

LEASE

RESTAURANT WITH PATIO

935 N STATE STREET, WESTERVILLE OH 43082



PROPERTY HIGHLIGHTS

- 5,438 SF 2nd-generation restaurant space
- Outdoor patio seating
- Located adjacent to Meijer
- Signalized entrance off N State Street
- 4.613 acres zoned Planned Community Commercial
- 101 parking spaces of which 8 are disability marked
- Surrounded by a mix of residential, office and retail



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OFFERING SUMMARY

LEASE RATE: \$26 SF/YEAR (NNN)

AVAILABLE SF: 5,438

LOT SIZE: 4.63 ACRES

BUILDING SIZE: 36,285 SF

LOCATION

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.



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
925 N State St, Suite L	Available	5,438 SF	NNN	\$26.00 SF/yr	Former restaurant/pub with outdoor patio seating

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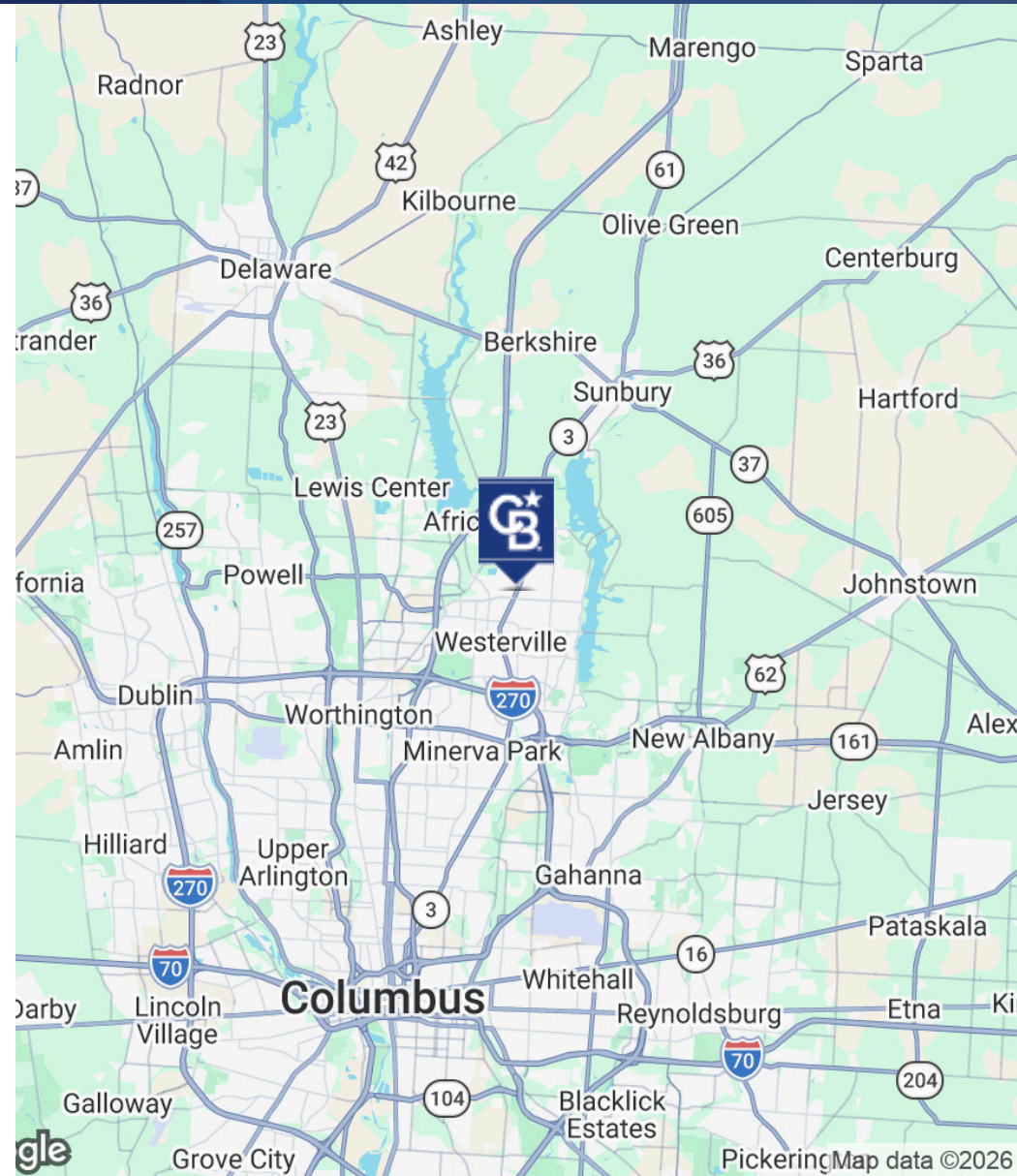
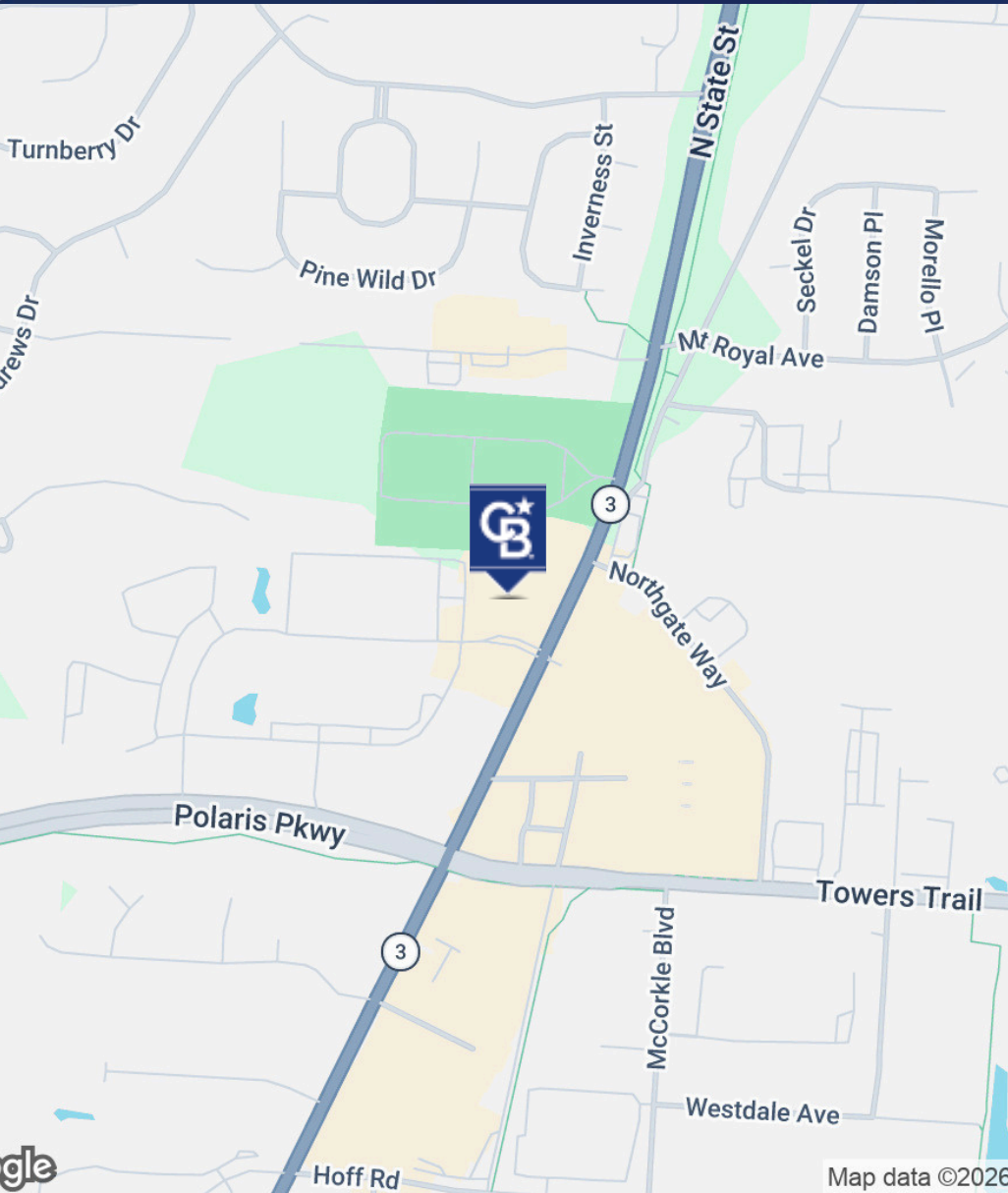
