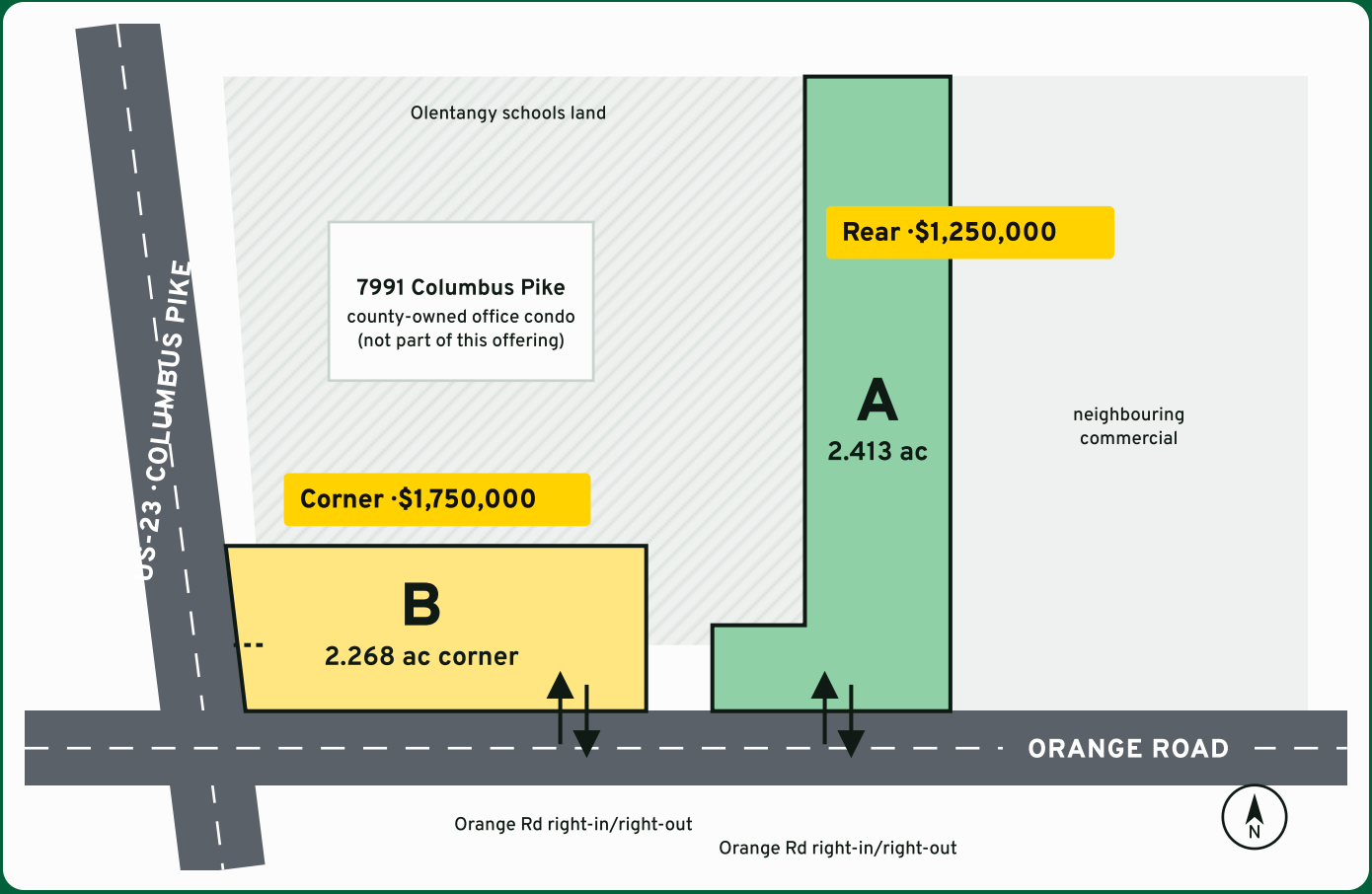
OFFERING MEMORANDUM · COMMERCIAL LAND FOR SALE

US-23 & Orange Road
Lewis Center, Ohio 43035

4.681 acres in two parcels on Columbus Pike, Orange Township, Delaware County. Available together or separately.



