

LEASE

925 N STATE ST

925 N State St Westerville, OH 43082

LOCATION DESCRIPTION

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

- Suite G - 2,355 SF
- First floor suite
- Located adjacent to Meijer
- Surrounded by a mix of Residential, Office and Retail
- Signalized entrance off N State St
- 4.613 acres zoned Planned Community Commercial
- 101 parking spaces of which 8 are disability marked



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,355 SF
Lot Size:	4.63 Acres
Building Size:	36,285 SF
Zoning:	PCC Planned Community Commercial
APN:	317-342-02-002-000

OTHER RESOURCES

bit.ly/925NStateStreet

Anthony Maronitis, CCIM, MS

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Chris Howard

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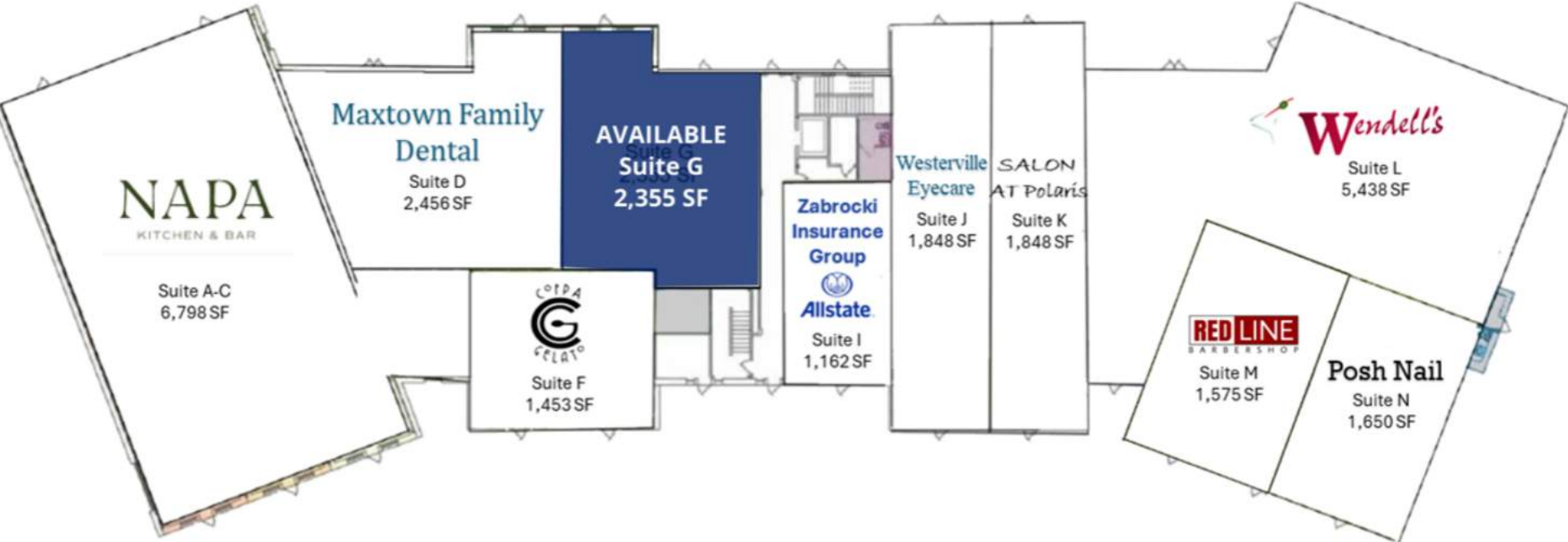
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
G	Available	2,355 SF	NNN	\$18.00 SF/yr	-

