

FOR SALE



\$540,000

7697 Bale Kenyon Road, Lewis Center, OH 43035

Home For Sale in Prime Lewis Center Area

- This is a must see home!
- Looking for country living located conveniently near Polaris's Restaurants, Shopping, and Mall?
- This newly renovated bi-level home is situated upon $\pm$ 4.36 Acres Containing: 3 Bedrooms, 2 Full Baths, and a 1 Car Garage. The Home Offers a Living Room, Family Room with Fireplace, Kitchen with Eat-in Area and Stainless Steel Appliances. In Addition to the Home, there is an Out Building that has Housed Horses in the Past.
- Lower Level consists of another Living Area with another Fireplace, Storage/Utility, and Full Bath.



Click Here For Video ▶

VALERIE TIVIN

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BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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First and Middle Floor



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Second Floor



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Property Information

LEGAL

Legal Property Description:	Residential Home For Sale
Price:	\$540,000
Tax District and Parcel Number:	(27 Orange Twp) 318-414-03-025-00
Occupancy:	Vacant

LAND

Land Acreage:	±4.36 Acres
Current Zoning:	Residential
County:	Delaware County

STRUCTURAL

Above Grade Square Footage:	±1,401 Square Feet
Below Grade Square Footage:	±1,401 Square Feet
Floors Above Ground:	2 Main Floors, One Split Level Floor
Year Built:	1960

ADDITIONAL INFO

Drive-in Doors:	1
Lot Specifics:	Excellent Acreage for Proximity to Polaris
Parcel Benefits:	Wooded Lot in Rear, Yard In Front
Fees and Associations:	N/A
Water/Sewer System:	On-Lot Septic
Real Estate Taxes (2024):	\$6,377.96

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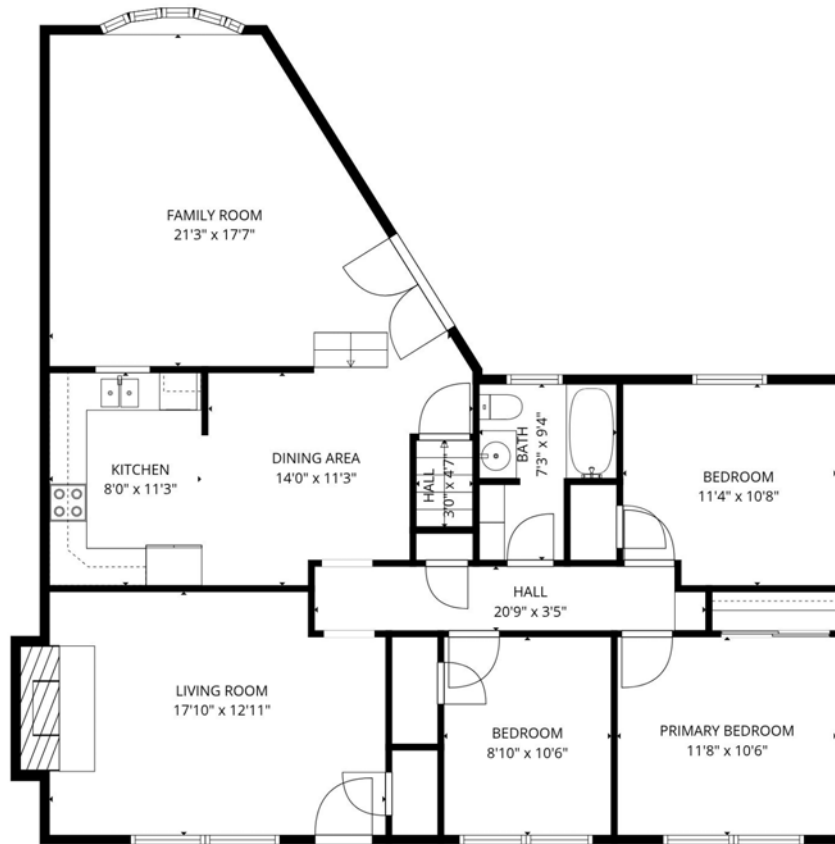


