



925 N STATE ST

Westerville, OH 43082

LEASE



LEASE RATE

**\$11.50 - 16.00
SF/YR**

OFFERING SUMMARY

Available SF: 1,575 - 2,643 SF

Lease Rate: \$11.50 - 16.00 SF/yr
(NNN)

Lot Size: 4.63 Acres

Year Built: 2000

Building Size: 36,285 SF

Renovated: 2013

Zoning: PCC Planned
Community
Commercial

LOCATION OVERVIEW

The center is situated in an area with many major retailers and office users in Westerville. It is located near the intersection of State Street (SR-3) and Polaris Parkway. Westerville has leading global brands such as Vertiv, DHL, JP Morgan Chase, ABB, Bank of America, and Nationwide Insurance along with a broad range of healthcare companies. There are diverse cultural, dining and shopping opportunities. Westerville has received recognition from national media like Forbes and Money,

PROPERTY HIGHLIGHTS

- Inline first floor or second floor space
- Located adjacent to Meijer
- Signalized entrance off N State St
- 4.613 acres zoned Planned Community Commercial
- 101 parking spaces of which 8 are disability marked
- Sprinklers Fully-Wet
- Municipally-owned utilities, including electricity, water and fiber

PROPERTY WEBSITE

bit.ly/925nStateSt

CBCWORLDWIDE.COM

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**COLDWELL
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ASPIRE REALTY SERVICES



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Westerville, OH 43082

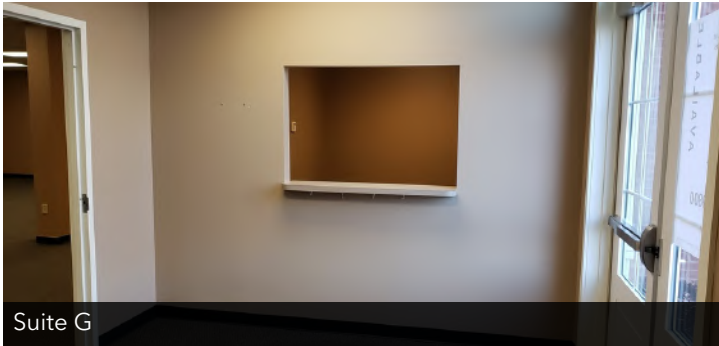
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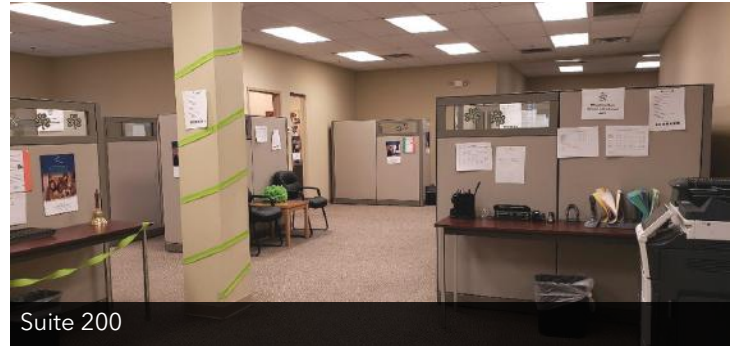
Suite G



