

# RETAIL/OFFICE SPACE FOR LEASE

**782 -784 S State Street  
Westerville, Ohio 43081**



**3,200 +/- SF Retail/Office Space Available**



Appraisal Brokerage Consulting Development

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# Property Description

## PRIME WESTERVILLE RETAIL/OFFICE SPACE ON S STATE STREET!

3,200 +/- SF retail/office space available within the strip center located right off S State St adjacent to the Kroger Plaza. This space offers an open floor plan with options for retail or office possible.

Vented and sprinkled. Mens/Womens restrooms. Front and rear access with parking.

**Address:** 782-784 S State Street  
Westerville, OH 43081

**County:** Franklin

**PID:** 080-001422-00

**Location:** Between Huber Village  
Blvd & E Schrock Rd

**Building Size:** 11,920 +/- SF

**Year Built:** 2007

**Space Available:** 3,200 +/- SF  
Unit 782 & 784

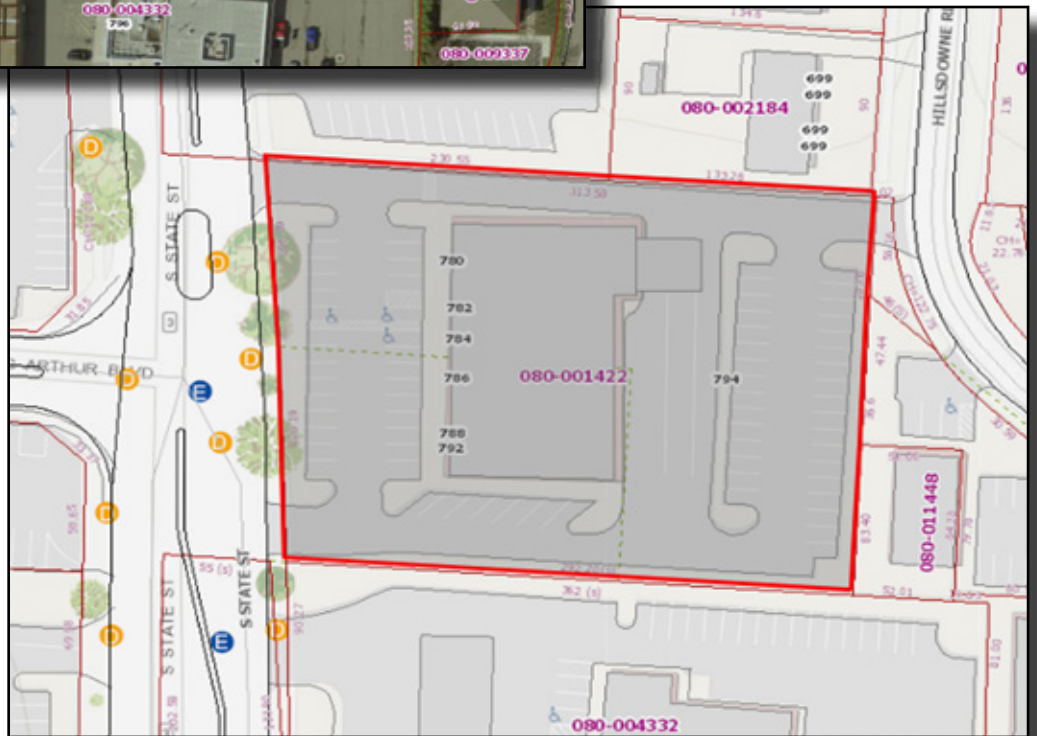
**Lease Rate:** \$22.50/SF NNN

**CAM:** \$7.00/SF

**Zoning:** CC - Community  
Commercial District



# Aerial & Plat Maps



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# Floor Plan



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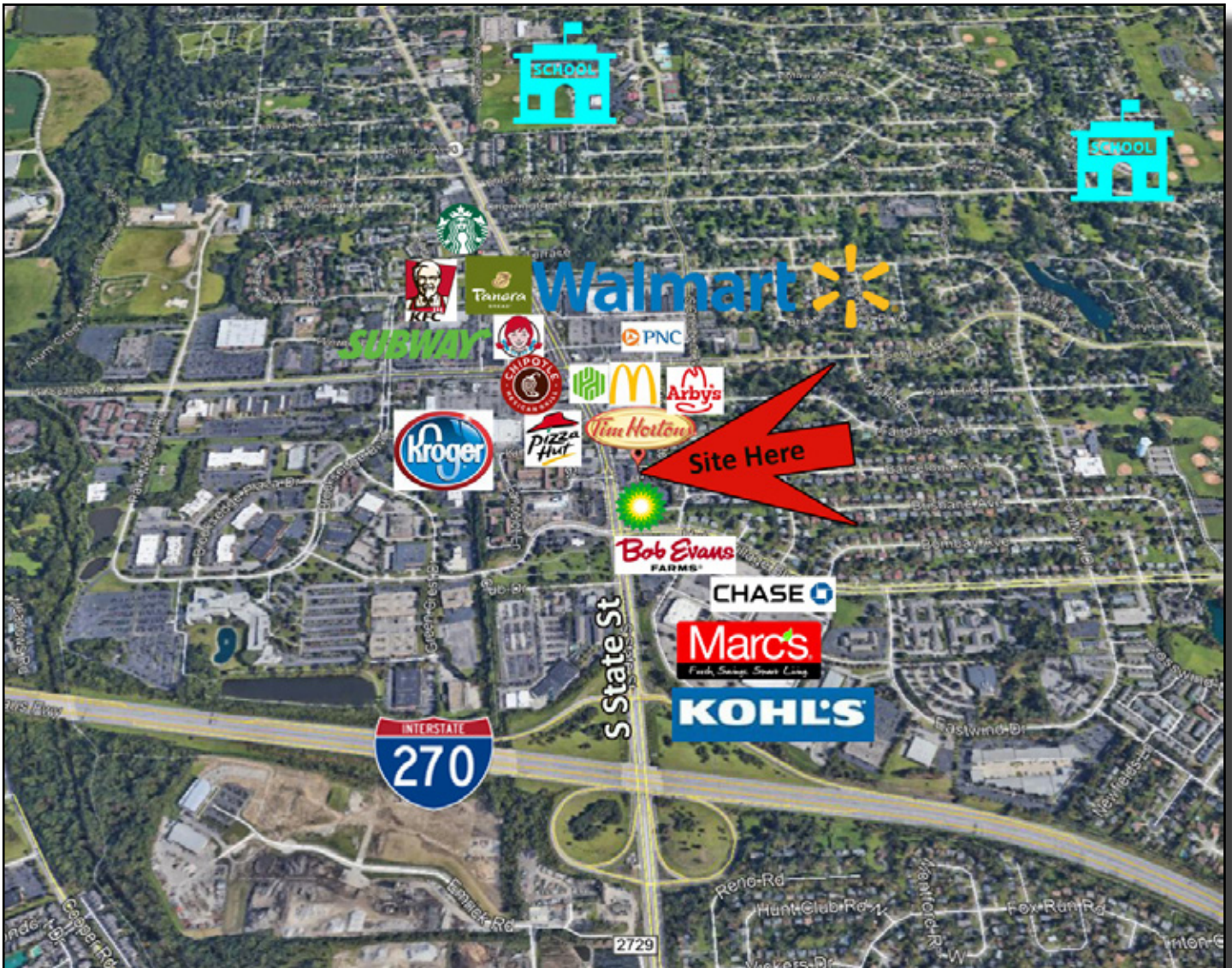
# Interior Photos



