

For Sale or Lease
Office Land for Development

600 North State Street

Westerville, OH 43082

Property Features

- Built-to-Suit Opportunity Available
- ±1.42 Acres / Up to a 24,000 SF, Two-Story Building
- Ample On-Site Parking | 73 Parking Spaces
- Located Behind Nikou Learning Center
- Lot Fronts on Office Parkway
- Minutes from Polaris
- In Close Proximity to I-71 & I-270
- Many Amenities Nearby

Asking Price \$450,000 (Land Only)

Lease Rate \$12.50 PSF NNN

For More Information:

www.WestervilleLand.com

Matt Gregory

+1 614 629 5234

mgregory@ohioequities.com

Andy Dutcher

+1 614 629 5266

adutcher@ohioequities.com

Property Overview

600 N. State Street
Westerville, OH 43082

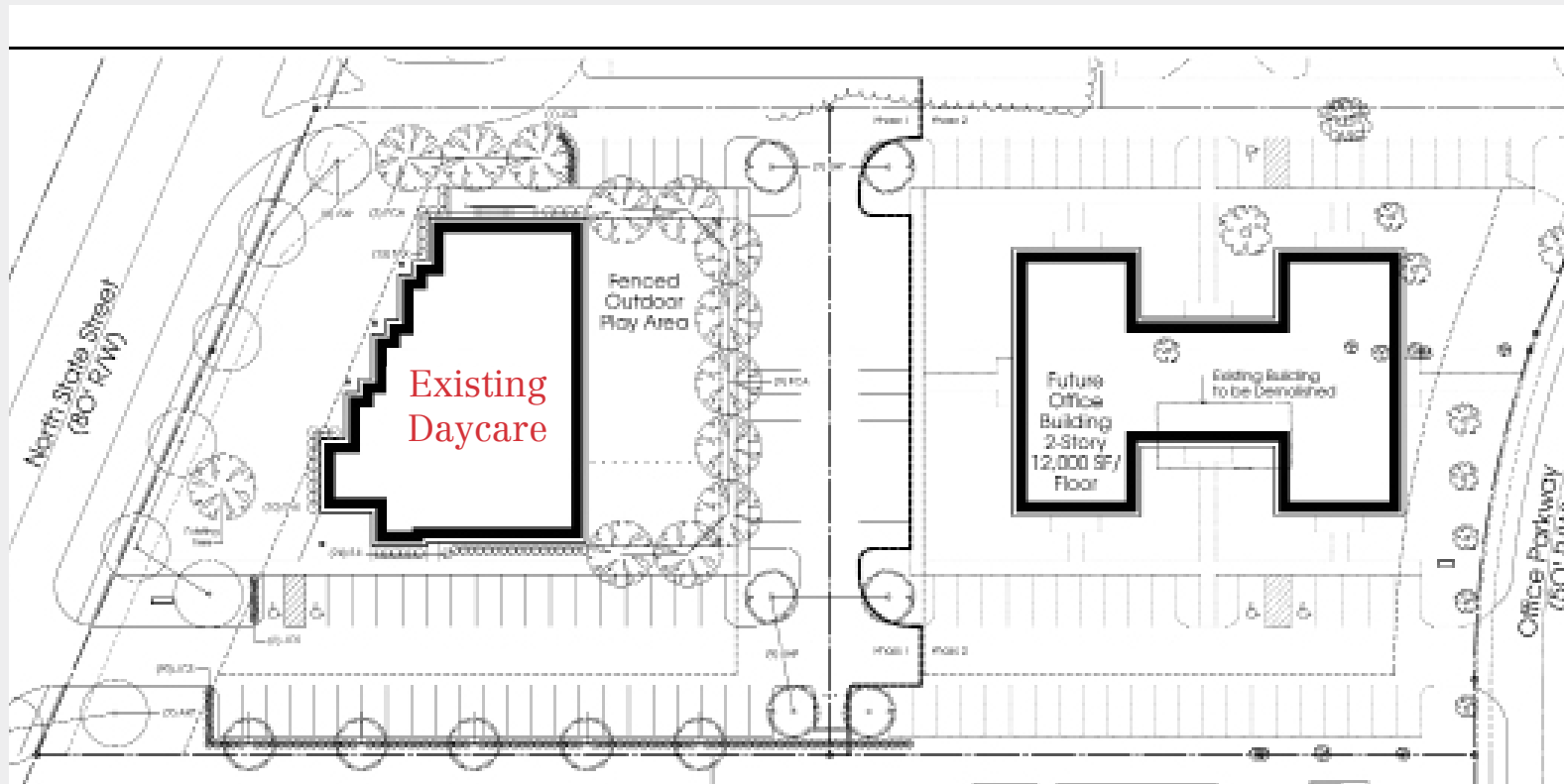
Property Overview

Address:	600 North State Street, Westerville, OH 43082
Parcel #:	317-334-03-004-001
County:	Delaware
Building Size:	Built-to-Suit up to 24,000 SF
Floorplates:	12,000 SF
Stories:	Up to 2-Stories
Use:	Office
Acres:	1.42
Parking Spaces:	73 Spaces
Asking Price	\$450,000 (Land Only)
Lease Rate	\$12.50 PSF NNN

Demographics

2015	1 mile	3 miles	5 miles
Population	7,565	64,325	174,482
Avg. HH Income	\$108,199	\$118,081	\$91,568
Avg. Daily Traffic Count	16,195 Cars on N. State Street		

Site Plan
600 N. State Street
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Maps and Aerials
600 N. State Street
Westerville, OH 43082

