



555 W SCHROCK ROAD

555 W SCHROCK
WESTERVILLE, OH 43081
MEDICAL OFFICE CONDO

Doug Wilson
Kristen Asman





DISCLAIMER

MEDICAL OFFICE CONDO | 3,240 SF | WESTERVILLE, OH

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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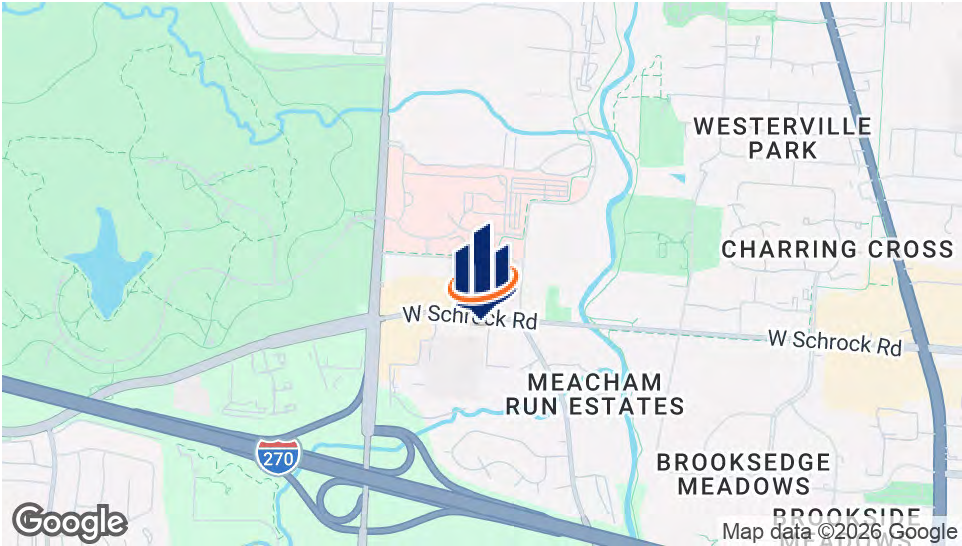
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Property Summary



OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	3,240 SF
Number of Offices:	8 Exam Rooms, 3 Back Offices, 3 Restrooms (1 private & 2 public), 1 Lab, 1 Reception Hall/ Room, 1 Kitchen/ Break Room
Restrooms:	3 Private Restrooms
Monument Signage:	Yes
Market:	Westerville
Sub-Market:	Columbus