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# Property Location



**Great Location!**

North of I-270

Easy access to major arteries

State Street retail corridor

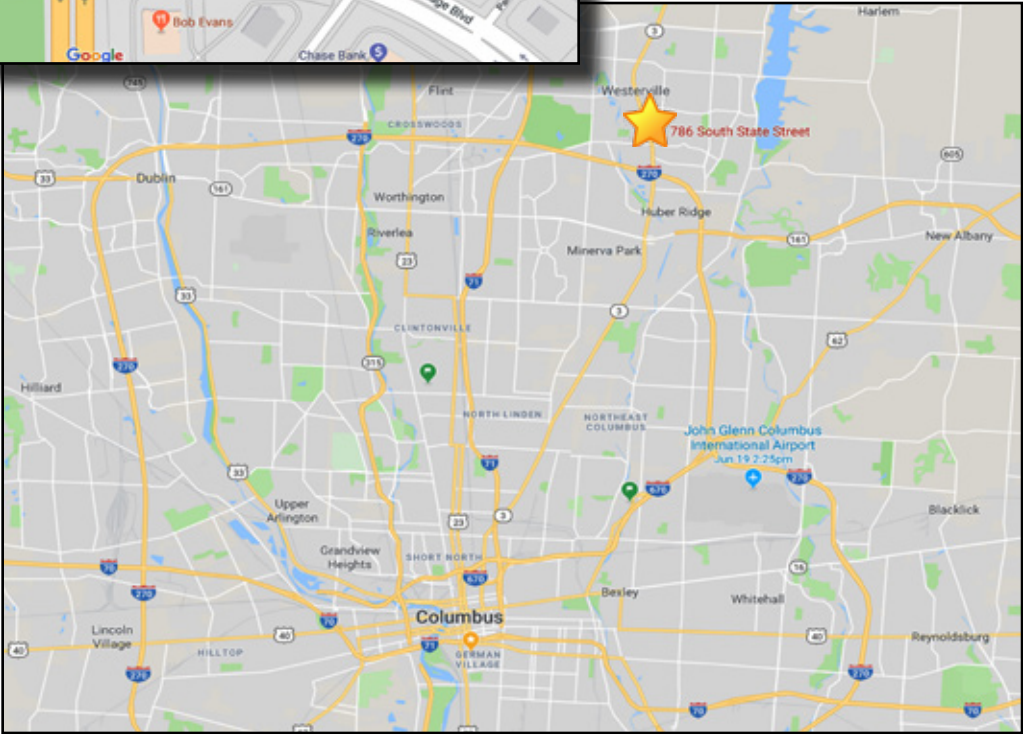
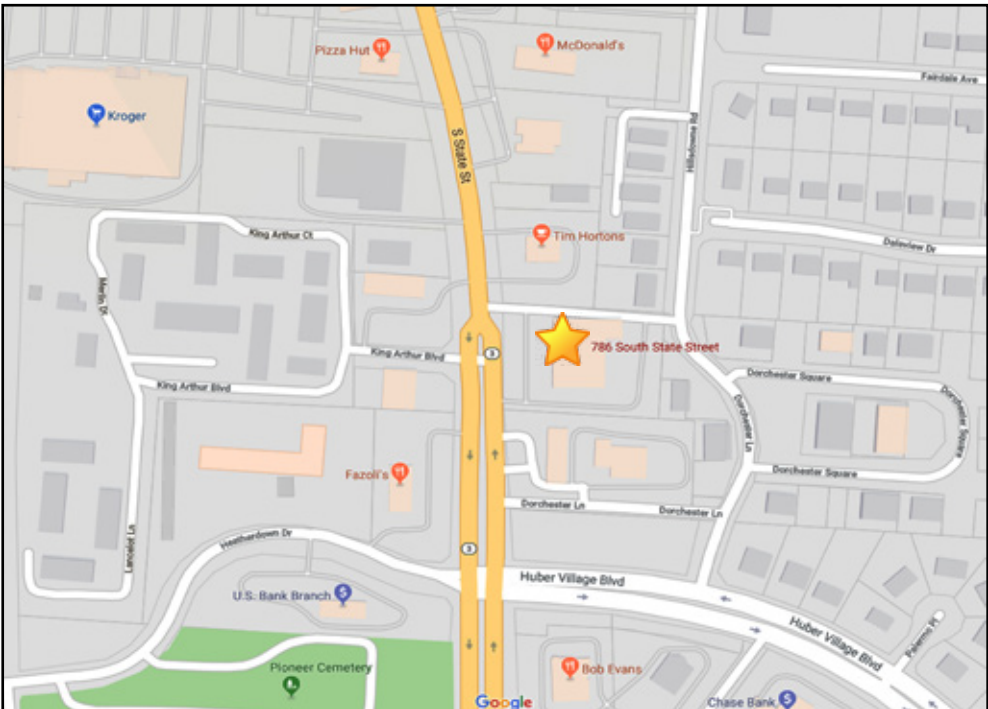