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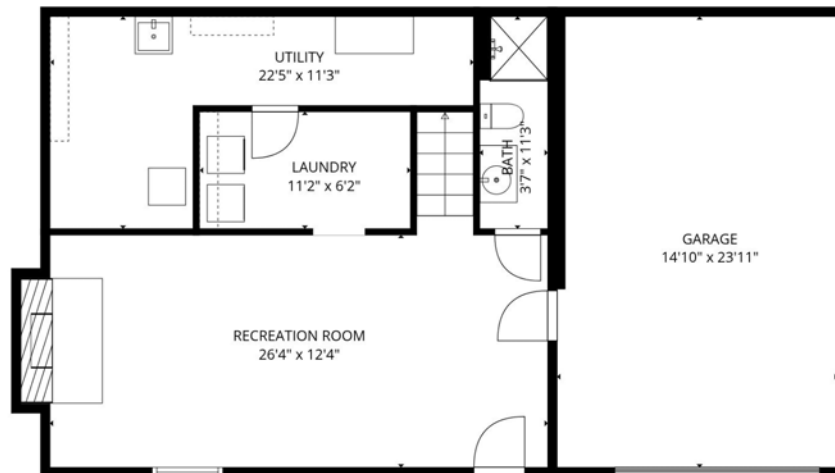
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Floor Plan



FLOOR 2



FLOOR 1

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Parcel View



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Nearby Amenities



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NEARBY AMENITIES AND AREA OVERVIEW

*Line Drawings are Approximate



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**LESS THAN 5-MINUTES FROM
POLARIS RETAIL CORRIDOR**

**PLENTIFUL AMENITIES NEARBY
ACROSS MULTIPLE CATEGORIES**

**LESS THAN 5-MINUTES TO I-71
INTERCHANGE**

**EXCELLENT ACREAGE PROVIDED
FOR THE AREA**

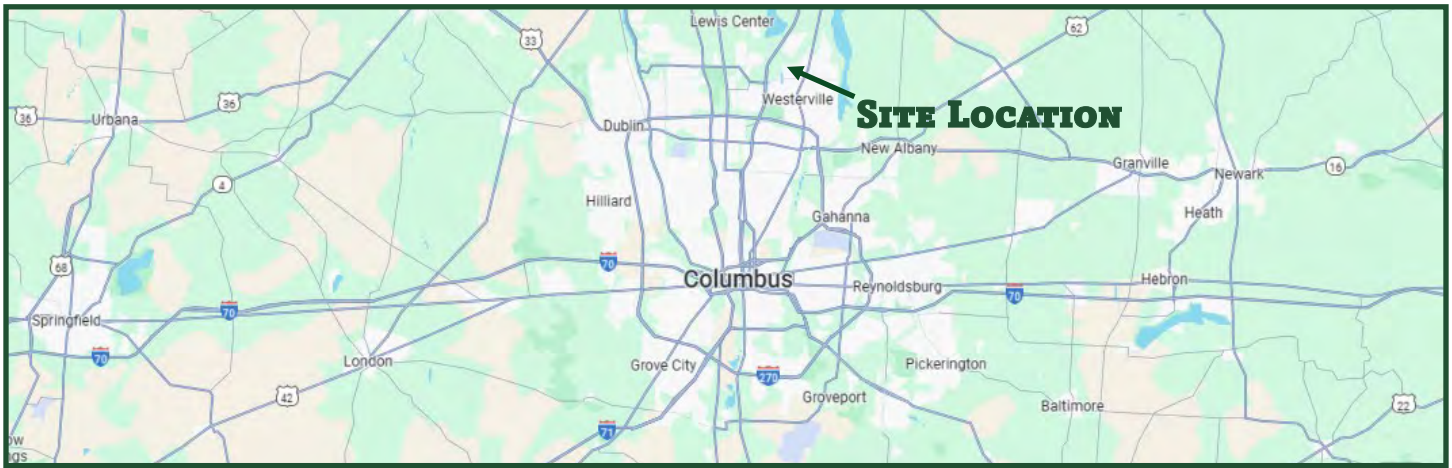
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NEARBY TRAFFIC AND MAJOR ROADS

Street	Avg Daily Volume
Polaris Parkway	30,051
Gemini Place	21,336
Bale Kenyon Road	4,373