4.68 ac	$2,895,000	$1,750,000	$1,250,000
total, two parcels	both parcels	corner, 2.268 ac	rear, 2.413 ac

MAKE AN OFFER · shay@orange23llc.com · 614-804-5656

Offered by Orange23 Group LLC · Shay Reddy, Managing Partner · shay@orange23llc.com · 614-804-5656

November 26, 2026

Executive summary

Orange23 Group LLC is selling two commercial parcels at the northeast corner of US-23 (Columbus Pike) and Orange Road in Lewis Center, next to 7991 Columbus Pike. The corner parcel has frontage on both US-23 and Orange Road. The rear parcel has its own Orange Road frontage and runs north along the east side of the Orange Corporate Center. In February 2025 Delaware County confirmed that each parcel is entitled to its own right-in/right-out drive on Orange Road.

The site sits on US-23 between Worthington and the City of Delaware, west of I-71 and the Polaris retail district. Delaware County grew from 214,124 people at the 2020 Census to an estimated 237,966 in 2024, and its median household income is $130,088.

Pricing

Option	Acres	Asking price	Per SF	Per acre
Parcel B, the corner	2.268	$1,750,000	$17.71	$771,605
Parcel A, the rear parcel	2.413	$1,250,000	$11.89	$518,027
Both parcels together	**4.681**	**$2,895,000**	**$14.20**	**$618,458**

Buying both parcels saves $105,000. The owner will also consider ground leases and build-to-suit structures. The corner is subject to an existing purchase agreement. The owner is accepting backup offers.

Investment highlights

- A corner at the signalized US-23 and Orange Road intersection. US-23 carries 30,000 to 80,000+ vehicles a day through the corridor (ODOT, 2023 volumes).
- Two independent parcels, so a buyer can take one pad or assemble 4.68 acres.
- Each parcel has its own Orange Road access entitlement, confirmed by Delaware County in 2025.
- Planned commercial zoning (PC per the 2023 ALTA survey), FEMA Zone X, and utilities reported at the site.
- Strong demographics: one of Ohio's fastest-growing and highest-income counties.

Make an offer: send your price and terms to Shay Reddy, Managing Partner, Orange23 Group LLC · shay@orange23llc.com · 614-804-5656 · or use the offer form at https://www.orange23llc.com/#offer

The parcels

Parcel B ·the corner ·$1,750,000

Delaware County parcel	318-234-04-003-001
Size	2.268 acres (about 98,794 SF)
Asking price	$1,750,000
Price per SF	$17.71
Price per acre	$771,605
Frontage	About 215 ft on US-23 and 366 ft on Orange Road (2023 ALTA)
Zoning	PC, Planned Commercial and Office, per the 2023 ALTA. Confirm under the 2026 code.
Flood	FEMA Zone X
Access	Its own Orange Road right-in/right-out, per the county's Feb 2025 letter

