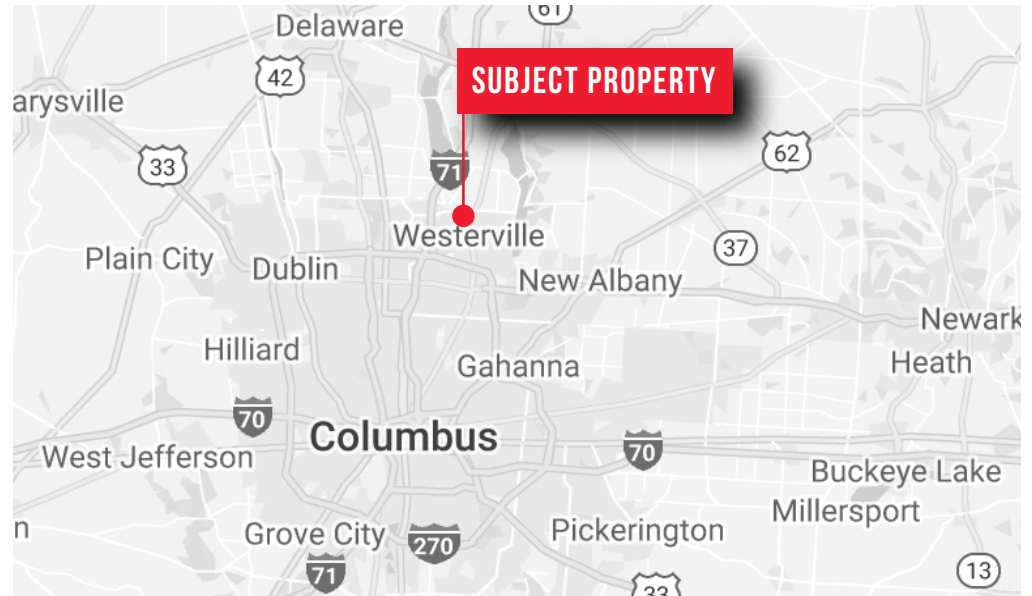




FOR LEASE NEW CONSTRUCTION  
**RETAIL/OFFICE**  
MIXED-USE DEVELOPMENT  
WESTERVILLE | OHIO

## EXECUTIVE SUMMARY

Elford Realty, LLC is pleased to present this proposed new, mixed-use office/retail building on Meridian Way in Westerville, Ohio. This planned +/- 40,000 SF, 3-story building is located in the heart of new development, situated along well traveled Polaris Parkway. The building is within walking distance to a variety of retail and restaurants, and will have first floor retail space of its own that will provide exciting opportunities for additional amenities. The developer, Trivium Development, has been successful in the submarket having built on the corner of Polaris Parkway and Cleveland Avenue (Starbucks, Bru Burger, Local Cantina) in 2019. This neighboring development will be unique and offer efficient floor plans, high ceilings and quality finishes.



## PROPERTY SUMMARY

<b>LOCATION:</b>	Meridian Way   Westerville, OH
<b>RENTAL RATE:</b>	\$20.00/SF NNN (Office)   \$25.00/SF NNN (Retail)
<b>BUILDING SIZE:</b>	40,000 SF
<b>SF AVAILABLE:</b>	5,000 - 40,000 SF
<b>LOTS SIZE:</b>	3.447 Acres
<b>YEAR BUILT:</b>	Spring/Summer 2022
<b>PARKING:</b>	Ample, Onsite Park





