

## N State Street Land

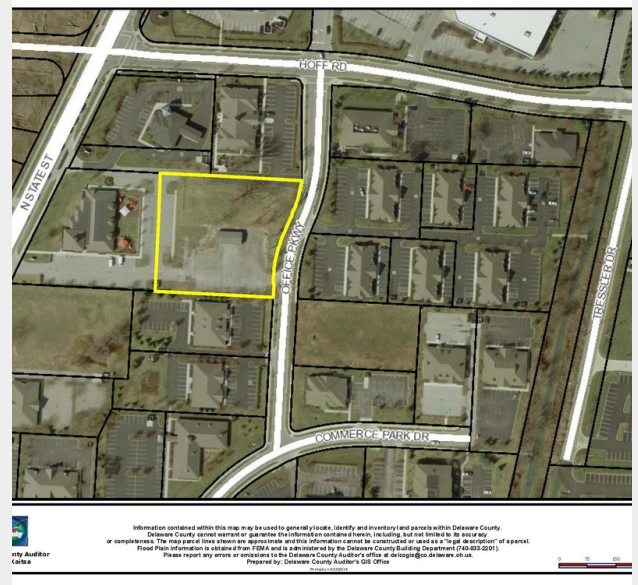
600 N State St, Westerville, Ohio 43082

### Property Features

- 1.42 acres available for a build-to-suit opportunity
- Up to a 24,000 SF, two-story building could be developed
- Ample on-site parking (73 spaces)
- Located behind Nikou Learning Center with the lot fronting on Office Parkway
- Minutes from Polaris
- In close proximity to I-71 & I-270
- Many amenities nearby