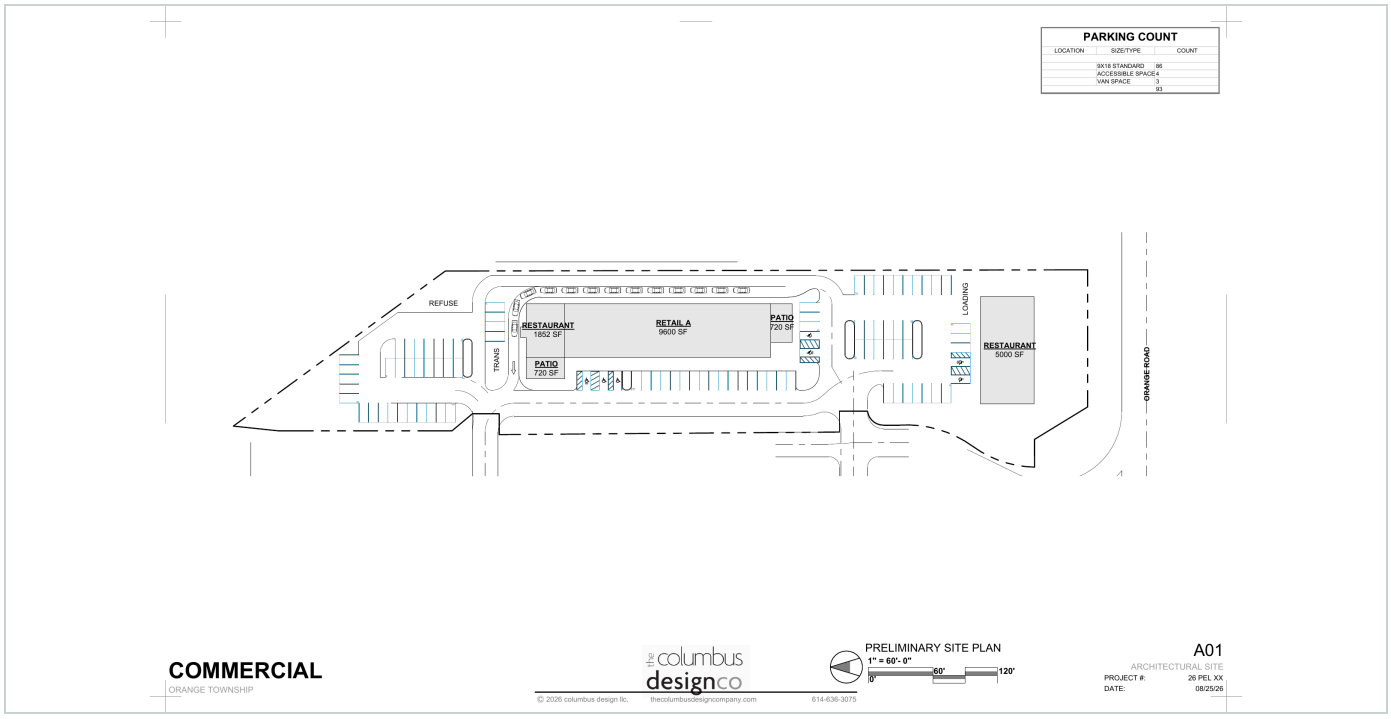
The corner is subject to an existing purchase agreement. The owner is accepting backup offers.

Parcel A ·the rear parcel ·$1,250,000

Delaware County parcel	318-234-04-003-002
Size	2.413 acres (about 105,110 SF)
Asking price	$1,250,000
Price per SF	$11.89
Price per acre	$518,027
Frontage	Its own Orange Road frontage, about 135 ft
Zoning	Planned commercial. Confirm under the 2026 code.
Concept on file	About 16,450 SF of restaurant and retail space, 93 parking spaces (2026 preliminary plan)
Access	Its own Orange Road right-in/right-out, per the county's Feb 2025 letter

The architect's preliminary plan for about 16,450 SF of restaurant and retail space is on the next page.

Parcel A ·the architect's plan (Aug 2026)



