

# LEASE

## EVANS FARM

Lewis Center Rd & Evans Farm Dr Lewis Center, OH 43035

## THE NEIGHBORHOOD OF A LIFETIME!

### 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

- New mixed-use development boasting numerous amenities in a town center environment; Four-story buildings with residential above retail
- Plenty of on-site parking spaces
- NOW LEASING Buildings 3 to 6, will be delivered 3rd or 4th Quarter of 2023.
- 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.

02/13/2023 Ed.



### OFFERING SUMMARY

Lease Rate:	\$27.00 - 35.00 SF/yr (NNN)
Number of Units:	28
Available SF:	1,188 - 7,180 SF
Lot Size:	24 Acres
Zoning:	PC - Planned Commercial and Office District
APN:	31821301004000, 31821301005000

### OTHER RESOURCES

[bit.ly/Evans\\_Farm](http://bit.ly/Evans_Farm)

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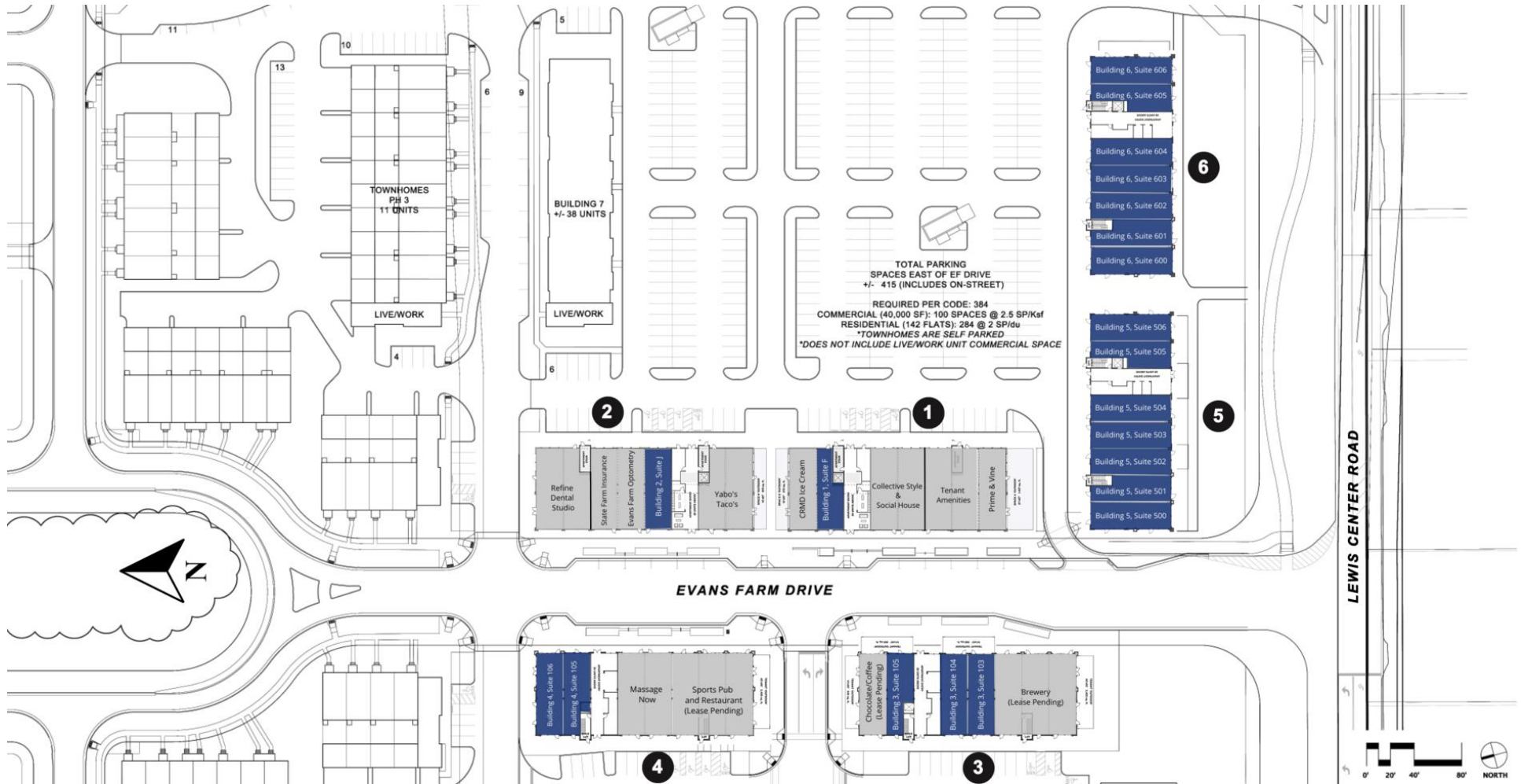
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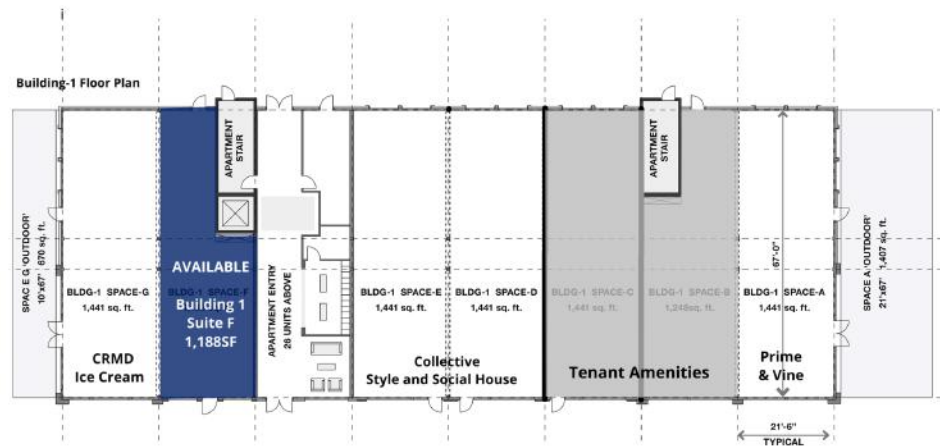
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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 1, Suite B	Tenant Amenities	1,248 SF	NNN	-	Common Area
Building 1, Suite C	Tenant Amenities	1,441 SF	NNN	-	Common Area
Building 1, Suite F	Available	1,188 SF	NNN	\$27.00 - 35.00 SF/yr	In Line