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# Street Maps




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# Demographics

## Demographic Summary Report

780-792 S State St					
780-788 S State St, Westerville, OH 43081					
					
Radius	1 Mile		3 Mile		5 Mile
<b>Population</b>					
2027 Projection	11,680		106,102		267,863
2022 Estimate	11,234		101,283		251,971
2010 Census	10,354		92,446		217,140
Growth 2022 - 2027	3.97%		4.76%		6.31%
Growth 2010 - 2022	8.50%		9.56%		16.04%
<b>2022 Population by Hispanic Origin</b>					
2022 Population	340		6,600		17,176
<b>2022 Population</b>					
White	8,844	78.73%	69,448	68.57%	166,201 65.96%
Black	1,745	15.53%	24,173	23.87%	59,817 23.74%
Am. Indian & Alaskan	26	0.23%	289	0.29%	758 0.30%
Asian	266	2.37%	3,697	3.65%	16,433 6.52%
Hawaiian & Pacific Island	6	0.05%	64	0.06%	120 0.05%
Other	347	3.09%	3,613	3.57%	8,642 3.43%
U.S. Armed Forces	5		25		107
<b>Households</b>					
2027 Projection	4,924		42,310		108,730
2022 Estimate	4,739		40,469		102,527
2010 Census	4,397		37,374		89,076
Growth 2022 - 2027	3.90%		4.55%		6.05%
Growth 2010 - 2022	7.78%		8.28%		15.10%
Owner Occupied	2,994	63.18%	24,007	59.32%	60,296 58.81%
Renter Occupied	1,745	36.82%	16,462	40.68%	42,232 41.19%
<b>2022 Households by HH Income</b>					
Income: <\$25,000	592	12.49%	5,108	12.62%	13,926 13.58%
Income: \$25,000 - \$50,000	1,024	21.61%	8,242	20.37%	19,936 19.44%
Income: \$50,000 - \$75,000	985	20.79%	7,661	18.93%	19,841 19.35%
Income: \$75,000 - \$100,000	627	13.23%	5,660	13.99%	14,015 13.67%
Income: \$100,000 - \$125,000	462	9.75%	4,856	12.00%	12,095 11.80%
Income: \$125,000 - \$150,000	248	5.23%	2,772	6.85%	7,004 6.83%
Income: \$150,000 - \$200,000	608	12.83%	3,915	9.67%	9,006 8.78%
Income: \$200,000+	192	4.05%	2,256	5.57%	6,703 6.54%
<b>2022 Avg Household Income</b>					
2022 Avg Household Income	\$87,630		\$90,743		\$91,670
<b>2022 Med Household Income</b>					
2022 Med Household Income	\$67,854		\$72,382		\$71,722