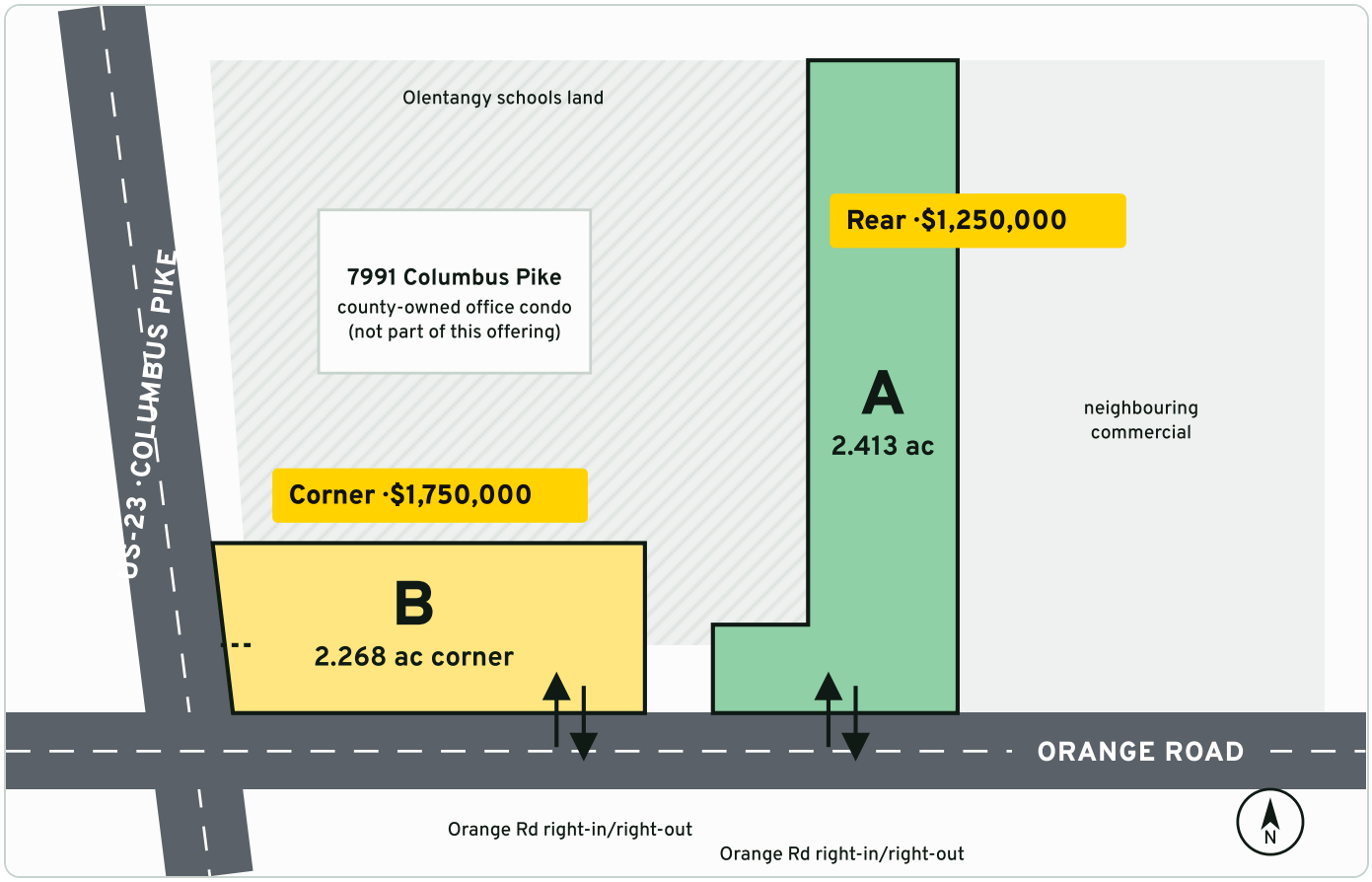
Preliminary concept for discussion only, prepared for the owner by The Columbus Design Co. (Aug 25, 2026). It shows a 5,000 SF restaurant on Orange Road and a 9,600 SF retail building with an 1,852 SF restaurant end cap, plus patios and 93 parking spaces. Site access must be redesigned around the Orange Road right-in/right-out. The plan is not approved by any agency.

16,452 SF	**5,000 SF**	**11,452 SF**	**93**
total building area	restaurant pad on Orange Rd	retail with restaurant end cap	parking spaces

Why it matters to a buyer

- A developer can start from a drawn layout, which saves months of early design work.
- The Orange Road pad suits a sit-down or quick-service restaurant facing traffic. The retail building behind it suits shops, services and a second restaurant with a patio.
- The layout can be adjusted: for example, a drive-thru coffee or quick-serve pad in place of the 5,000 SF restaurant.
- Next steps: redesign the site access around the Orange Road right-in/right-out, then submit to Orange Township and the Delaware County Engineer.

