

# 385 COUNTY LINE ROAD, SUITE 160, WESTERVILLE, OH 43082

Executive Summary // TRIAD OFFICE PARK



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$292,500   |
| Year Built:    | 2006        |
| Building Size: | 2,250 SF    |
| Zoning:        | Office      |
| Market:        | Westerville |
| Price / SF:    | \$130.00    |

## PROPERTY OVERVIEW

Fully furnished, 2,250 SF Office Condo for sale in the Triad Office Park in Westerville, Ohio. Built in 2006, this property is ideal for a general office or medical users. Conveniently located along County Line Road and Cleveland Avenue. Minutes from the new Renaissance Hotel and many area amenities including restaurants, banking, and shopping. Move-in ready!

## PROPERTY HIGHLIGHTS

- Three (3) private offices, one (1) large conference room, two (2) bathrooms, two (2) reception areas, and a kitchenette.
- Monument and way-finding signage available.
- Recently updated HVAC and security system.
- Affordable condo association dues.
- Utilities, interior janitorial, and telecommunications additional cost.
- Office furniture included in sale.
- Located within walking distance to the Westerville Community Center.

For More Information:

### KRISTY DANIEL

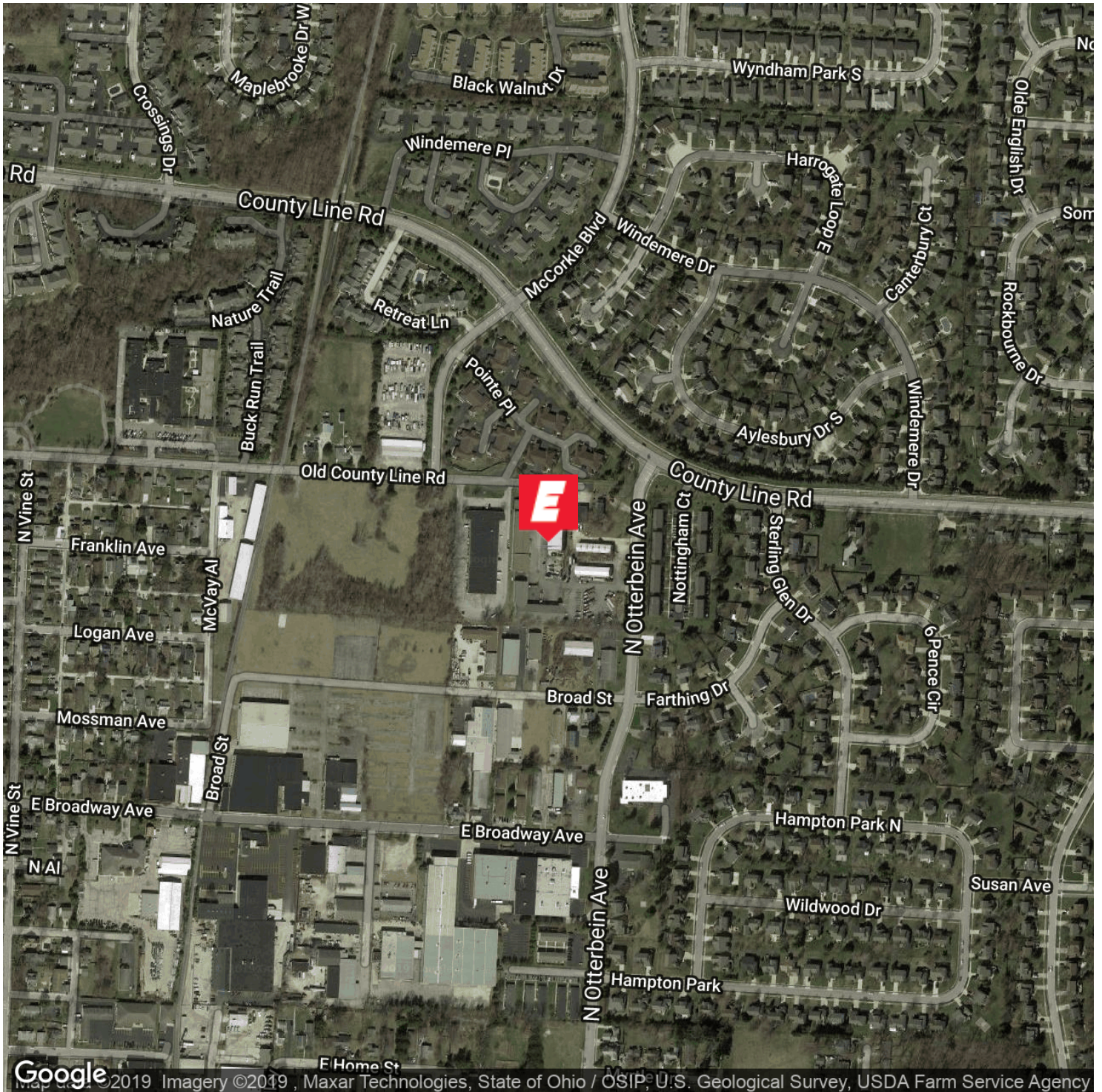
614.560.7340

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Location Maps // TRIAD OFFICE PARK



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Interior Photos // TRIAD OFFICE PARK



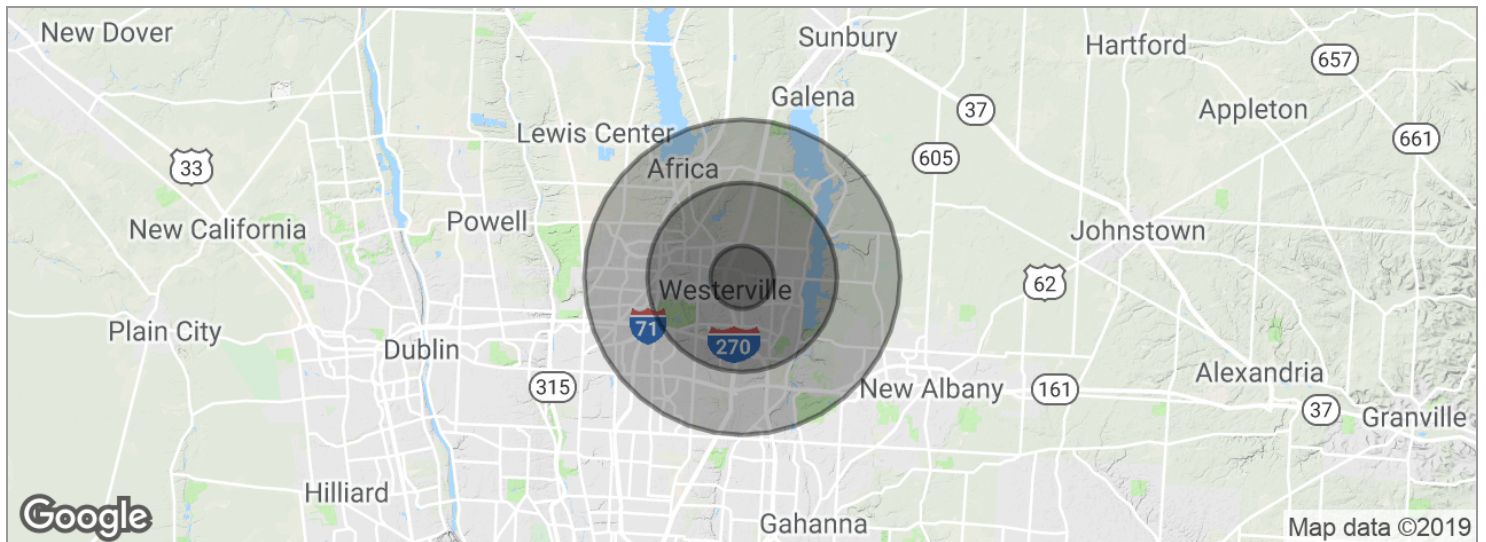
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Demographics Map // TRIAD OFFICE PARK



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 6,127         | 65,573         | 195,969        |
| Median age                     | 32.7          | 36.6           | 35.4           |
| Median age (Male)              | 31.8          | 35.8           | 34.6           |
| Median age (Female)            | 34.5          | 37.5           | 36.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 2,242         | 25,608         | 75,995         |
| # of persons per HH            | 2.7           | 2.6            | 2.6            |
| Average HH income              | \$88,829      | \$87,309       | \$79,781       |
| Average house value            | \$265,220     | \$243,935      | \$226,806      |

\* Demographic data derived from 2010 US Census

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