



**For Sale:
\$2,500,000**

**8692-8724 Olde Worthington Rd
Westerville OH 43082**

**Fully
Leased**

**Investment
Portfolio**

FEATURES

- ◆ Sale includes 2 multi-use office buildings and 1 warehouse building
- ◆ +/- 22,800 total SF on +/- 2.04 acres on, 2 parcels
- ◆ Long term tenants in place
- ◆ Close to I-71 & the Polaris Trade Area
- ◆ Built between 1998-2000
- ◆ Tenants pay NNN charges

**Video Showing
Click here**

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Information

LOCATION: Near Polaris Parkway

COUNTY: Delaware

BUILDING SF: 22,800 +/-

ACREAGE: 2.04 +/-

NUMBER OF DRIVE IN DOORS: 5

NUMBER OF FLOORS ABOVE GROUND: 1

PARCEL NUMBER: 318-443-02-004-001

LIST PRICE: \$2,500,000

TAXES: \$62,071.96

CAP RATE: 6%

ZONED: Com

TRAFFIC COUNT : 16,604 AVG DAILY
VOLUME

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Parcel Lines



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Additional Information:

- Front Building is +/- 9,800 SF with high end office space finishes
- Middle building is approximately 7,000 SF primarily used as a meeting space center
- Rear building is approximately 6,000 SF with high ceiling warehouse currently used as a fitness facility



Demographic Summary Report

Bldg A

8692 Olde Worthington Rd, Westerville, OH 43082

Building Type: **Industrial**
 RBA: **6,000 SF**
 Land Area: **1.29 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	4,733		86,311		211,418	
2019 Estimate	4,382		80,576		198,407	
2010 Census	3,652		70,539		178,040	
Growth 2019 - 2024	8.01%		7.12%		6.56%	
Growth 2010 - 2019	19.99%		14.23%		11.44%	
2019 Population by Hispanic Origin	95		3,732		10,431	
2019 Population	4,382		80,576		198,407	
White	3,806	86.86%	62,577	77.66%	149,716	75.46%
Black	177	4.04%	7,847	9.74%	28,863	14.55%
Am. Indian & Alaskan	4	0.09%	155	0.19%	442	0.22%
Asian	317	7.23%	7,867	9.76%	13,783	6.95%
Hawaiian & Pacific Island	0	0.00%	28	0.03%	122	0.06%
Other	78	1.78%	2,101	2.61%	5,480	2.76%
U.S. Armed Forces	0		54		111	
Households						
2024 Projection	1,760		33,972		82,167	
2019 Estimate	1,637		31,794		77,273	
2010 Census	1,414		28,269		70,145	
Growth 2019 - 2024	7.51%		6.85%		6.33%	
Growth 2010 - 2019	15.77%		12.47%		10.16%	
Owner Occupied	1,349	82.41%	20,076	63.14%	50,820	65.77%
Renter Occupied	288	17.59%	11,719	36.86%	26,453	34.23%
2019 Households by HH Income	1,636		31,795		77,272	
Income: <\$25,000	93	5.68%	3,150	9.91%	9,338	12.08%
Income: \$25,000 - \$50,000	161	9.84%	5,565	17.50%	14,255	18.45%
Income: \$50,000 - \$75,000	287	17.54%	6,175	19.42%	13,612	17.62%
Income: \$75,000 - \$100,000	236	14.43%	4,549	14.31%	10,741	13.90%
Income: \$100,000 - \$125,000	254	15.53%	3,953	12.43%	9,202	11.91%
Income: \$125,000 - \$150,000	187	11.43%	2,743	8.63%	5,861	7.58%
Income: \$150,000 - \$200,000	212	12.96%	2,842	8.94%	6,919	8.95%
Income: \$200,000+	206	12.59%	2,818	8.86%	7,344	9.50%
2019 Avg Household Income	\$123,463		\$101,888		\$100,856	
2019 Med Household Income	\$104,035		\$80,537		\$78,331	