## PROPERTY HIGHLIGHTS

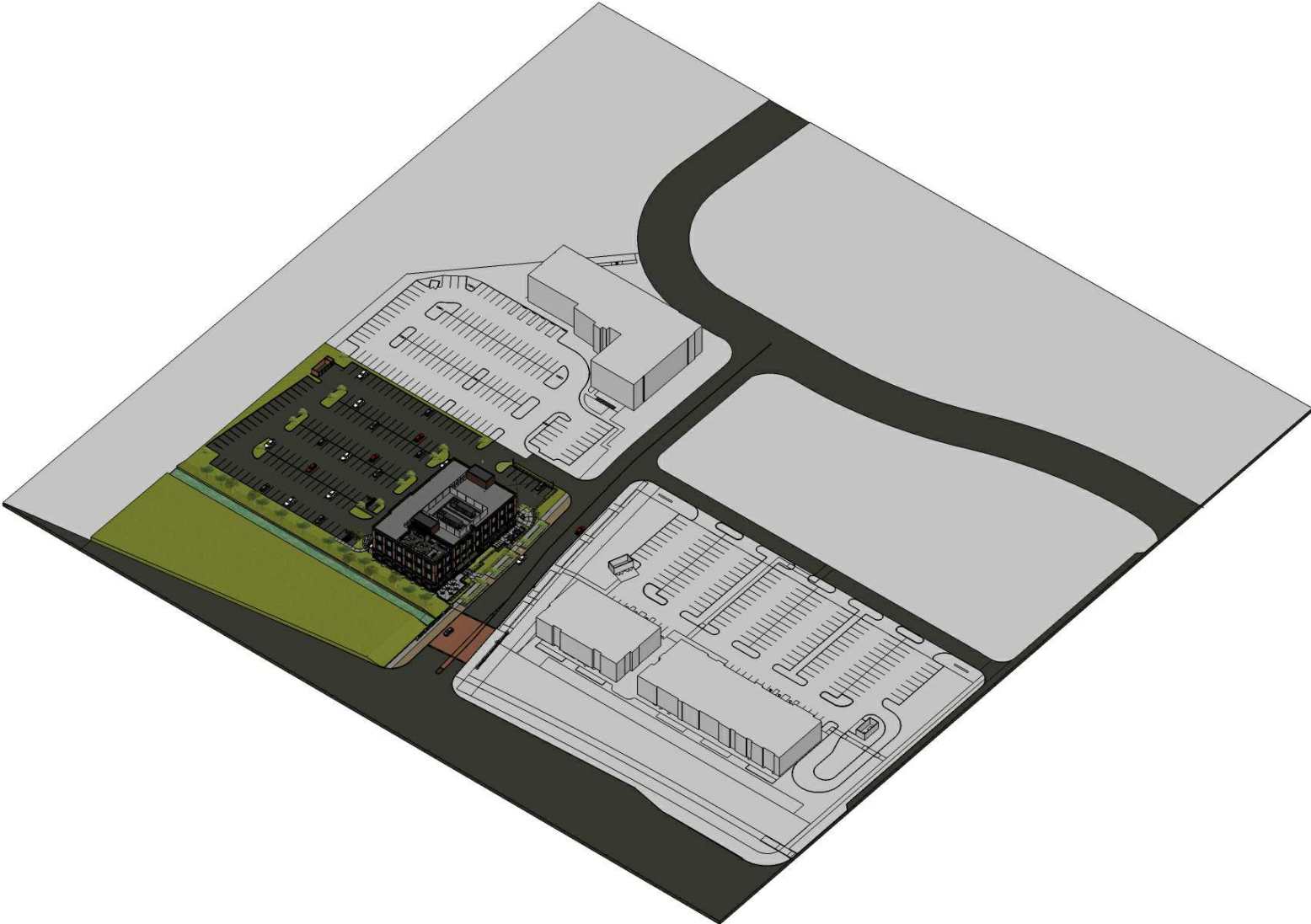


This for-lease opportunity is highlighted by a number of factors including prime location, brand new, Class-A construction, and **ownership opportunities available.**

- Class-A, +/- 40,000 SF Mixed-Use Office/Retail Building
- Three (3) Stories
- Asking Base Rate: \$20.00/SF NNN
- Estimated Operating Expenses: \$8.00/SF
- Exterior building signage for full floor users
- Ample parking
- Ownership opportunities available
- Walkable to CMax Cota Bus Line (Cleveland Avenue and Polaris Parkway)
- Anticipated completion Spring/Summer 2022



# 3D SITE PLAN





# PROPERTY RENDERINGS





# BUSINESS OVERVIEW MAP





# MARKET OVERVIEW MAP





# DEMOGRAPHICS



## KEY FACTS

39,478

Population



Average Household Size

42.3

Median Age

\$96,032

Median Household Income

## EDUCATION

2%

No High School Diploma



20%

High School Graduate



24%

Some College



54%

Bachelor's/Grad/Pr of Degree

## BUSINESS



1,996

Total Businesses



28,128

Total Employees

## EMPLOYMENT



81%

White Collar



10%

Blue Collar



9%

Services

13.4%

Unemployment Rate

## INCOME



\$96,032

Median Household Income



\$44,794

Per Capita Income



\$294,296

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (24.2%)

The smallest group: <\$15,000 (4.3%)

Indicator	Value	Diff	
<\$15,000	4.3%	+1%	
\$15,000 - \$24,999	4.6%	+1.4%	
\$25,000 - \$34,999	4.6%	+0.3%	
\$35,000 - \$49,999	8.9%	+0.3%	
\$50,000 - \$74,999	13.8%	-1.2%	
\$75,000 - \$99,999	15.9%	+1.4%	
\$100,000 - \$149,999	24.2%	+5.3%	
\$150,000 - \$199,999	12.2%	-1.3%	
\$200,000+	11.6%	-7.1%	





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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CONTACT US FOR MORE INFO.

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