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# Traffic Map

**TIMS** TRANSPORTATION INFORMATION MAPPING SYSTEM

Project Search

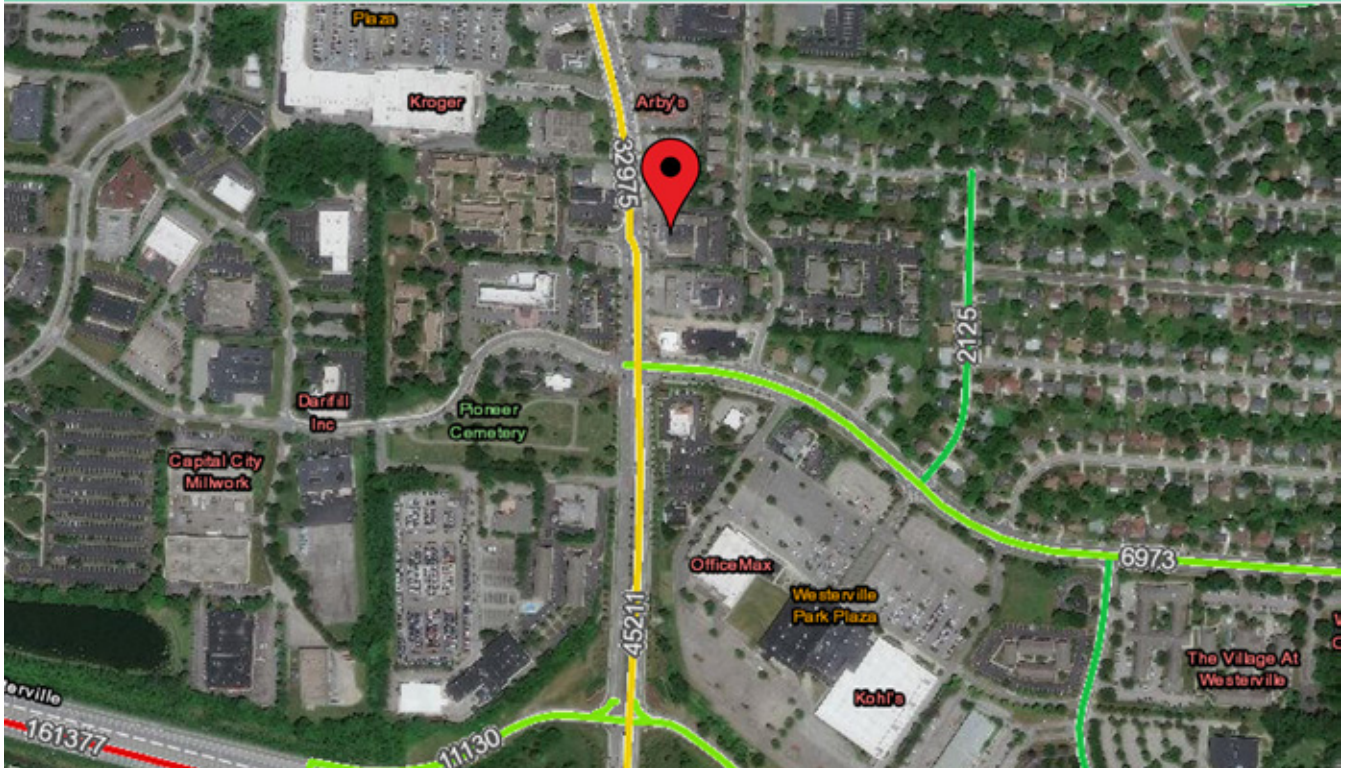
Create a Map

Data Download

Standard PDF Maps

Map Viewers

Data Glossary



## Traffic Count Report

**780-792 S State St**  
780-788 S State St, Westerville, OH 43081

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 South State Street	Dorchester Ln	0.01 N	2020	32,645	MPSI	.08
2 S State St	Dorchester Ln	0.01 N	2022	30,649	MPSI	.08
3 Heatherdown Drive	S State St	0.03 E	2020	11,186	MPSI	.11
4 Heatherdown Drive	S State St	0.03 E	2022	10,522	MPSI	.11
5 Huber Village Blvd	Dorchester Ln Acc	0.00 W	2022	7,292	MPSI	.11
6 S State St	Heatherdown Dr	0.02 N	2022	40,632	MPSI	.12
7 S State St	Heatherdown Dr	0.02 N	2021	40,898	MPSI	.12
8 Hillsdowne Rd	E Schrock Rd	0.02 N	2022	1,857	MPSI	.17
9 S State St	W Schrock Rd	0.03 N	2022	30,452	MPSI	.18
10 S State St	Club Dr	0.03 N	2022	40,213	MPSI	.19



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# City Highlights

## Demographics

**Population in 2019: 41,103**  
**Population change since 2000: +16.4%**  
 Males: 19,531  
 Females: 21,572

Estimated median household income in 2019: \$98,927 (it was \$69,135 in 2000)  
 Estimated per capita income in 2019: \$42,904 (it was \$29,401 in 2000)  
 Estimated median house or condo value in 2019: \$276,466 (it was \$159,800 in 2000)

## Location

Easy to get from here to there...  
 It is a short commute from Westerville to other major

Ohio cities:

AKRON, 120 miles NE  
 CINCINNATI, 117 miles S  
 CLEVELAND, 127 miles N  
 DAYTON, 89 miles SW  
 TOLEDO, 137 miles NW  
 YOUNGSTOWN, 167 miles NE

Westerville spans two counties--nearly 8.5 square miles in Franklin County and approximately three square miles in Delaware County.