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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 2, Suite J	Available	1,441 SF	NNN	\$27.00 - 35.00 SF/yr	In Line

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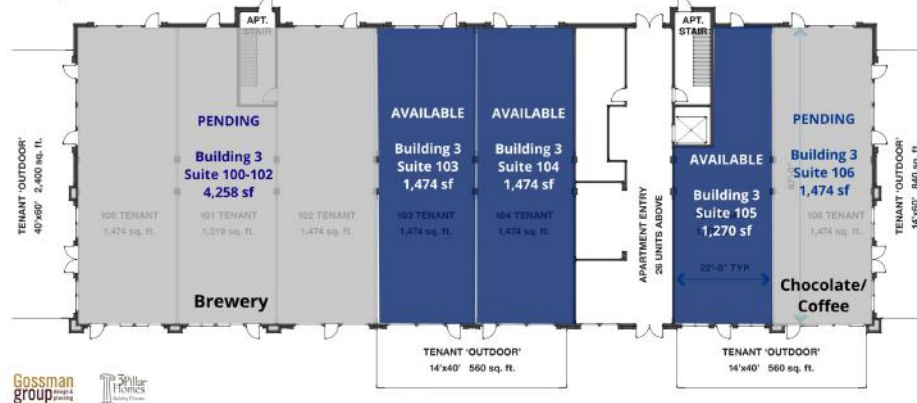


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Building-3 Floor Plan



### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 3, Suite 100	Lease Pending - Brewery	1,474 - 4,258 SF	NNN	-	End Cap - This unit has outdoor space that is 2,400 sq ft. (40'x60')
Building 3, Suite 103	Available	1,474 - 2,948 SF	NNN	\$27.00 - 35.00 SF/yr	In Line - This unit has a shared outdoor space with Unit 104 that is 560 sq ft. (14'x40').
Building 3, Suite 104	Available	1,474 - 2,948 SF	NNN	\$27.00 - 35.00 SF/yr	In Line - This unit has a shared outdoor space with Unit 103 that is 560 sq ft. (14'x40').
Building 3, Suite 105	Available	1,270 - 2,744 SF	NNN	\$27.00 - 35.00 SF/yr	In Line - This unit has a shared outdoor space with Unit 106 that is 560 sq ft. (14'x40').
Building 3, Suite 106	Lease Pending - Chocolate/Coffee	1,474 - 2,744 SF	NNN	-	End Cap - This unit has a shared outdoor space with Unit 105 that is 560 sq ft. (14'x40').

