

# LEASE

## EVANS FARM

1860 Yellowstone St Lewis Center, OH 43035



### LOCATION DESCRIPTION

Developed by BZ Evans in southern Delaware County, Ohio's fastest-growing county, is Evans Farm. The former Parade of Homes site is a 1,250-acre easily accessible development with 2,200 planned single-family residences and hundreds of apartments. The commercial project is highlighted by four-story, mixed-use buildings with prime retail and restaurant space, on-site parking, and apartments immediately above street-level shopping. Retailers and restaurants will be part of a larger, vibrant, pedestrian development planned to include a recreation center, retirement community, elementary school and fire, and police sub-stations.

### PROPERTY HIGHLIGHTS

- 880 SF Office/ Retail workspace
- Located within the Evans Farm Development
- Can be converted into a live work space with an apartment above
- Plenty of on-site parking spaces
- There are 123 residential units built and preleasing an additional 185 units.
- For more on the residential component of the complex visit [www.evansfarmmarketplace.com](http://www.evansfarmmarketplace.com).
- Jennings Sports Park, a 56-acre park features soccer and multi-sport fields, baseball and softball fields, batting cages and a multi-level pavilion is being constructed on the western edge of the development

### OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (MG)
Number of Units:	1
Available SF:	880 SF
Zoning:	PC - Planned Commercial & Office District
APN:	318-213-01-002-004

### OTHER RESOURCES

[bit.ly/1860YellowstoneSt](http://bit.ly/1860YellowstoneSt)

**Anthony Maronitis, CCIM, MS**  
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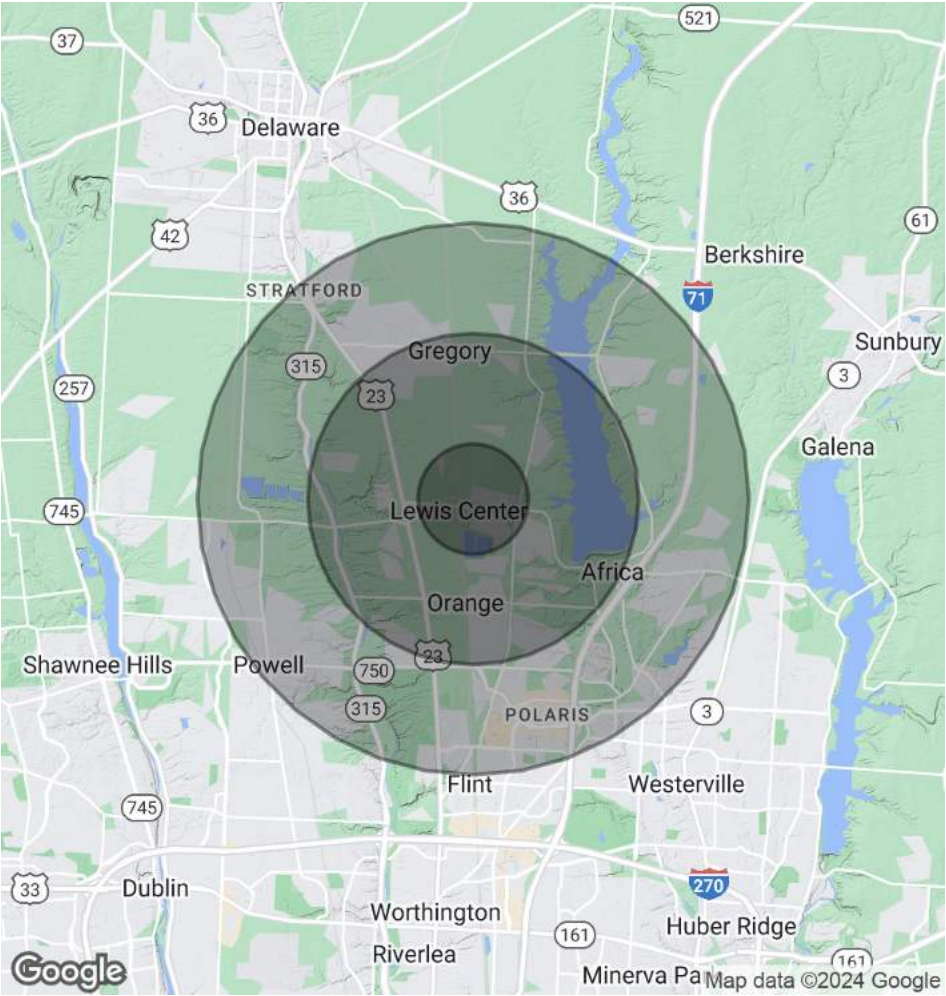
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,828	27,572	80,589
Average Age	39.1	36.8	37.5
Average Age (Male)	28	36.3	37.5
Average Age (Female)	37.3	36.5	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	920	8,900	28,769
# of Persons per HH	3.1	3.1	2.8
Average HH Income	\$142,693	\$160,624	\$146,894
Average House Value	\$401,876	\$370,237	\$350,025

2020 American Community Survey (ACS)

TRAFFIC COUNT CROSS STREETS	LOCATION	YEAR	COUNT
Lewis Center Road East of S Old State Road	2-WAY	2020	8,734 AADT
US-23/Columbus Pike South of Lewis Center Road	2-WAY	2020	40,284 AADT



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