Central Ohio roads are well-designed and maintained, making driving pleasant and efficient in comparison to many other metropolitan areas.

### Why Westerville?

Westerville is located within 500 miles of 50% of the entire U.S. and Canadian populations. The Central Ohio Transportation Authority (COTA) provides affordable, clean bus transportation throughout Columbus and its suburbs.

The City of Westerville is one of the top locations in the

Columbus Region to live, work and raise a family. The City is known to have quality community services and facilities, many employment opportunities and a unique historic Uptown. The result is a highly attractive community for families and businesses.

## Top Employers

Employer	Employees	Employer	Employees
JP Morgan Chase Bank	4200	Exel Logistics	506
Mount Carmel Health Systems	2050	City of Westerville	420
Westerville City Schools	1549	OhioHealth	398
Alliance Data Systems	955	Emerson Network Power	394
Inventiv Health	806	Bank of America	325
Affinion Corporation	675	Worthington Cylinders	315
Otterbein University	655	MRS Associates	275
Progressive Medical	520	ABB	155

## Economy

Westerville has an unemployment rate of 3.7%. The US average is 3.7%.

Westerville has seen the job market increase by 0.9% over the last year. Future job growth over the next ten years is predicted to be 35.7%, which is higher than the US average of 33.5%.

### Tax Rates for Westerville

- The Sales Tax Rate for Westerville is 7.5%. The US average is 7.3%.
- The Income Tax Rate for Westerville is 5.1%. The US average is 4.6%.
- Tax Rates can have a big impact when Comparing Cost of Living.

### Income and Salaries for Westerville

- The average income of a Westerville resident is \$38,181 a year. The US average is \$28,555 a year.
- The Median household income of a Westerville resident is \$81,763 a year. The US average is \$53,482 a year.

## Westerville City Schools



The Westerville City School District is the 10th-largest school district in the state.

For the past five years, Westerville City Schools has earned the state's highest report card rating of "Excellent"; the last three of those years included the designation of "Excellent with Distinction."

On average, more than 80% of Westerville Schools graduates pursue a postsecondary education at colleges and universities around the world.

SchoolMatch has honored the Westerville City School District for 19 consecutive years with its "What Parents Want Award" for providing the curriculum and academic rigor parents desire most for their children. Only 16 percent of the nation's 15,571 public school systems earn this recognition.

### Otterbein University

Otterbein serves more than 2,500 traditional and adult undergraduate students enrolled in 73 majors and 44 minors and more than 450 graduate students enrolled in master's programs in allied health, business administration, education, educational mathematics and nursing, as well as the doctor of nursing practice program.



For more information, visit us online at [westervillechamber.com](http://westervillechamber.com)

WESTERVILLE COMMUNITY PROFILE



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# Market Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