PROPERTY DESCRIPTION

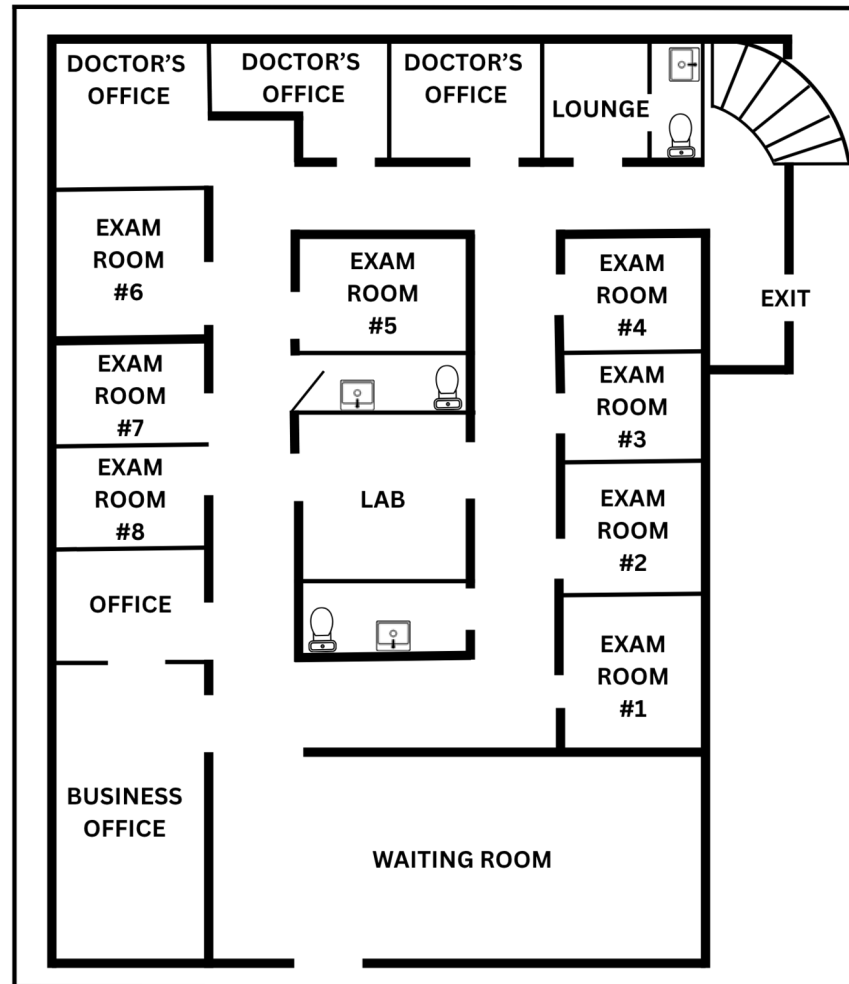
SVN Wilson is pleased to offer one of the few medical facilities for sale in the area. The subject property is a professional medical office condominium. There are 8 exam rooms, 3 back offices, 3 restrooms (1 private & 2 public), 1 lab, 1 reception hall/ room, 1 kitchen/ break room. It is move in ready. Purchase includes monument signage on Schrock Road with 20,000 VPD daily traffic counts. The property is located in Westerville just north of 270 but the office address is Columbus taxes. Area property values are rapidly accelerating.

\$700/month Association covers: building exterior, Building envelope, including Lobby, water/sewer/ and property insurance for exterior of the buildings and property area. Condo Owner: gas, electric, and interior insurance on contents and equipment

PROPERTY HIGHLIGHTS

- 8 exam rooms, 3 back offices, 3 restrooms (1 private & 2 public), 1 lab, 1 reception hall/ room, 1 kitchen/ break room
- Move-in ready
- Monument signage on Schrock Road
- Quick access to I-270