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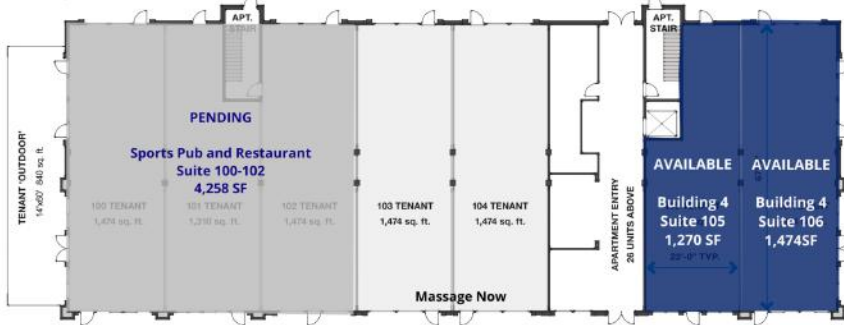
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Building-4 Floor Plan



### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 4, Suite 100-102	Lease Pending - Sports Pub and Restaurant	4,258 SF	NNN	-	End Cap - This unit has a 2,400 sq ft. (40''x60') outdoor space.
Building 4, Suite 105	Available	1,270 - 2,744 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 4, Suite 106	Available	1,474 - 2,744 SF	NNN	\$27.00 - 35.00 SF/yr	End Cap

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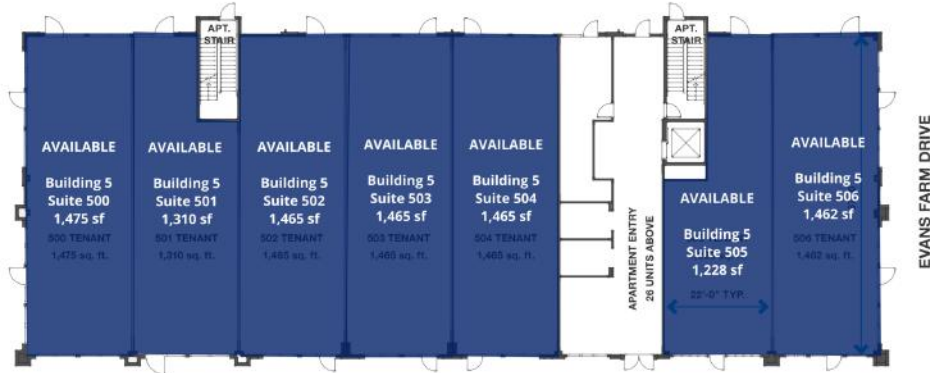


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Building-5 Floor Plan



### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 5, Suite 500	Available	1,475 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	End Cap
Building 5, Suite 501	Available	1,310 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 5, Suite 502	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 5, Suite 503	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 5, Suite 504	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 5, Suite 505	Available	1,228 - 2,690 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 5, Suite 506	Available	1,462 - 2,690 SF	NNN	\$27.00 - 35.00 SF/yr	End Cap

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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 6, Suite 600	Available	1,475 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	End Cap
Building 6, Suite 601	Available	1,310 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 6, Suite 602	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 6, Suite 603	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 6, Suite 604	Available	1,465 - 7,180 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 6, Suite 605	Available	1,228 - 2,690 SF	NNN	\$27.00 - 35.00 SF/yr	In Line
Building 6, Suite 606	Available	1,462 - 2,690 SF	NNN	\$27.00 - 35.00 SF/yr	End Cap