Site plan



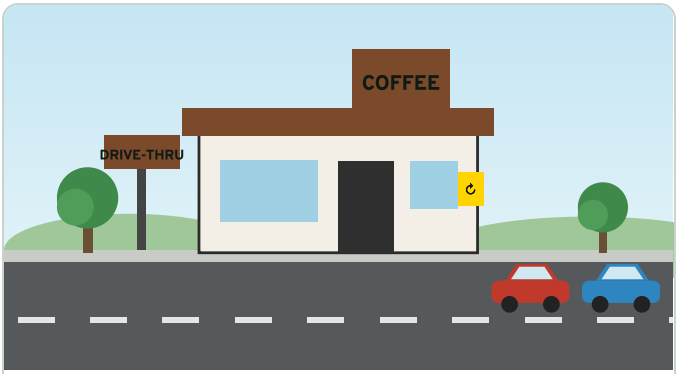
Schematic, not to scale. Boundaries follow the November 2018 plat of survey (Exhibit A) and the April 2023 ALTA survey of the corner. Hatched land belongs to neighbours, including the county-owned office condominium at 7991 Columbus Pike, and is not part of this offering. Arrows mark each parcel's Orange Road right-in/right-out entitlement. The dashed mark on US-23 shows that any access there needs an ODOT District 6 permit.

Dimensions and survey notes (corner, 2023 ALTA)

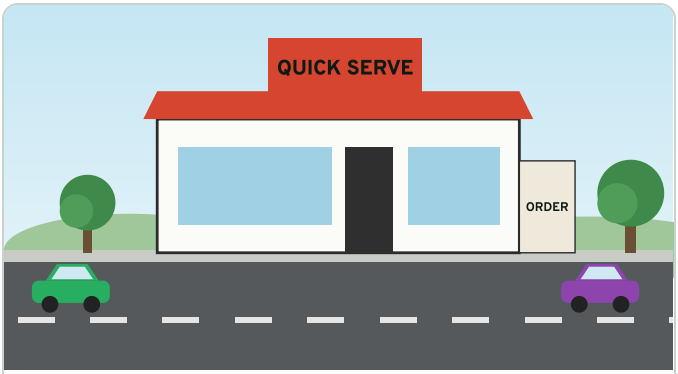
- 2.268 acres, Farm Lot 1, Quarter Township 2, Township 3, Range 18, United States Military Lands.
- About 215 ft along the east right-of-way of US-23 and 366 ft along the north right-of-way of Orange Road.
- No encroachments noted. Vacant land. Flood Zone X (map 39041C0242K, effective April 16, 2009).
- Zoning shown: PC, Planned Commercial and Office. Setbacks of 80 ft from US-23, 70 ft from Orange Road, 30 ft from other lines. Maximum height 50 ft.

Potential uses

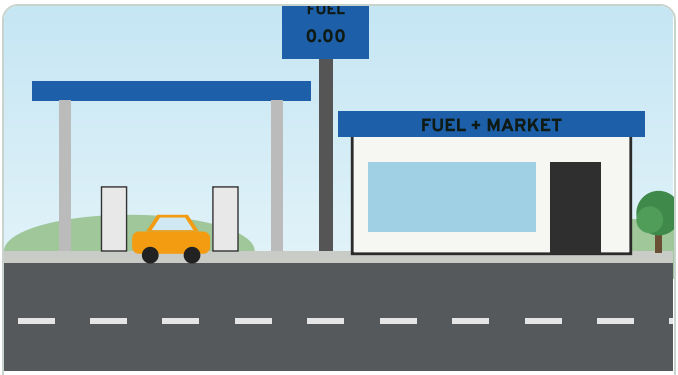
These are generic concept illustrations of uses that fit the parcels. They show no real brand, and no operator is affiliated with them. Every use needs township zoning approval and access permits.



