

WESTFIELD SHOPPING CENTER

803-837 N. Houk Road, Delaware, OH

Grocery-Anchored Retail Center in Fast-Growing Delaware



Westfield Shopping Center, anchored by Kroger, is located in Delaware County, one of the fastest growing counties in Ohio. The shopping center has experienced consistently high occupancy rates, and its strategic location on the west side of Delaware provides direct access to the residential growth.

Emily Waterman | 614.342.6618

Leasing Manager | waterman@skilkengold.com

**SKILKEN
GOLD**

Real Estate Development

PROPERTY HIGHLIGHTS

- Built out dental unit available in 60 days
- 1,200 SF and 3,000 SF suites available
- Kroger anchored shopping center at corner of SR37 and Houk Rd
- Delaware county is one of Ohio's fastest growing counties
- Minutes from Ohio Health Grady Memorial Hospital campus
- Minutes from Ohio Wesleyan University with 1,600 students
- 15,010 VPD on State Route 37 and 7,720 VPD on Houk Road

KEY TENANTS

- Kroger
- Verizon Wireless
- Hungry Howie's Pizza
- Great Clips

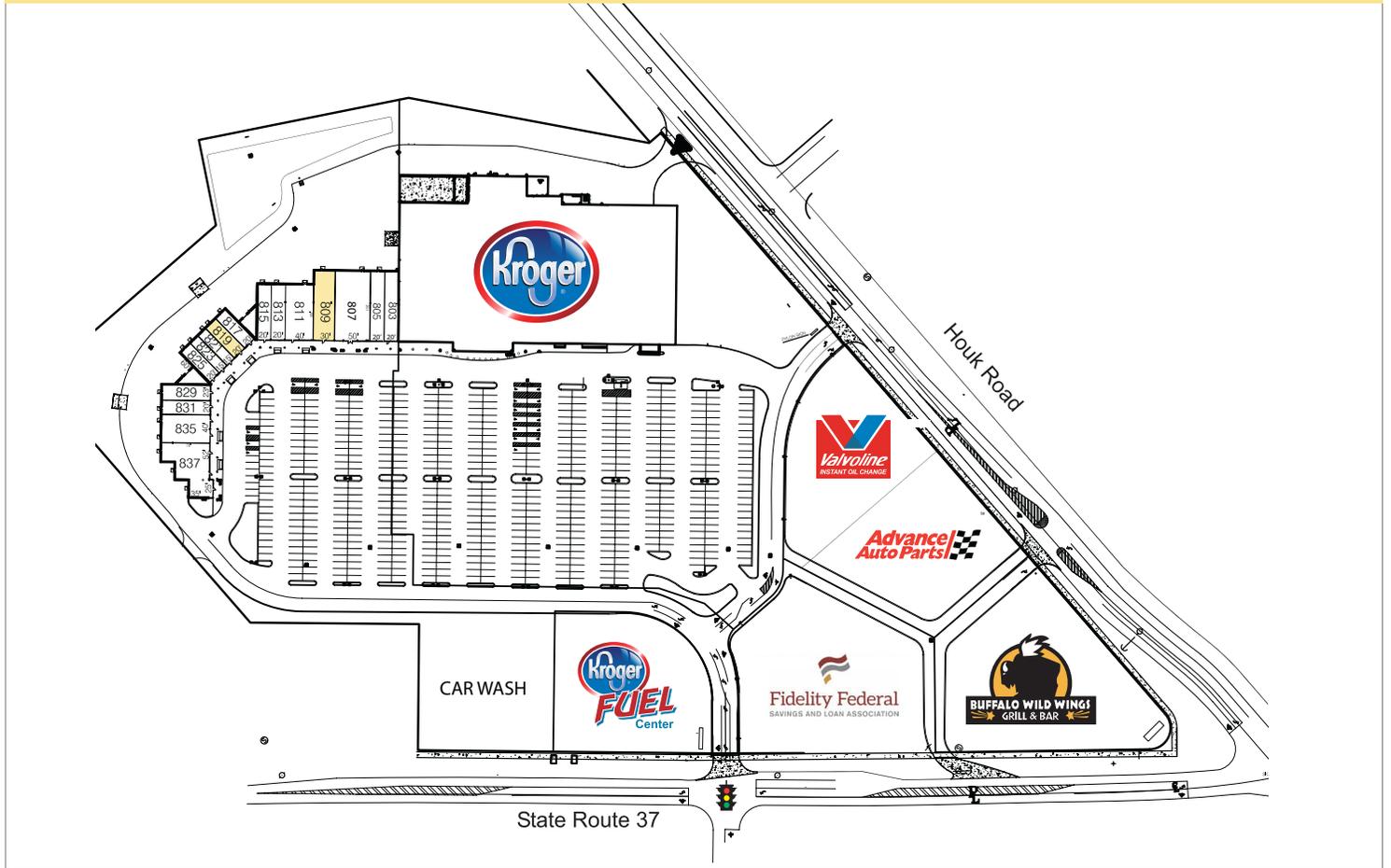
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Member of **SITE SOURCE**
RETAIL BROKER NETWORK