Suite 200



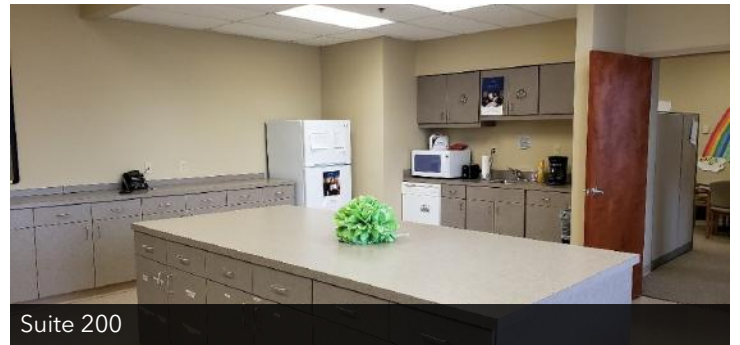
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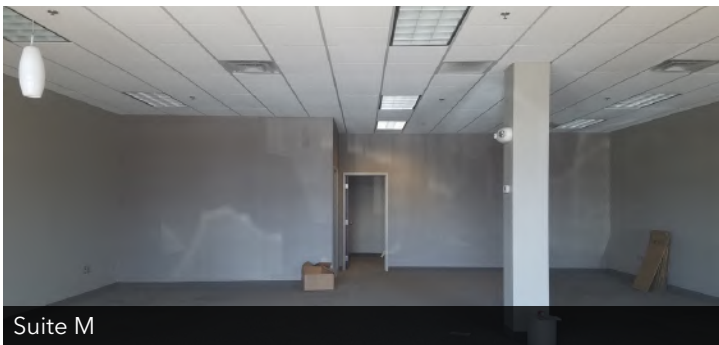
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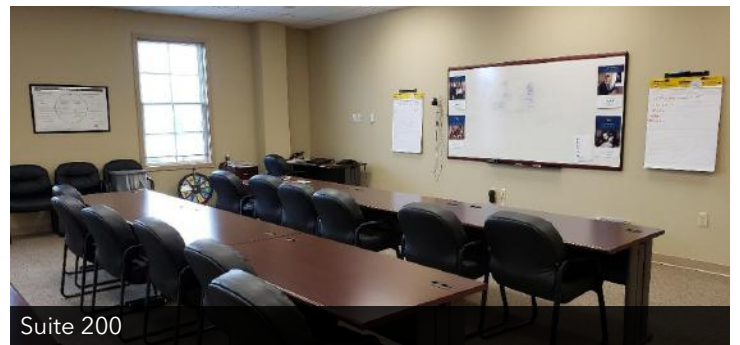
Suite G



Suite 200



Suite M



Suite 200

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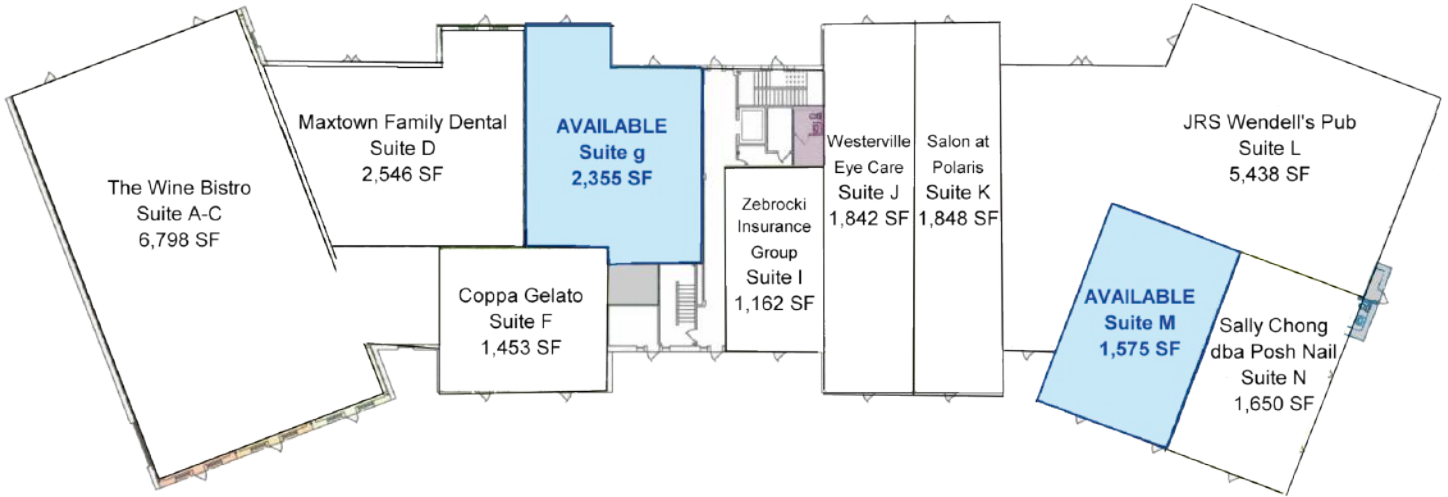