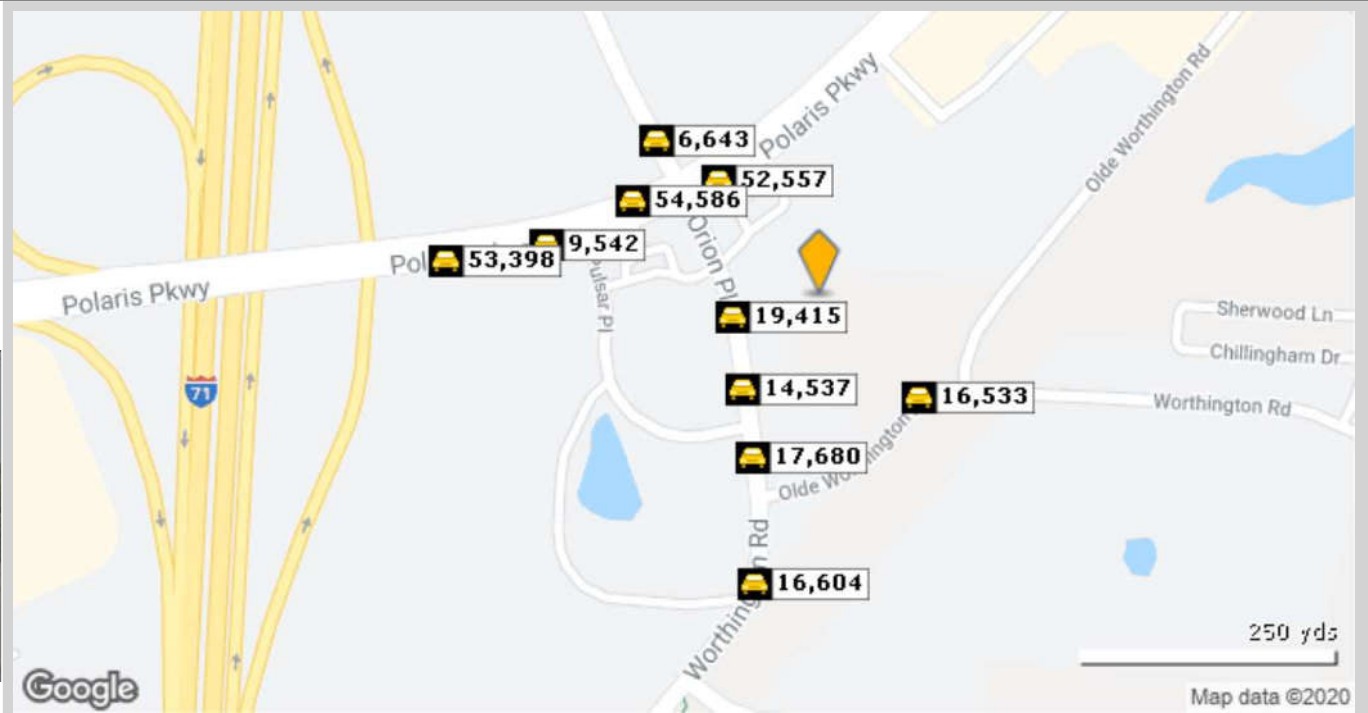


Traffic Count Report

Bldg A

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Building Type: **Industrial**
 RBA: **6,000 SF**
 Land Area: **1.29 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Orion Pl	Pulsar Pl	0.06 S	2018	19,415	MPSI	.05
2	Orion Pl	Pulsar Pl	0.02 S	2015	14,537	MPSI	.07
3	Olde Worthington Rd	Orion Pl	0.11 SW	2018	16,533	MPSI	.08
4	Polaris Pkwy	Orion Pl	0.02 SW	2018	52,557	MPSI	.09
5	Orion Pl	Pulsar Pl	0.02 N	2018	17,680	MPSI	.10
6	Polaris Pkwy	Orion Pl	0.03 NE	2018	54,586	MPSI	.12
7	Orion Pl	Polaris Pkwy	0.03 SE	2015	6,643	MPSI	.13
8	Polaris Pkwy	Pulsar Pl	0.02 E	2018	9,542	MPSI	.16
9	Worthington Rd	County Line Rd W	0.06 SW	2018	16,604	MPSI	.16
10	Polaris Pkwy	Pulsar Pl	0.08 E	2015	53,398	MPSI	.21



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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