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Site Plan



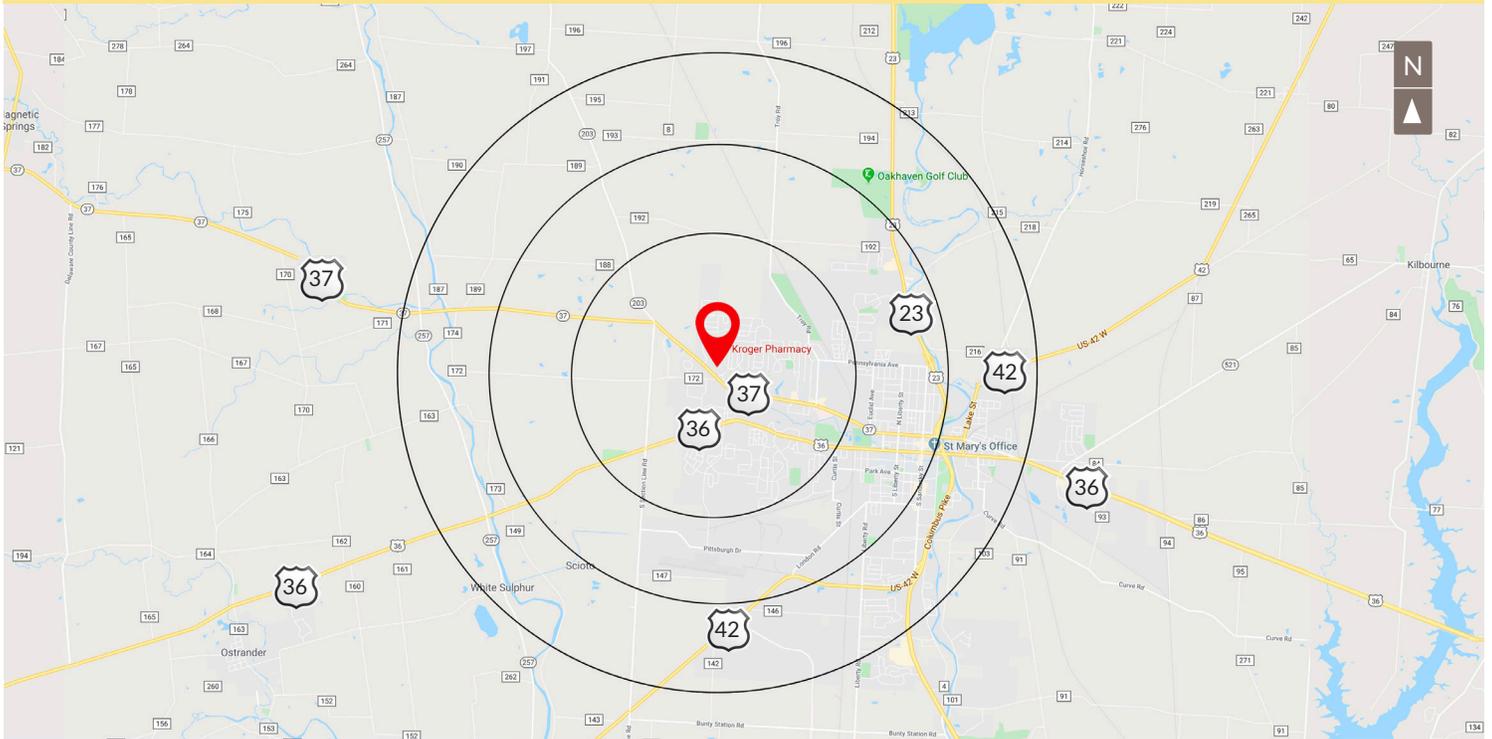
LOCATION	TENANT
803	Vetcare Animal Wellness
805	T-Mobile
807	The Pet Bowl
809	3,000 SF AVAILABLE IN 60 DAYS
811	ATA Martial Arts
813	Verizon Wireless
815	Hungry Howie's
817	Great Clips
819	1,200 SF AVAILABLE
821	Safe Cleaners
823	D. Nails
825	Pak Mail

LOCATION	TENANT
829	Shanghai Restaurant
831	Affordable Insurance
835	Palm Beach Tan
837	The Jug Grill & Patio
1940 S.R.37	Fidelity Federal
475 Houk Rd.	Buffalo Wild Wings
525 Houk Rd.	Advance Auto Parts
675 Houk Rd	Valvoline

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Location and Demographics



AREA BUSINESSES

- CVS
- Grady Memorial Hospital
- Anytime Fitness
- McDonald's
- Panera

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	30,344	45,042	55,796
Average HH Income	\$80,342	\$84,914	\$92,611
Median Age	35.8	36.7	36.4
Total Businesses (2019)	1,218	1,588	1,794
Total Employees (2019)	11,587	16,162	17,869
Consumer Spend (2019)	\$708.73M	\$1.09B	\$1.41B
Retail Spend (2019)	\$335.65M	\$518.46M	\$669.18M

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Area Retailers and Businesses