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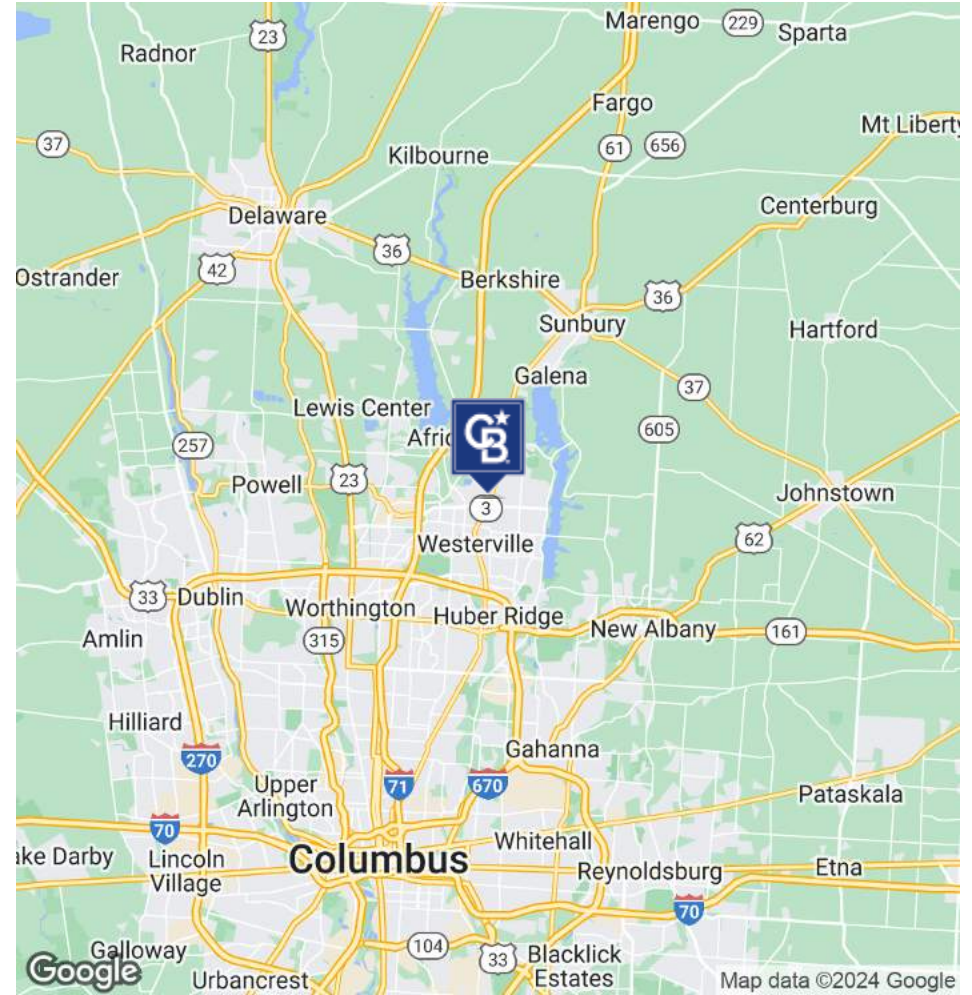
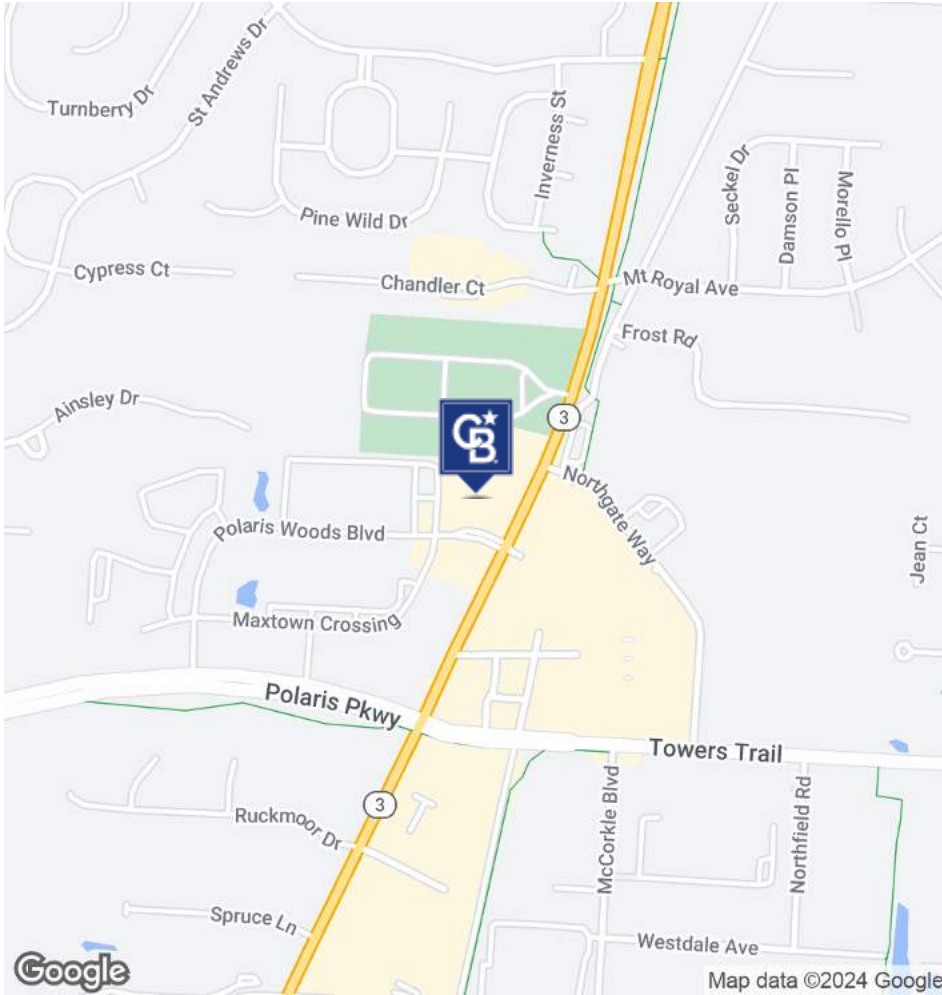
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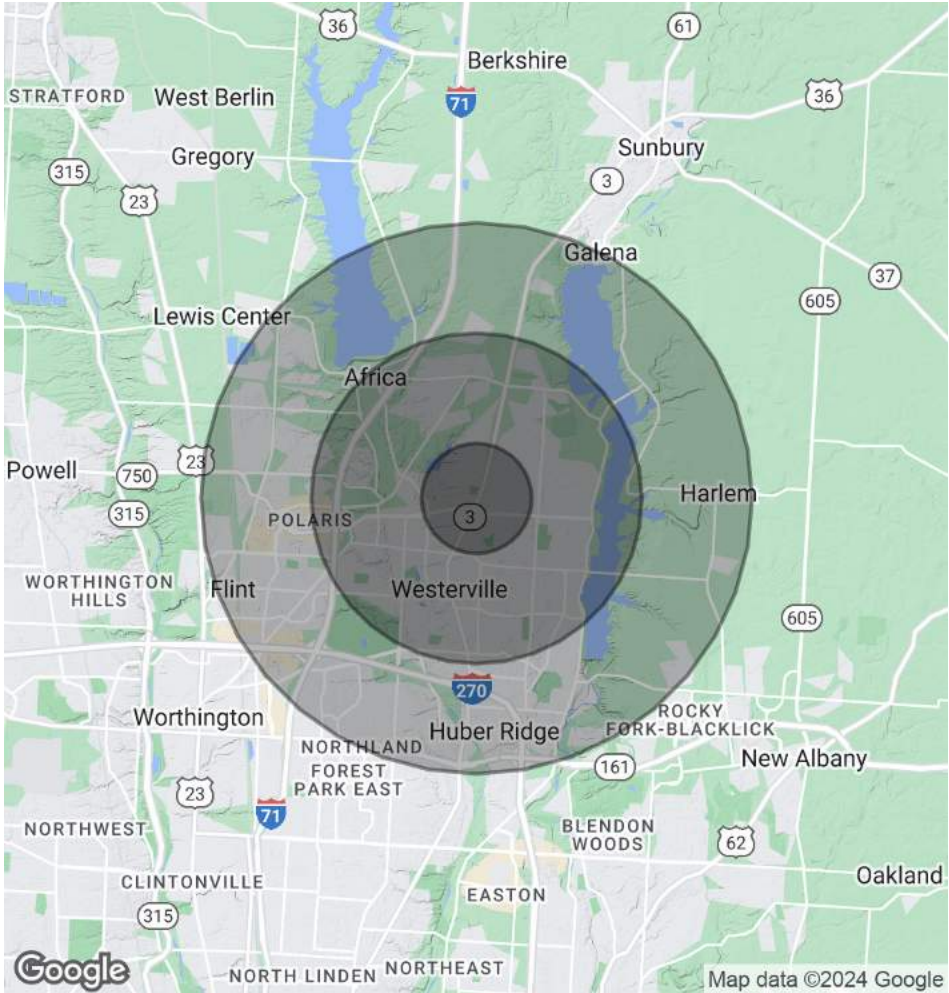
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,049	63,036	166,381
Average Age	42.7	40.1	37
Average Age (Male)	39.5	40.1	36.9
Average Age (Female)	43.8	40.2	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,996	22,719	64,185
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$115,474	\$126,856	\$102,807
Average House Value	\$306,928	\$302,696	\$235,262

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
21,489	Maxtown TD, N of Westerville	2-WAY	2023
30,502	Cleveland Ave and Africa Rd	2-WAY	2023



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