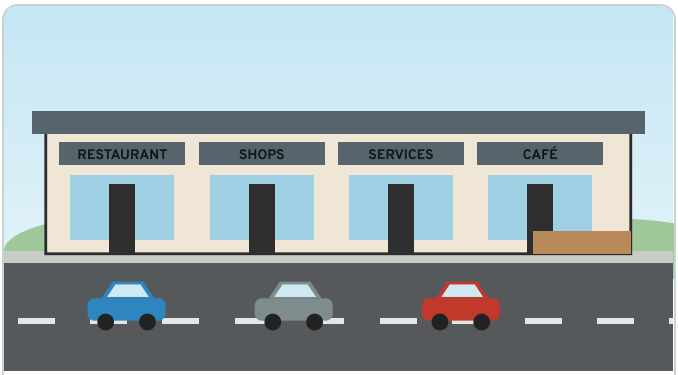
Drive-thru coffee pad
About 0.6 to 1 acre on Parcel A's Orange Road frontage. A small-format coffee operator expressed interest in this area in 2025.



Quick-serve restaurant with drive-thru
A 2,000 to 3,000 SF quick-service restaurant with a stacking lane fits either parcel. Best on the corner, with US-23 visibility.



Fuel and convenience
This use suits the corner (Parcel B), which has about 215 ft on US-23 and 366 ft on Orange Road. It depends on ODOT access to US-23 and the township's approval.



Neighborhood retail center
In 2026 an architect drew a preliminary concept for Parcel A: about 16,450 SF of restaurant and retail space with 93 parking spaces. Its access will need to be redesigned around the Orange Road drive.

Other fits include medical or dental office, a bank branch with drive-thru, and professional office. The 2019 county listing named medical, dental, office and retail uses.

Location and market

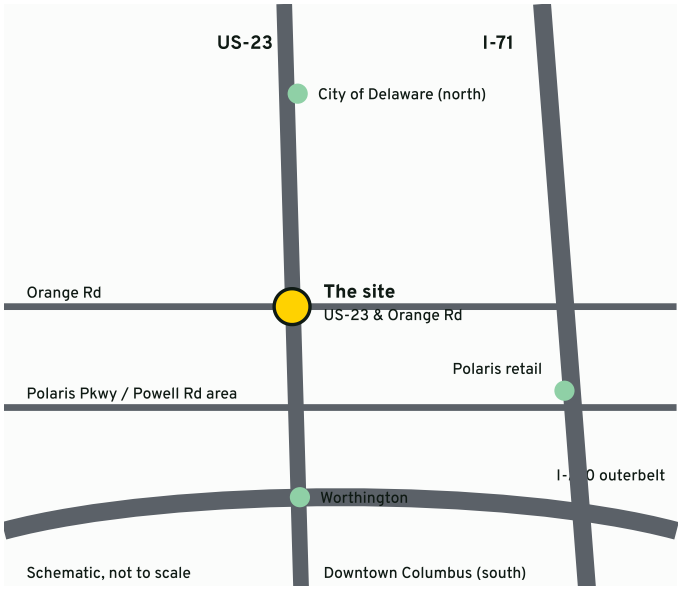
237,966 residents in Delaware County (2024 estimate), up from 214,124 at the 2020 Census. The state projects 328,905 by 2050.

$130,088 median household income in Delaware County.

30,000 to 80,000+ vehicles a day on US-23 through the corridor (2023).

The site is on Columbus Pike between Worthington and the City of Delaware, west of I-71 and the Polaris retail district, in the Olentangy Local School District. Orange Township is one of the county's most populous and fastest-growing townships.

Sources: Ohio Department of Development, County Profile: Delaware County (2025); ODOT District 6, US-23 corridor study draft preliminary feasibility study (Nov 2024).