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		3,195	49,053	138,964
Households (2024)		5,478	33,240	71,662
Avg Household Income (2024)		\$98,629	\$85,557	\$84,809

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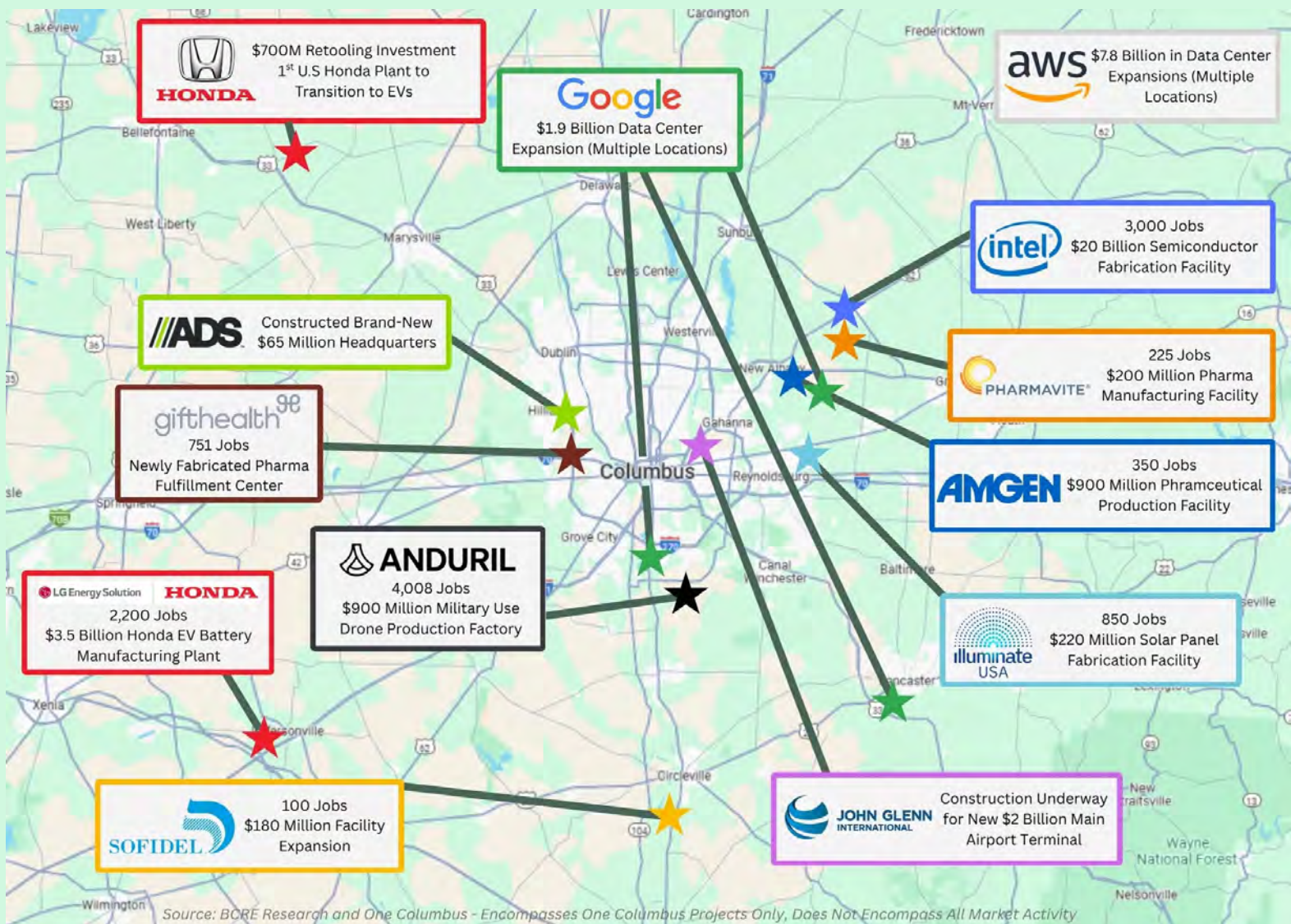
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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