

LAND FOR SALE



Polaris Area
543 N. Cleveland Avenue
Westerville, Ohio

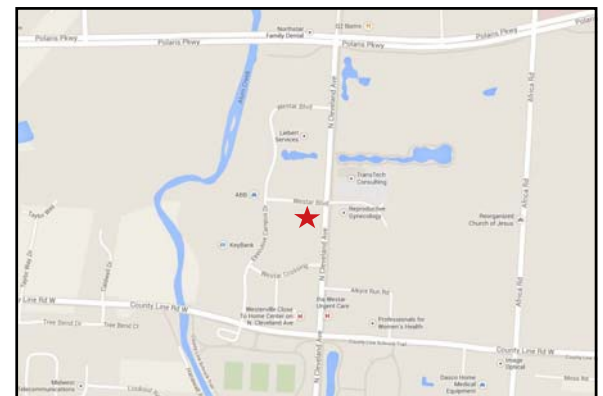
Size: **1.969 Acres**
Delaware County
Parcel: 31844401002002

Zoning: Mixed Use Planned
Development

Sale Price: \$795,000

Special Features & Amenities:

- ▶ Located in the Polaris area with frontage on Cleveland Avenue
- ▶ Completed site improvements include curb cut, retention, and drainage
- ▶ Plans have been completed and approved for a 16,000 SF office building
- ▶ Possible incentives from the City of Westerville for new jobs



On Cleveland Avenue and Westar Blvd near
Polaris Parkway and I-71

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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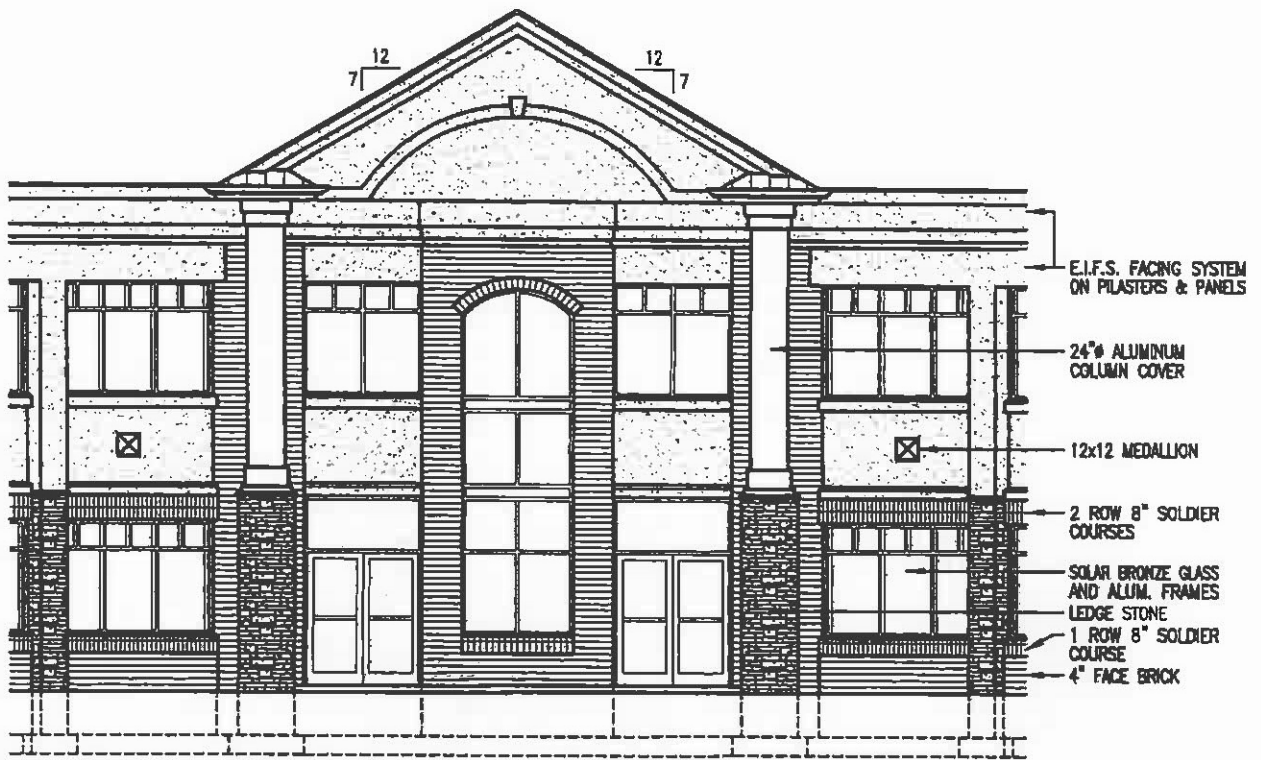
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543 N CLEVELAND AVENUE

- Rendering of entry of the building currently proposed for the site



ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