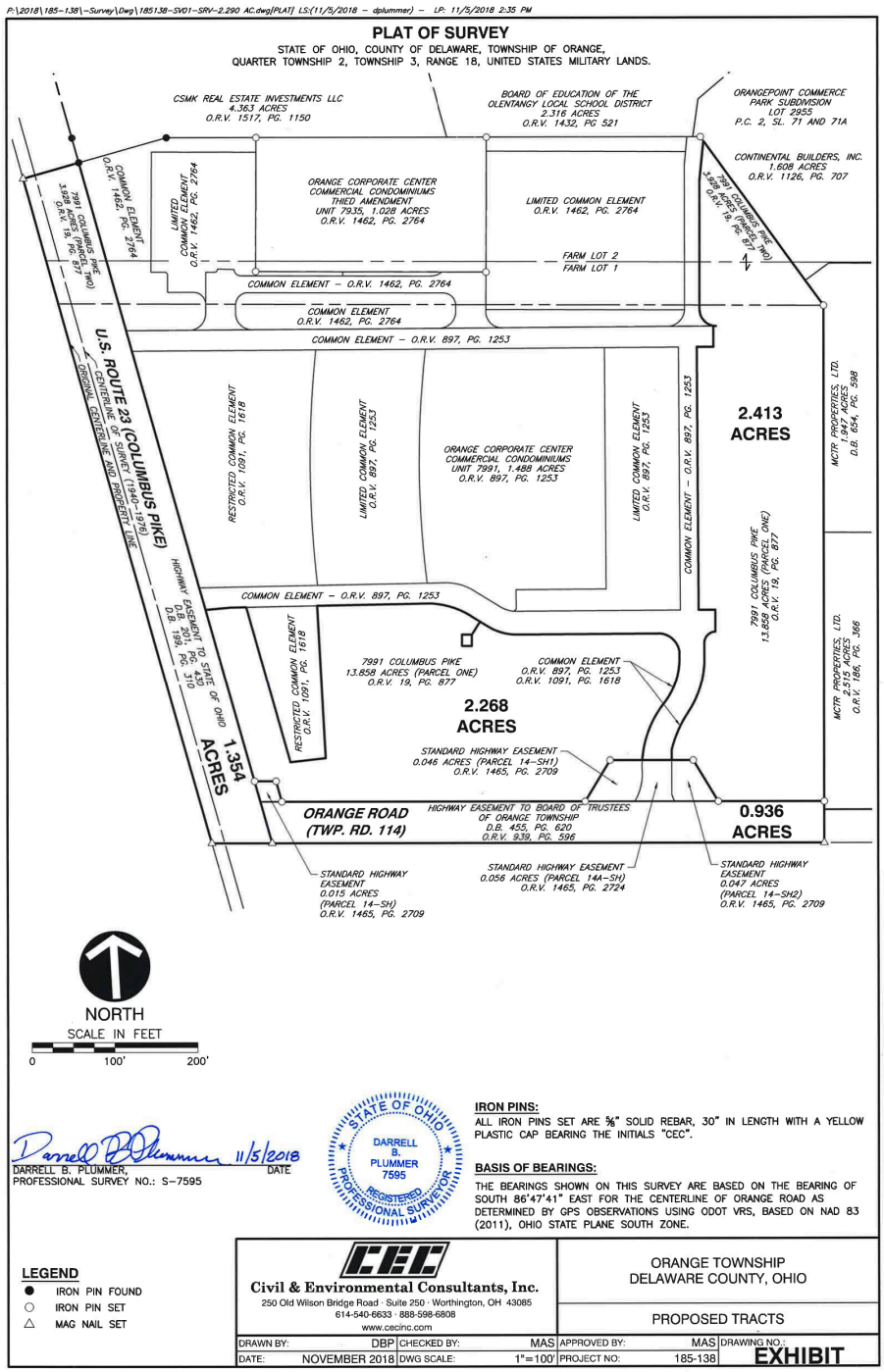


Access, zoning and due diligence

1. **Orange Road access.** In a February 24, 2025 letter, Delaware County stated that the County Engineer considers each Orange23 parcel entitled to one additional right-in/right-out on Orange Road.
2. **Neighbouring condominium.** The adjacent county-owned condominium parcel (318-234-04-003-503) is not available for easements or sale, per the same letter.
3. **US-23.** The 2019 county listing noted two existing US-23 curb cuts and a deceleration lane. Any use of US-23 access needs an ODOT District 6 permit. ODOT is studying long-term improvements along the US-23 corridor, and those plans are not final. Buyers should review them during due diligence.
4. **Recorded rights.** The December 2018 general warranty deed to Orange23 Group LLC (Book 1613, Page 2201) assigned certain declarant rights under the Orange Corporate Center Commercial Condominiums declaration (O.R. 897, Page 1175) and owner/developer rights under Orange Township development plan #08-0610. Buyers should have counsel review how these rights apply.
5. **Zoning.** The 2023 ALTA survey lists PC, Planned Commercial and Office. Orange Township adopted a new zoning code in March 2026. Confirm the current district, permitted uses and approval path with the Orange Township zoning office (740-548-5430).
6. **Utilities.** The 2019 county listing reported utilities, including sanitary sewer, available. Confirm capacities with Delaware County Regional Sewer District and Del-Co Water.
7. **Recorded easements.** The title commitment lists highway easements to the State of Ohio and Orange Township and utility easements (gas, electric, telephone, cable, water). Copies are available on request.
8. **Corner contract status.** The corner is subject to an existing purchase agreement. The owner is accepting backup offers.

Documents available to qualified buyers on request: 2018 plat of survey, 2023 ALTA survey, title commitment summary, Delaware County access letter (Feb 2025), 2009 development plan, 2026 preliminary concept plan.

Exhibit A ·Plat of survey, proposed tracts (Nov 2018)



Civil & Environmental Consultants, Inc., November 2018. Shown for reference only.

Frequently asked questions

Where exactly are the parcels?
They are at the northeast corner of US-23 (Columbus Pike) and Orange Road in Lewis Center, Orange Township, Delaware County, Ohio 43035, next to 7991 Columbus Pike. The Delaware County Auditor parcel numbers are 318-234-04-003-001 (the 2.268-acre corner) and 318-234-04-003-002 (the 2.413-acre rear parcel).