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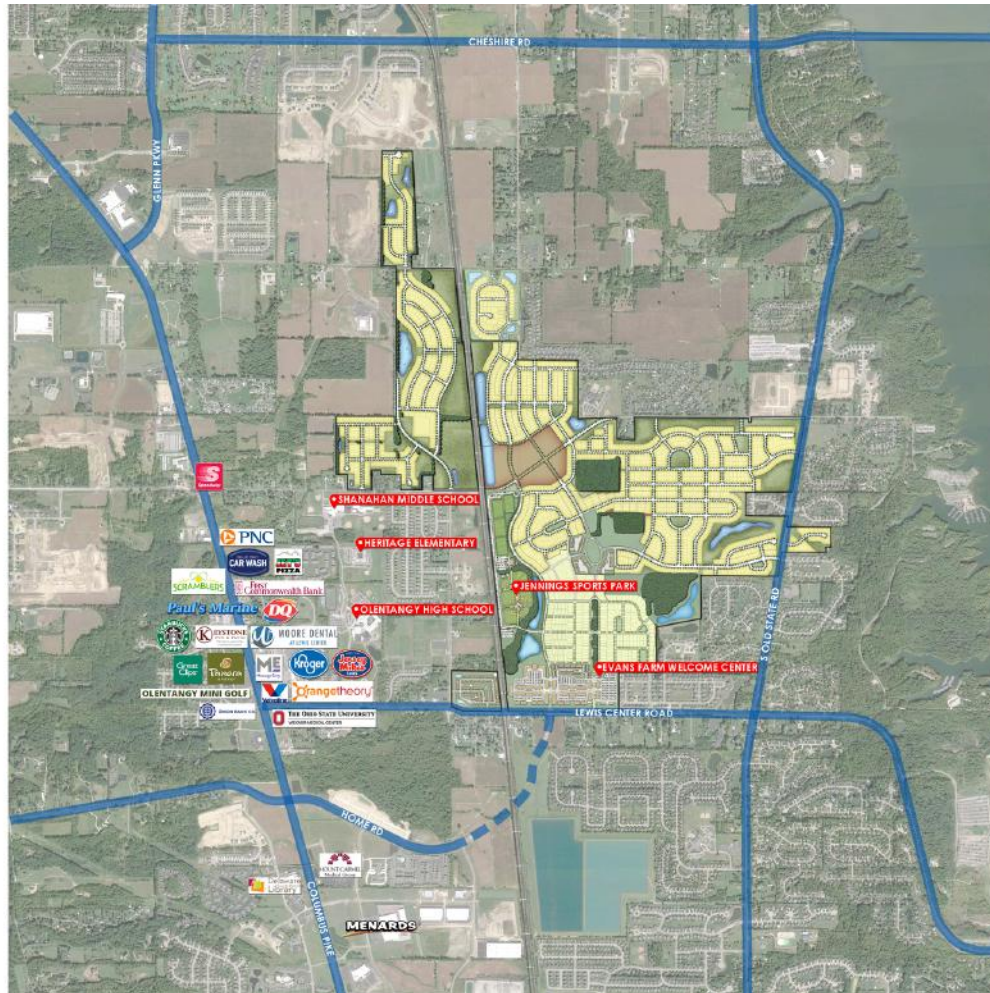
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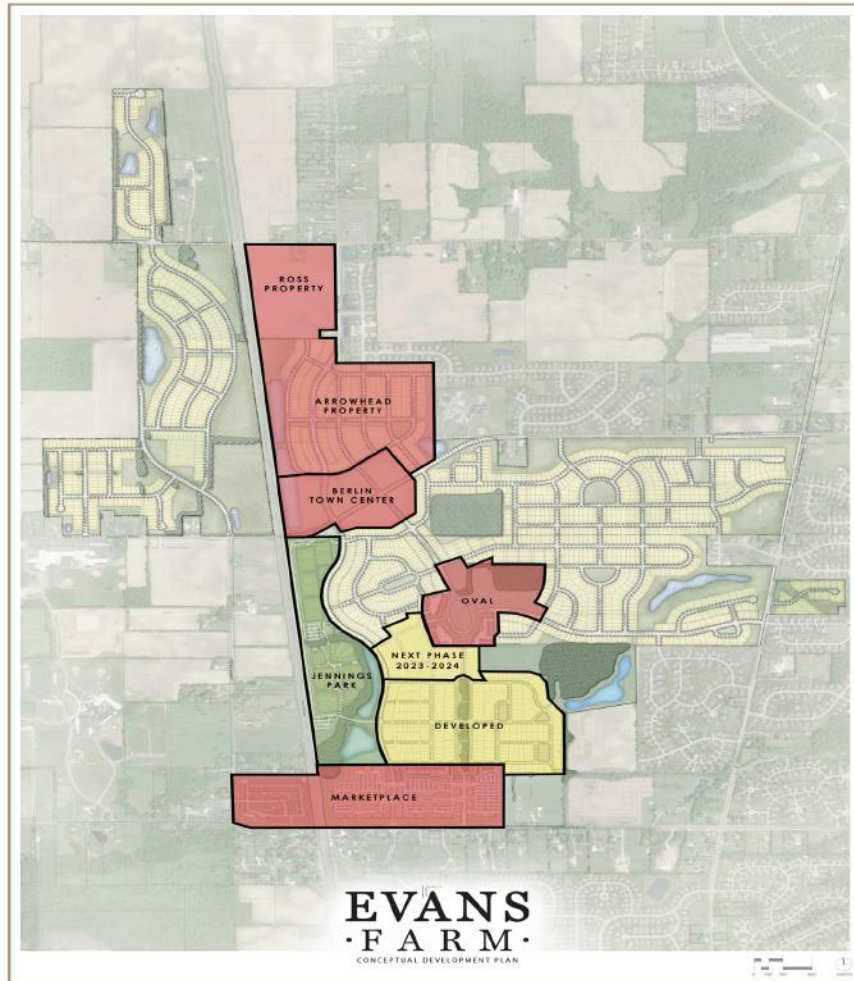
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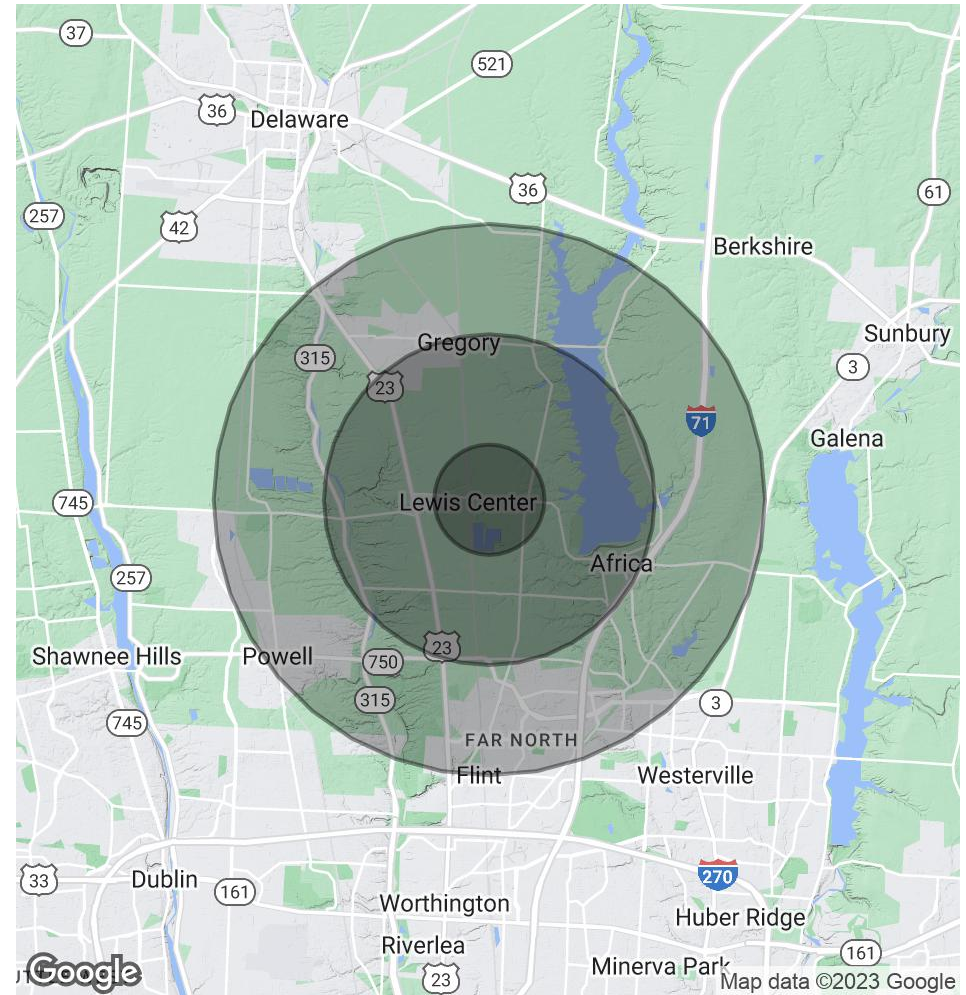
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,261	18,788	64,874
Average Age	33.6	33.8	34.6
Average Age (Male)	31.3	32.5	33.9
Average Age (Female)	34.7	34.5	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	406	6,447	23,739
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$117,208	\$120,243	\$116,990
Average House Value	\$371,799	\$337,267	\$349,821

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
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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