



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: \$2,395,000

Current Occupancy: 94%

Cap Rate 6.8% Cap Going In
7.6% Fully Occupied with 14% Cash on Cash Return

	2023		2024	
Projected Net Operating Income:	\$161,873		\$181,779	
Projected Returns:				
Annual Cash Flow	\$27,464	6%	\$47,370	10%
Annual Debt Reduction	\$41,527	9%	\$43,652	9%
Tax Deduction	\$57,962	12%	\$57,962	12%
Annual Appreciation	<u>\$71,850</u>	<u>15%</u>	<u>\$71,850</u>	<u>15%</u>
Total Annual Return	\$198,803	41%	\$220,834	46%

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

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

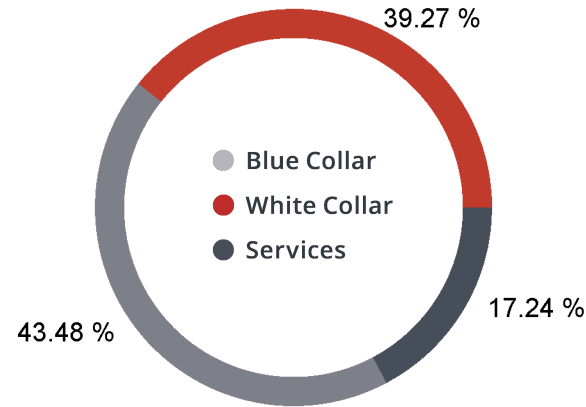
\$102,660

HOME OWNERSHIP

Renters: **3,670**

Owners: **9,379**

EMPLOYMENT



56.21 %
Employed

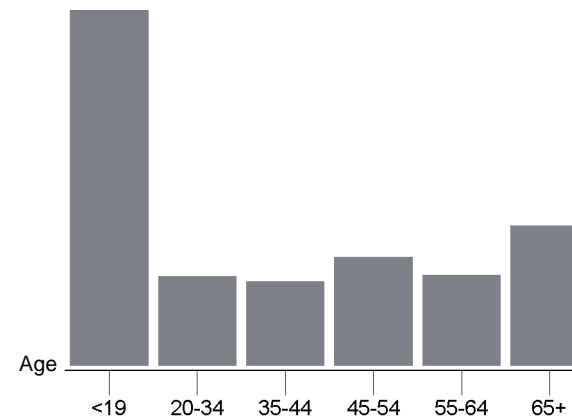
0.91 %
Unemployed

EDUCATION

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

GENDER & AGE

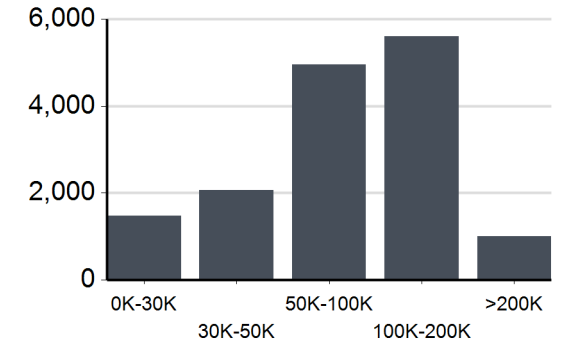
49.69 % **50.31 %**



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