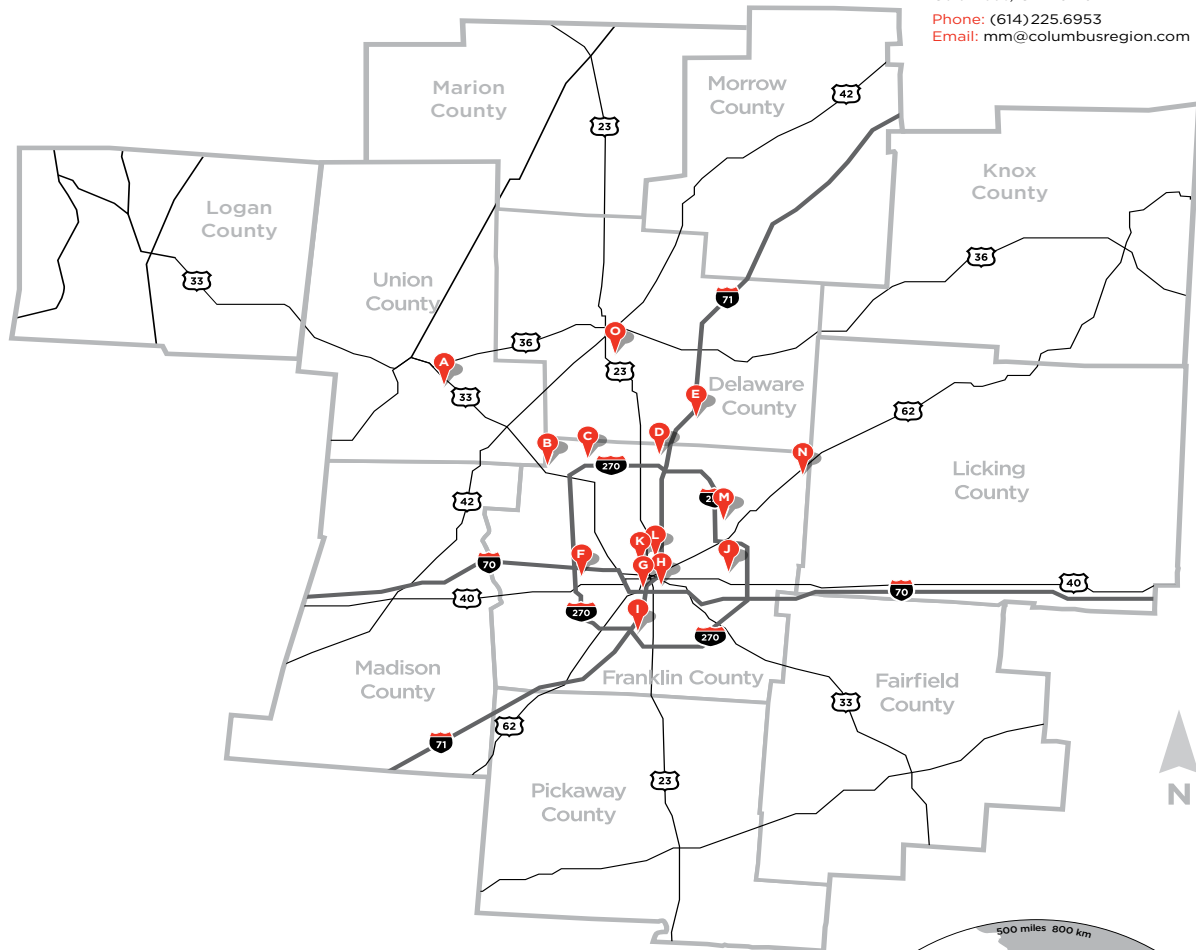
## THE COLUMBUS REGION

### MATT McCOLLISTER

Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |                                                                |                             |
|----------------------------------------------------------------|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer                                                      | J - Retail Ventures Inc.    |
| C - Cardinal Health                                            | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots                                                   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS



1,264,597  
RESIDENTS



33.8  
MEDIAN AGE



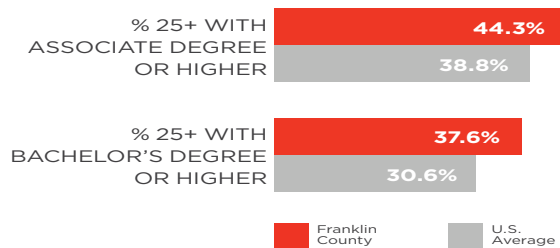
480,946  
HOUSEHOLDS



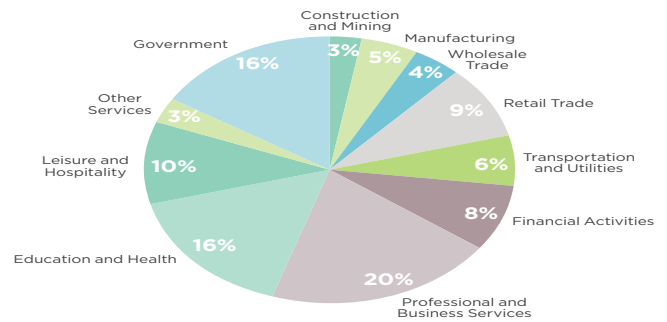
\$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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