**Sale Price: \$450,000**

**[www.WestervilleLand.com](http://www.WestervilleLand.com)**



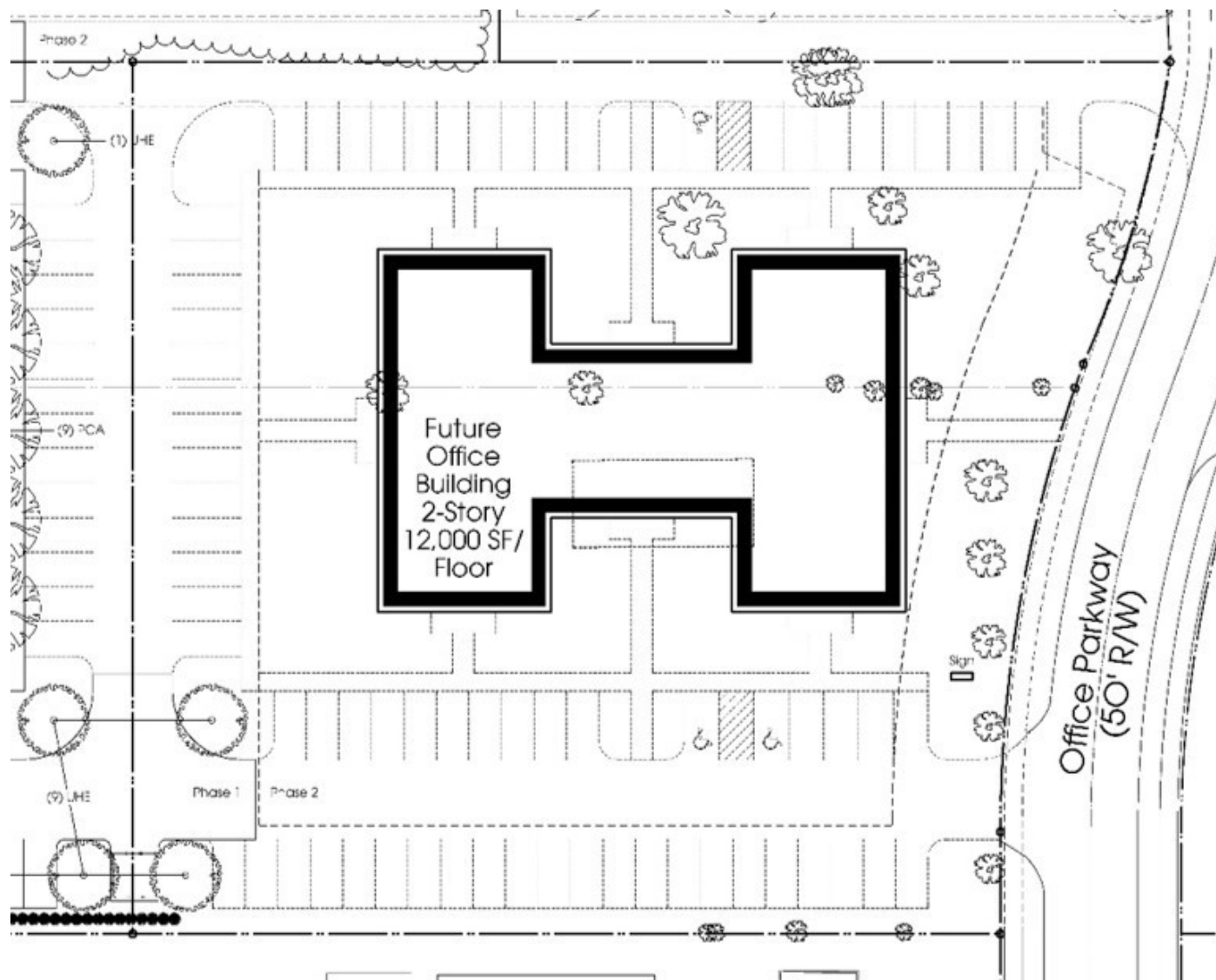
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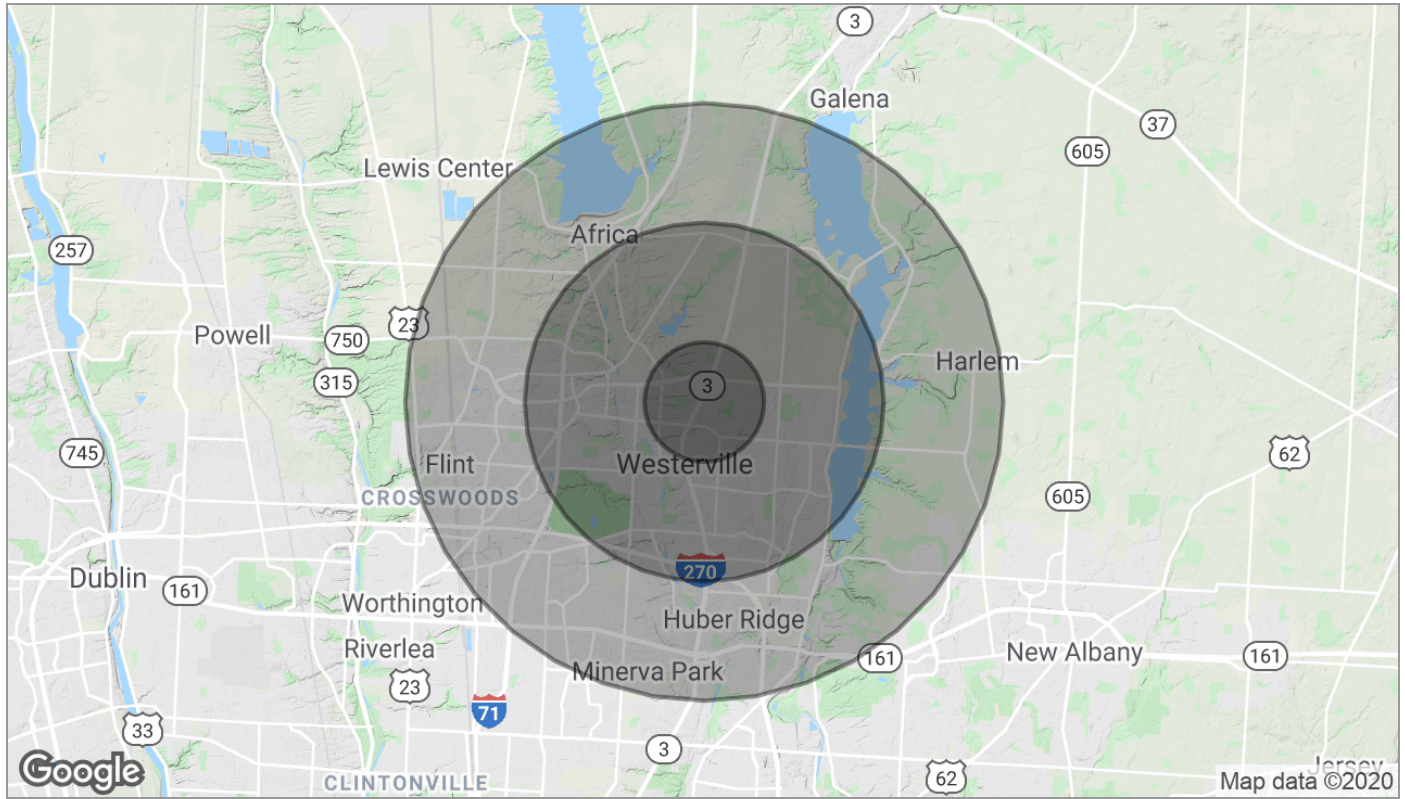


Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.  
 Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel.  
 Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).  
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 Prepared by: Delaware County Auditor's GIS Office









Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,481	65,477	163,730
MEDIAN AGE	41.4	38.0	35.8
MEDIAN AGE (MALE)	40.5	37.5	35.0
MEDIAN AGE (FEMALE)	42.2	38.7	36.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,754	24,221	63,492
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$113,729	\$100,960	\$84,636
AVERAGE HOUSE VALUE	\$292,955	\$277,026	\$244,448

\* Demographic data derived from 2010 US Census