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First Floor

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
G	Available	2,355 SF	NNN	\$16.00 SF/yr	1st Fl Inline Retail/Office
M	Available	1,575 SF	NNN	\$16.00 SF/yr	1st Fl Inline Retail/Office

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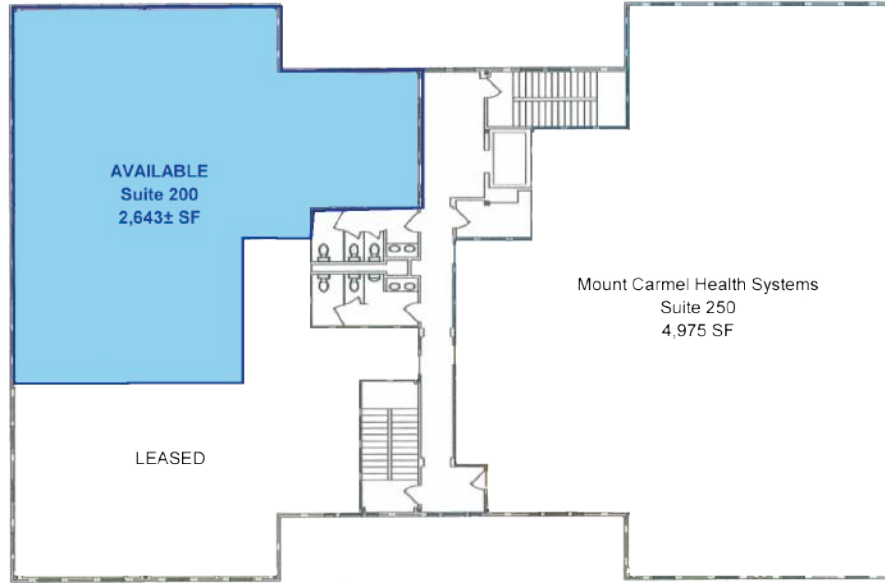
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Second Floor

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200	Available	2,643 SF	NNN	\$11.50 SF/yr	2nd Fl Office