Floor Plan



***This is an approximate floor plan. Spaces can change.**

Additional Photos





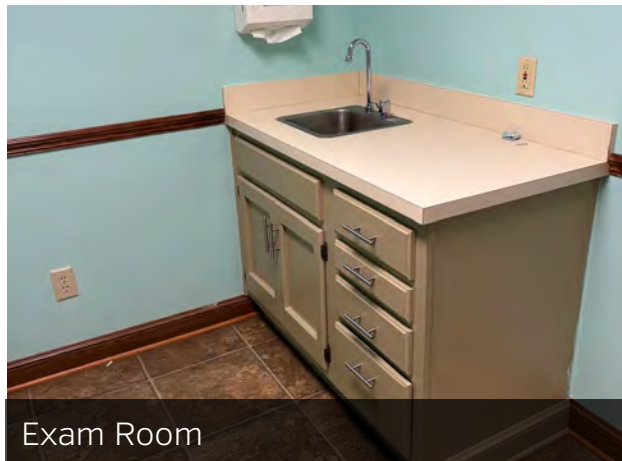
Exterior



Reception Area



Lab Area



Exam Room

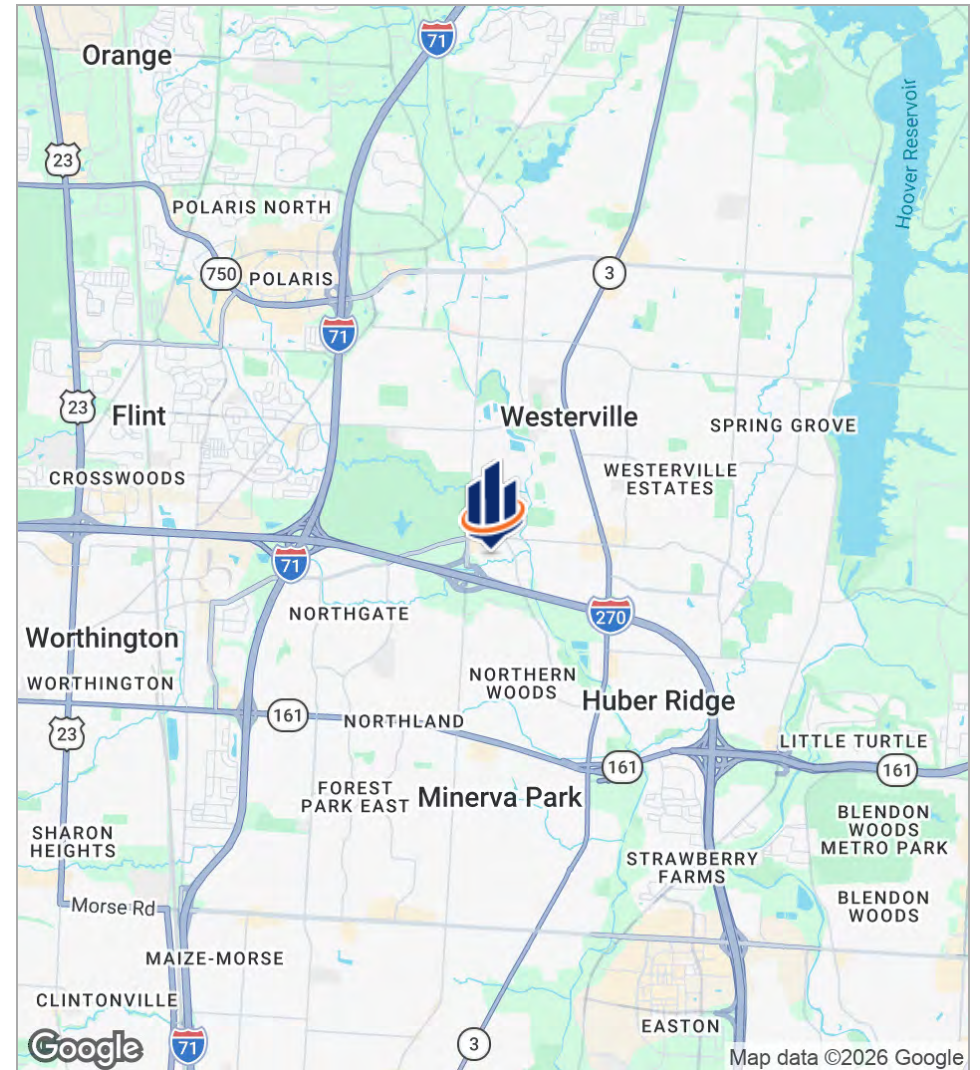
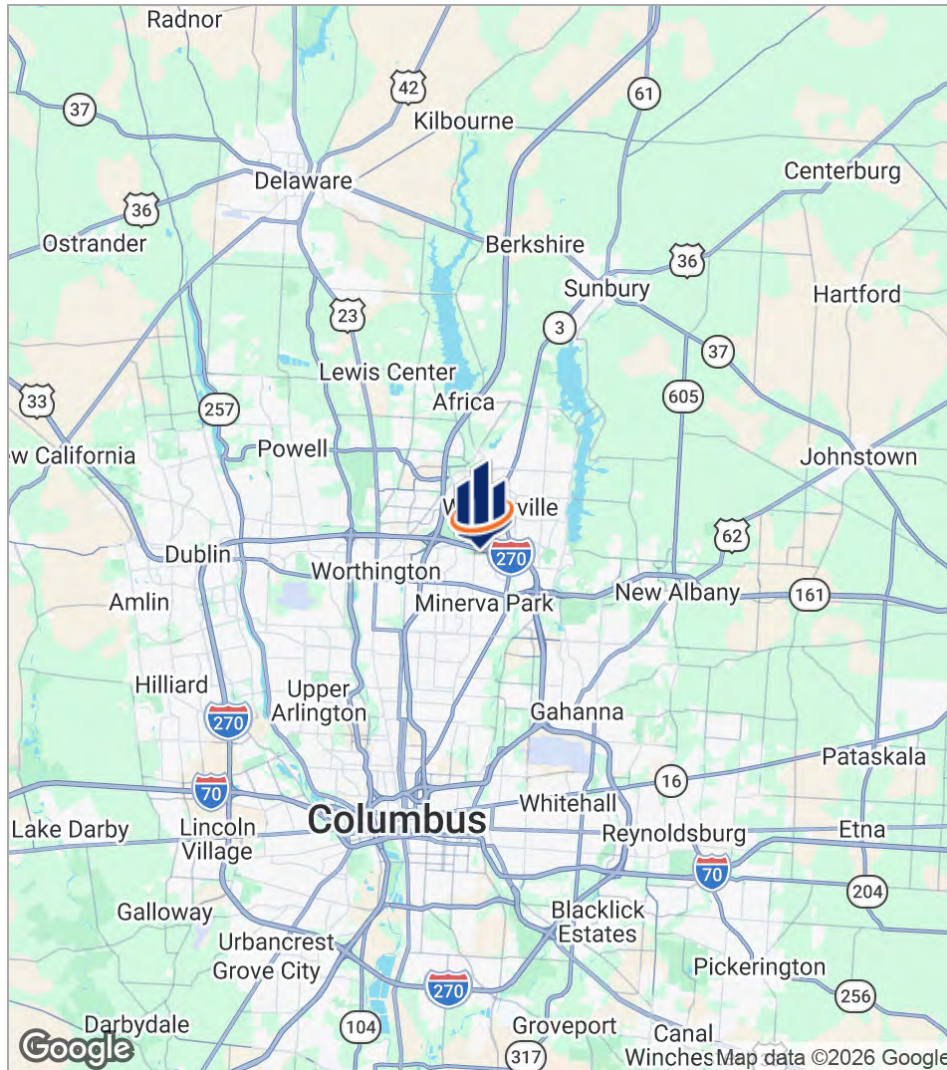