What are the asking prices?
Parcel B, the corner, is $1,750,000. Parcel A, the rear parcel, is $1,250,000. Both together are $2,895,000, which is $105,000 less than buying them separately. The owner will also consider ground leases.

How do vehicles get into each parcel?
In a February 2025 letter, Delaware County stated that each parcel is entitled to its own right-in/right-out drive on Orange Road. Any US-23 access needs an ODOT District 6 permit. The neighbouring county-owned condominium parcel is not available for access easements. Buyers should confirm access during due diligence.

How are the parcels zoned?
The 2023 ALTA survey lists the corner as PC, Planned Commercial and Office District. Orange Township adopted a new zoning code in March 2026, so buyers should confirm the current district and permitted uses with the Orange Township zoning office (740-548-5430).

What can be built here?
Likely fits include a drive-thru coffee pad, a quick-service restaurant, fuel and convenience on the corner (subject to access and approvals), medical or professional office, and a small retail center. An architect's 2026 preliminary concept for Parcel A shows about 16,450 SF of restaurant and retail space.

Are utilities available?
Delaware County's 2019 featured-site listing reported utilities, including sanitary sewer, available to the site. Buyers should confirm capacities and tap fees with Delaware County Regional Sewer District and Del-Co Water.

Is the land in a flood zone?
No. The 2023 ALTA survey places the corner in FEMA Zone X, outside the mapped flood hazard area, on map 39041C0242K, effective April 16, 2009.

Can I buy just one parcel?
Yes. Each parcel has its own auditor number and its own Orange Road access entitlement, and each can be bought on its own. The corner is subject to an existing purchase agreement. The owner is accepting backup offers.

How do I get the offering memorandum or make an offer?
Download the offering memorandum PDF from this page, or contact Shay Reddy, Managing Partner of Orange23 Group LLC, at shay@orange23llc.com or 614-804-5656.

Disclaimer: This memorandum was prepared by the owner from public records, surveys and its own files. The information is believed reliable but is not guaranteed. Buyers should verify all facts, including acreage, zoning, access, utilities and permitted uses, through their own due diligence. Concept illustrations are generic and show no real brand. Nothing here is an offer to sell; any sale is subject to a signed purchase agreement.