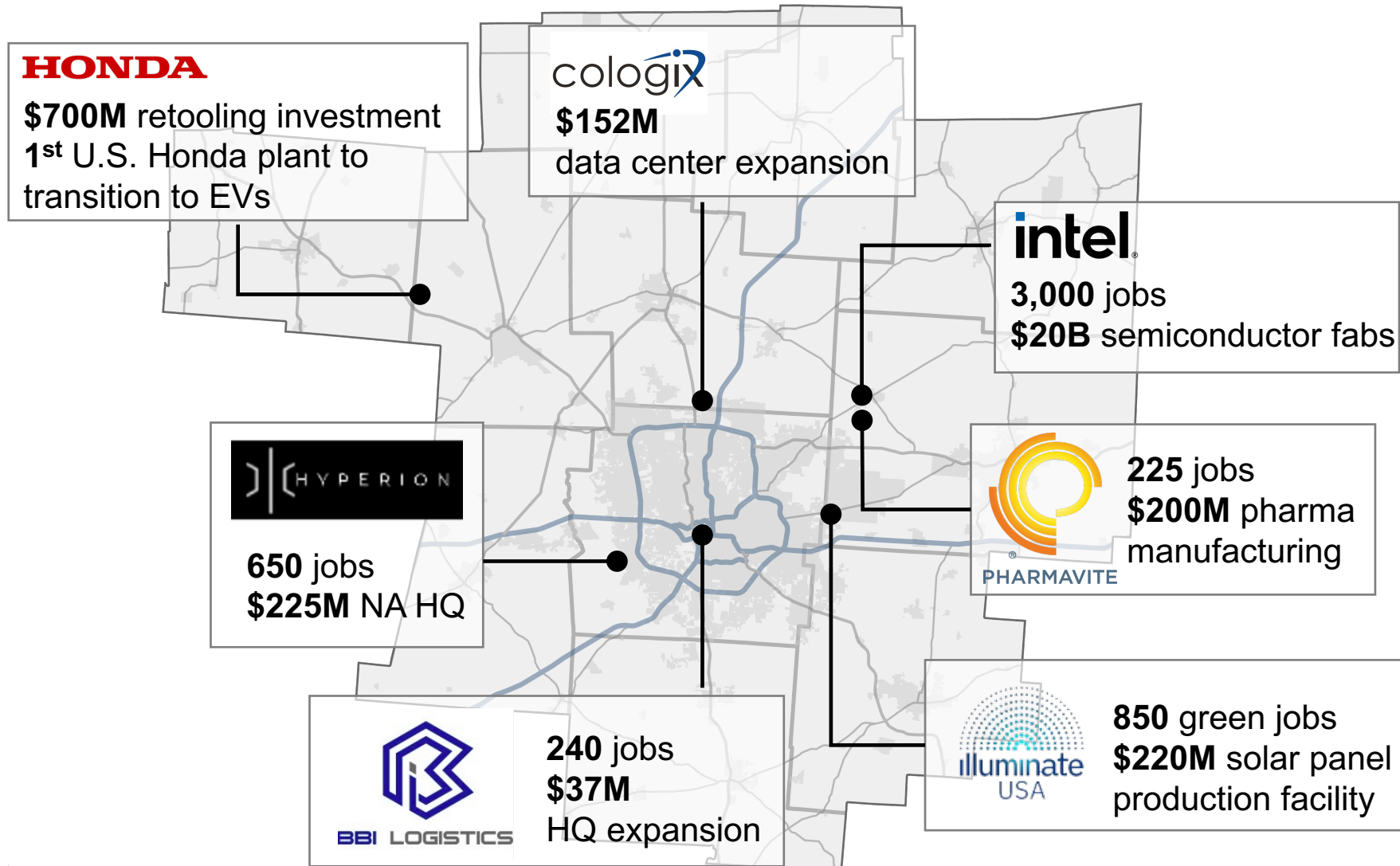


**Projects in
more than 20
communities
across the
Region.**



Source: One Columbus, results since January 2022 as of December 31, 2022. One Columbus projects, does not encompass all market activity.