Private Office 1

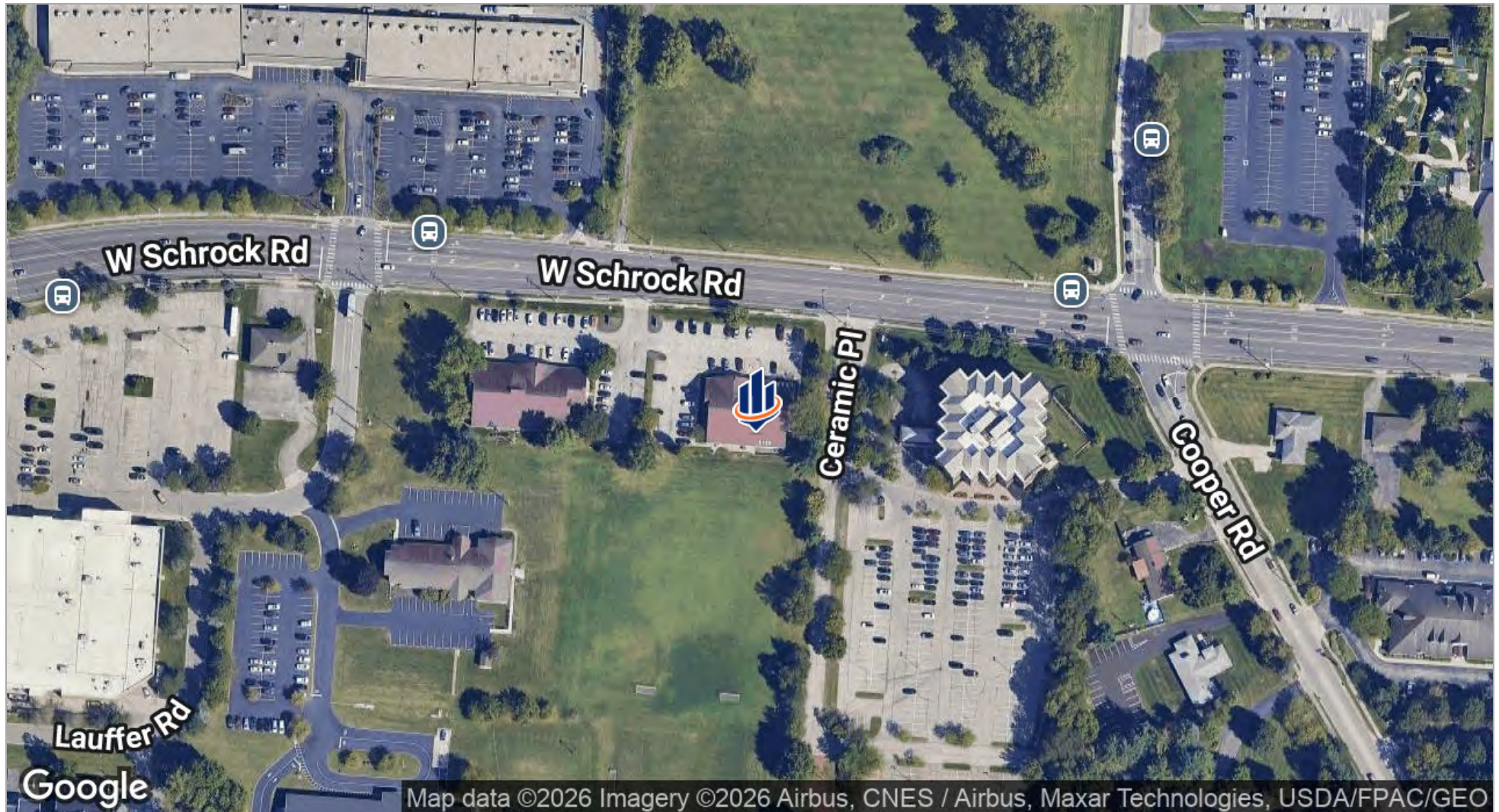


Private Restroom

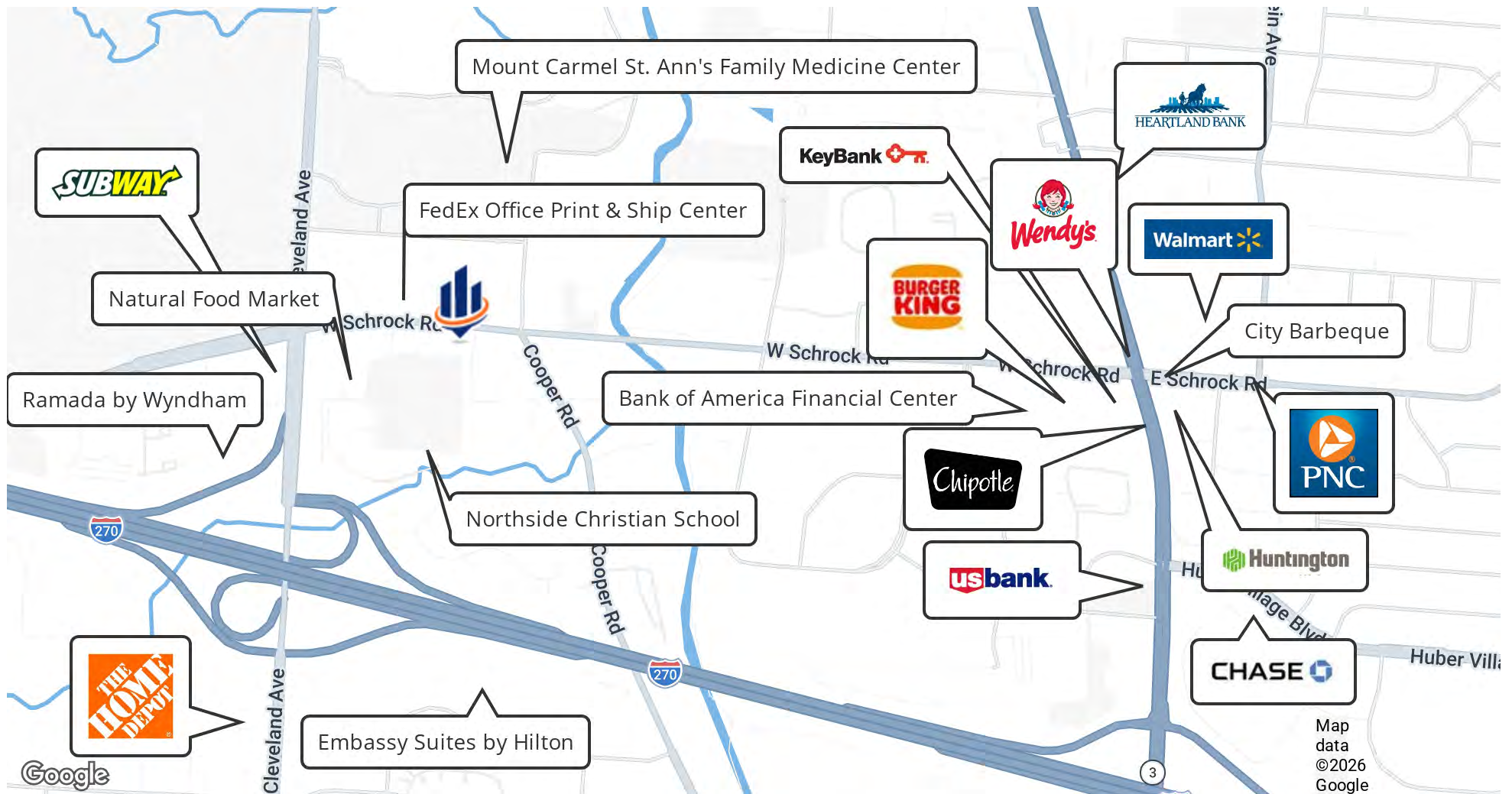
Location Maps



Aerial Map



Retailer Map





Westerville, OH

555 W Schrock Road Professional benefits from Westerville Village Services and Location with Columbus, Taxes. Owner and Employees can utilize the Westerville Community Center, Pool, and Fitness Complex but only pay lower Columbus Taxes. The property is conveniently located close to the Cleveland Avenue North Exit just North of the 270 Outer belt on the North Side of Columbus. Located in walking distance to St. Ann's Mt. Carmel hospital, many of the office community neighbors are medical related services.

Westerville is a North Eastern suburb of Columbus, Ohio in Franklin and Delaware counties. Westerville has a population just under 40,000 people with recent Population Growth of 8%! The Central Ohio Transit Authority (COTA) bus system serves Westerville with five bus lines.

CNN Money has ranked Westerville as top 15 Best Place to Live in the US noting its quiet streets, historic homes, and well-preserved Uptown District plus 11 parks with trails and greenspaces. Westerville is consistently ranked as one of the best suburb's for Business and is headquarters for DHL Supply, Lancaster Colony and Cheryl's Cookies. Top Employers in the suburb are JP Morgan Chase Business Offices and St. Ann's Mt. Carmel Hospital.

Westerville is home to Otterbein University with 3,000 students. In the 2024-2025 U.S News Best Colleges rankings, Otterbein is ranked 13th among 163 peers in the Regional Universities–Midwest category. It is in the top 3 regional universities in Ohio. Otterbein has once again been recognized as one of the nation's Colleges of Distinction for 2024-2025. Otterbein received program-specific recognition in Business, Education, Engineering, Nursing, and Career Development.