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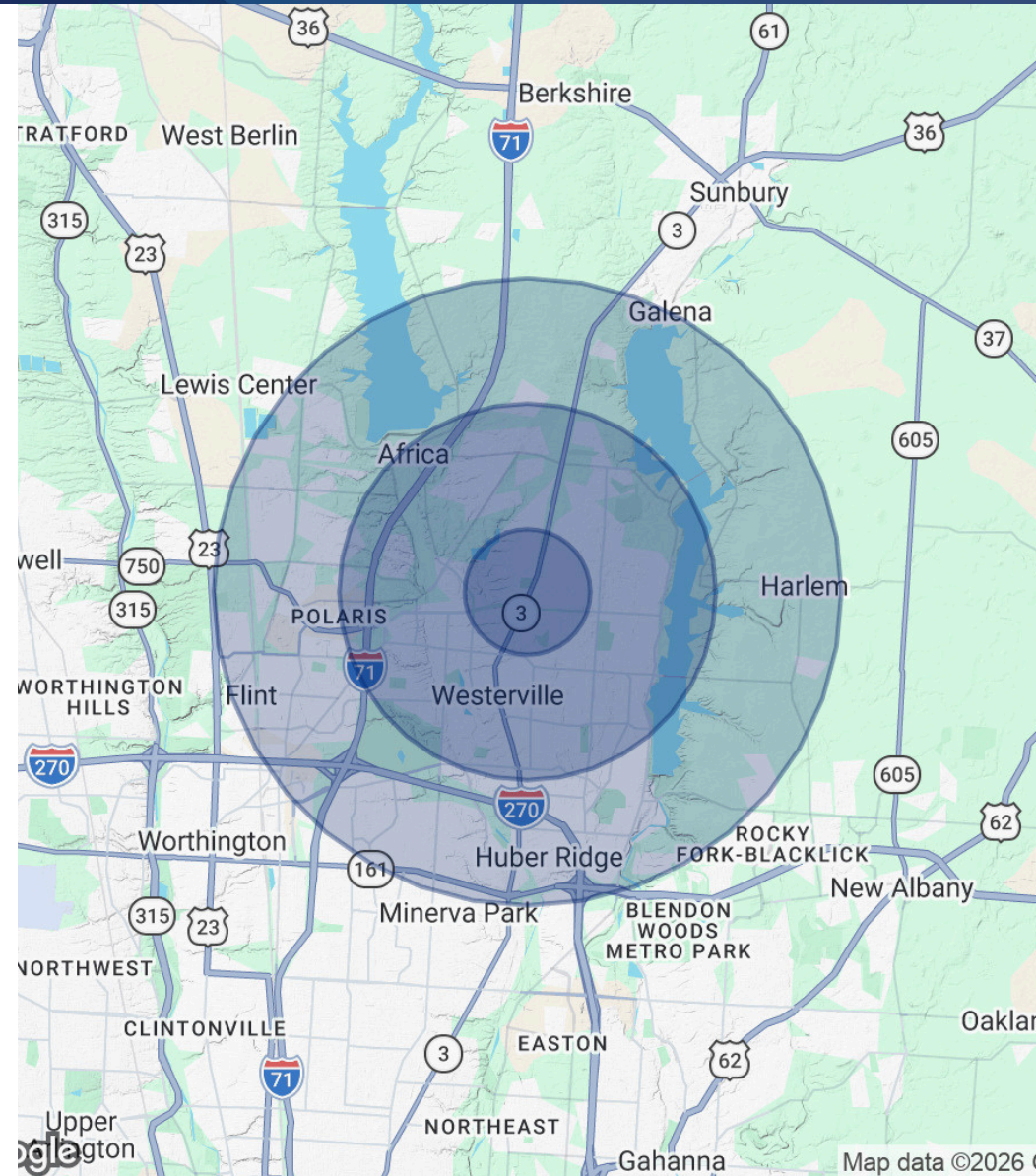
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,049	63,036	166,381
Average Age	42.7	40.1	37
Average Age (Male)	39.5	40.1	36.9
Average Age (Female)	43.8	40.2	37.5

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

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
21,350	N State Street, north of Maxtown Rd	2-WAY	2025
16,348	N State Street, south of Maxtown Rd	2-WAY	2025



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