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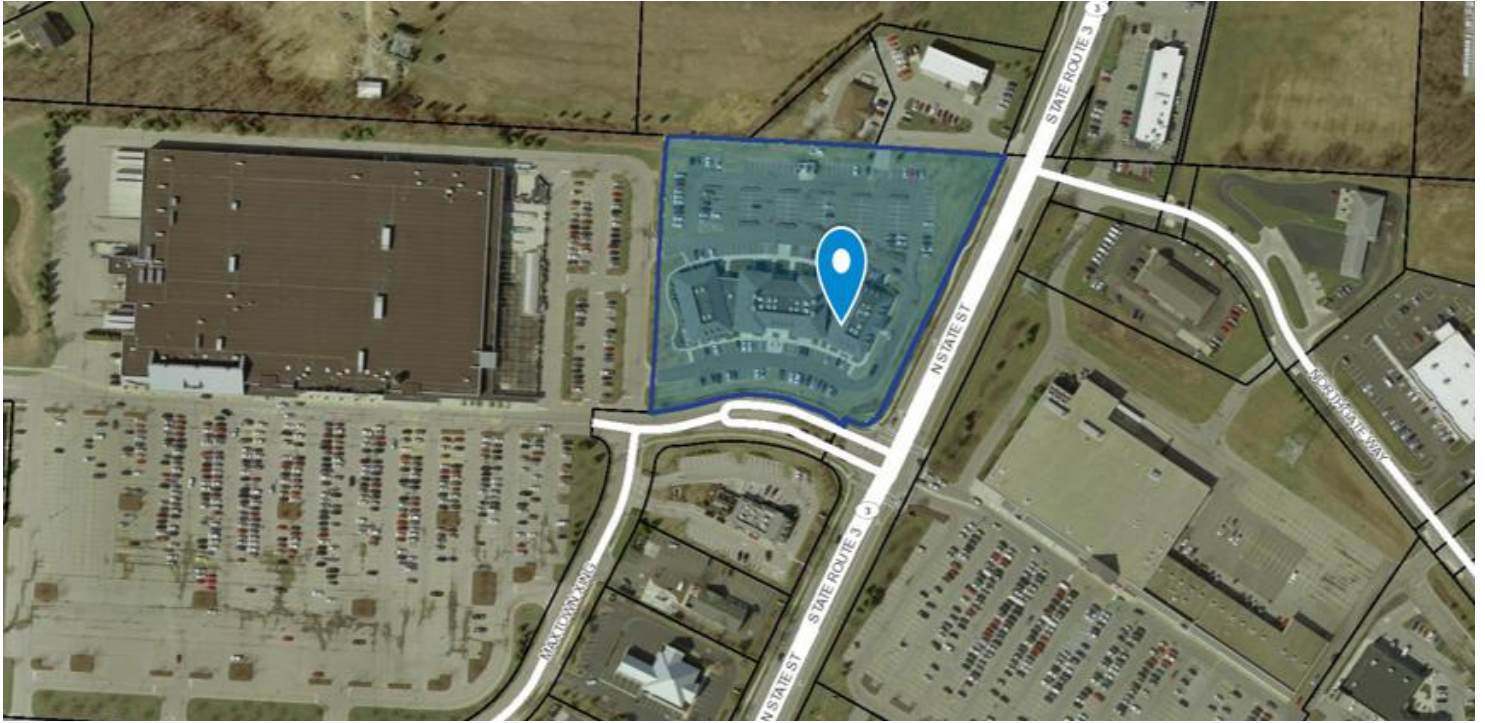
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,487	58,453	139,435
Average age	40.2	38.2	36.2

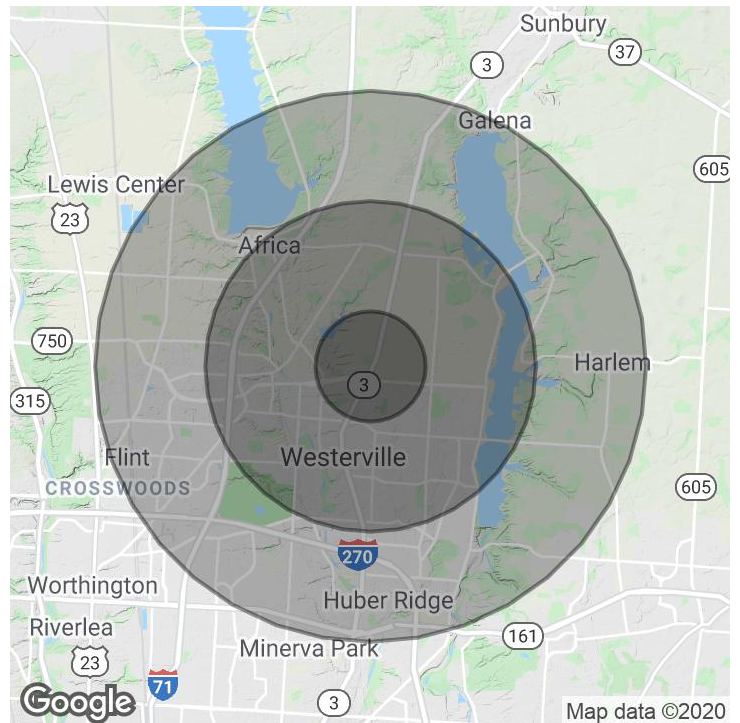
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,345	21,046	53,944
# of persons per HH	2.8	2.8	2.6
Average HH income	\$121,541	\$110,502	\$90,123
Average house value	\$300,302	\$310,482	\$264,297

* Demographic data derived from 2010 US Census

CROSS STREETS

	DIR	YEAR	COUNT
N State St & Northgate Way	NE	2019	23,143 AADT
Polaris Pkwy & N State St	SE	2011	28,573 ADT



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