2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

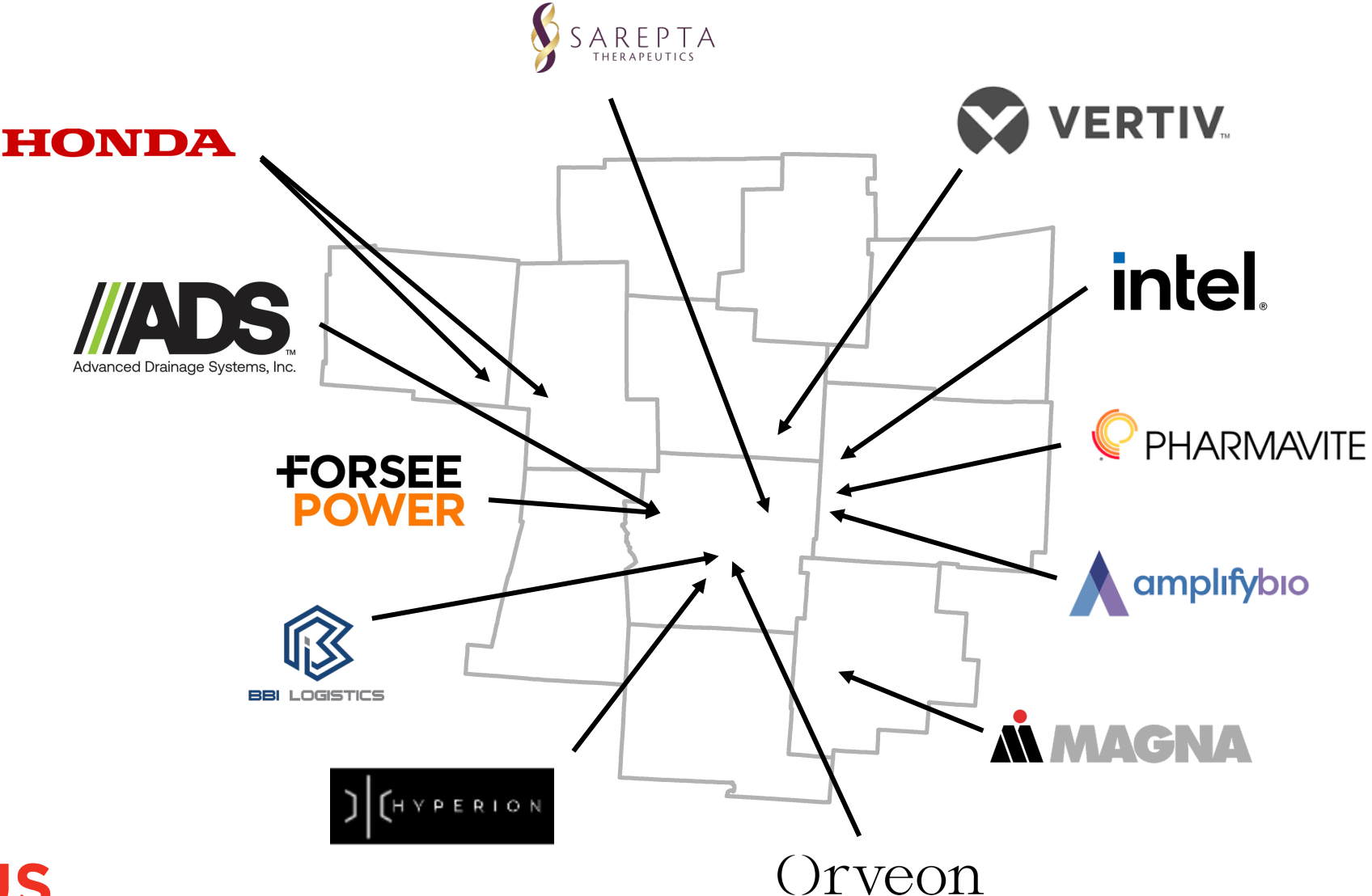
\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

2022 NOTABLE PROJECTS



5,502+
JOBS