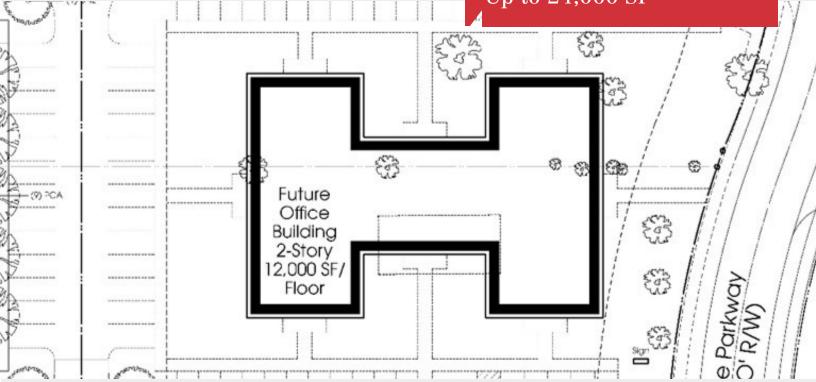


For Sale

Development Opportunity
Up to 24,000 SF



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



For more information:

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

Andy Dutcher, SIOR

614 629 5266 • adutcher@ohioequities.com

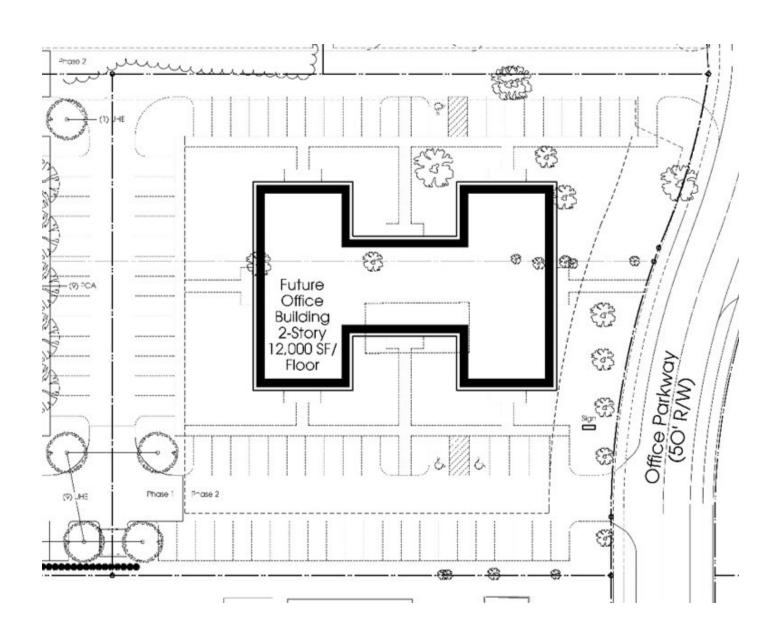
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Ohio Equities 605 S Front Street, Columbus, OH 43215 614 224 2400

ohioequities.com



Development Plan







Parcel Map



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 constructed 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). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.

Prepared by: Delaware County Auditor's GIS Office

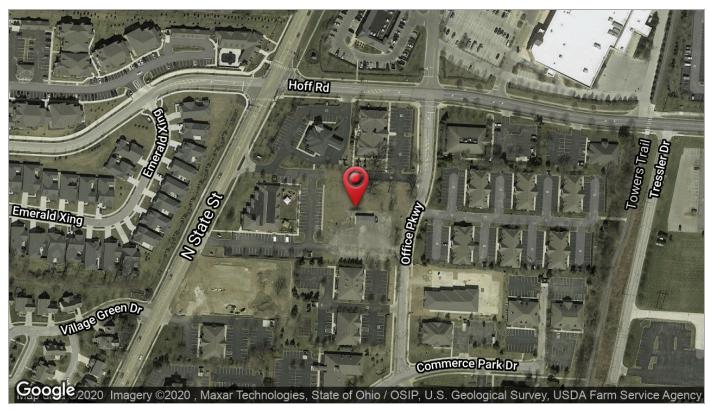
Printeds n.4/2000



614 629 5234



Location Maps

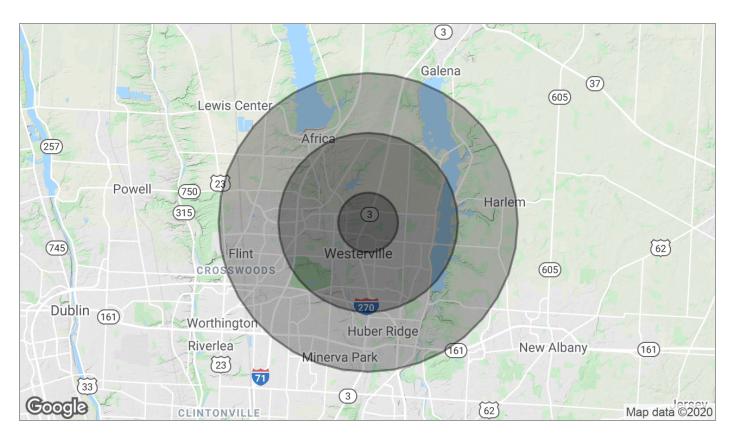








Demographics Map



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
Households & Income TOTAL HOUSEHOLDS	1 Mile 2,754	3 Miles 24,221	5 Miles 63,492
TOTAL HOUSEHOLDS	2,754	24,221	63,492



^{*} Demographic data derived from 2010 US Census