City Highlights

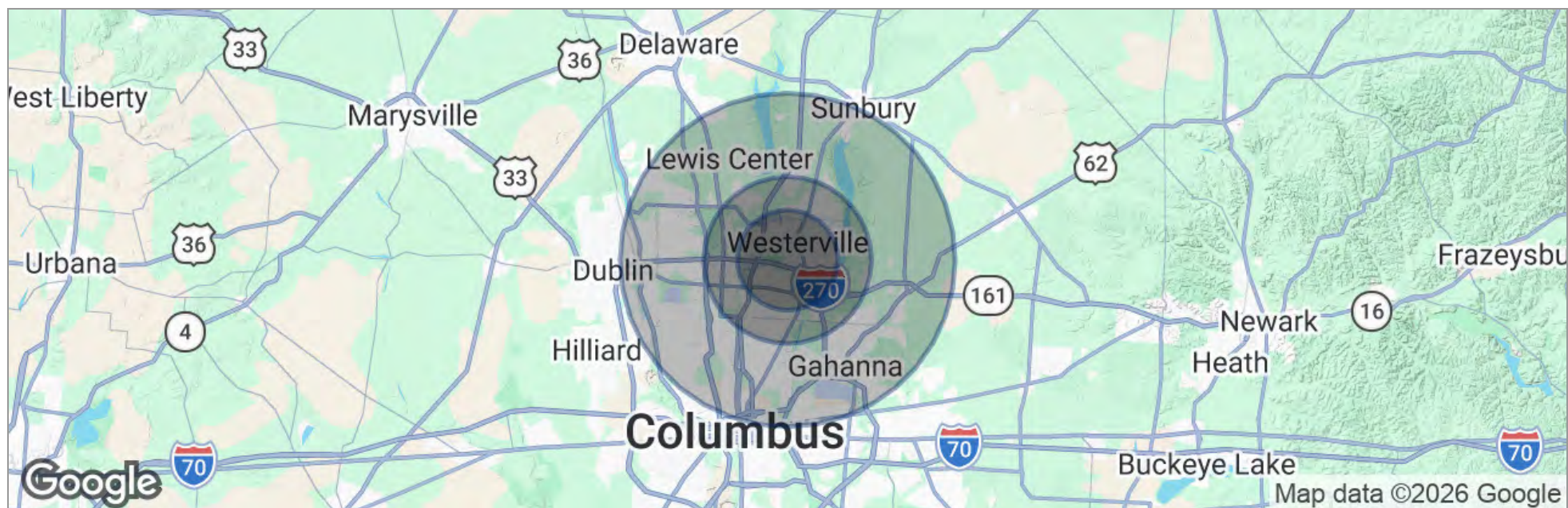
- 8% Population Growth
- Just Under 40,000 Population Growth
- Consistently ranked one of the best places to live and work
- Home to St. Ann's Mt. Carmel Hospital and Otterbein University

Demographics Report

	3 MILES	5 MILES	10 MILES
Total households	45,224	107,699	309,349
Total persons per hh	2.5	2.5	2.5
Average hh income	\$94,928	\$105,612	\$118,732
Average house value	\$271,637	\$313,548	\$372,924

	3 MILES	5 MILES	10 MILES
Total population	113,699	268,310	761,039
Median age	36.9	36.6	36.6
Median age (male)	35.2	35.9	35.8
Median age (female)	38.6	37.2	37.3

* Demographic data derived from 2020 ACS - US Census



	3 Miles	5 Miles	10 Miles
Total Population	113,699	268,310	761,039
Population Density	4,021	3,416	2,422
Median Age	36.9	36.6	36.6
Median Age [Male]	35.2	35.9	35.8
Median Age [Female]	38.6	37.2	37.3
Total Households	45,224	107,699	309,349
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$94,928	\$105,612	\$118,732
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Doug Wilson

Managing Director

SVN | Wilson Commercial Group, LLC

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

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Kristen Asman

Vice President & Broker of Brokerage Services

SVN | Wilson Commercial Group, LLC

Kristen Wilson-Asman serves as Co-Chair of the SVN National Self-Storage Product Council and Vice President of Brokerage Services with SVN | Wilson Commercial Real Estate.

Ms. Asman is a recognized expert in self storage investment sales and has been involved in the sale of hundreds of millions of dollars in commercial real estate. She advises owners and investors on strategies to maximize value throughout the lifecycle of their properties, from acquisition through disposition.

She holds a Bachelor of Science in Accounting from Miami University of Ohio and began her career as an Auditor with Deloitte. Her experience spans brokerage, development, and property management, including roles with Matthews Click Bauman, McKinney Properties, and Horizons Real Estate, where she served as a Regional Property Manager and Project Manager.

With over 20 years of experience in the acquisition and disposition of commercial real estate assets, Ms. Asman has built a reputation for delivering results and strategic insight. Since joining SVN in 2003, she has been recognized with multiple honors, including the SVN President's Council Award, the Partnership Circle Award, and the prestigious SVN Brand Ambassador Award.

Ms. Asman is an active member of the Self Storage Association and serves on the Board of Trustees at the state level.

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