

FOR SALE

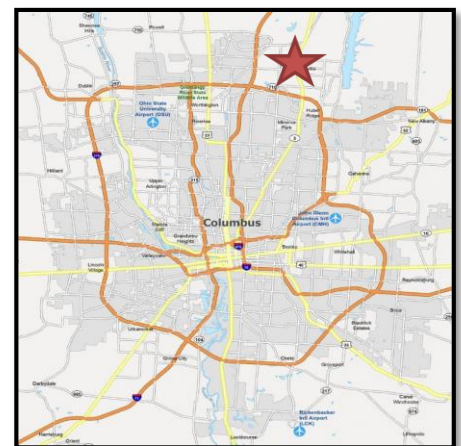
116 COUNTY LINE W WESTERVILLE, OHIO 43082

OWNER/USER INVESTMENT



List Price: \$2,675,000.00

Introducing 116 County Line Road W, a prime owner/user investment opportunity in Westerville, Ohio. This single unit well built two-story office building boasts 9,644 SF of space, featuring a spacious studio room with high ceilings measuring 71 ft. x 35 ft. The property includes on-site parking, essential office furniture, and is conveniently located minutes away from major interstates for easy access to downtown Columbus. Situated within County Line Offices, in the desirable Delaware County with a yearly tax rate of \$28,062 based on 2023, 116 County Line Road West offers a lucrative investment opportunity. The vibrant city of Westerville is renowned for its charming Uptown district and friendly community, making it one of "America's Best Places to Live." With a strategic location near airports and major roadways, Westerville is an ideal business hub. Don't miss out on the chance to own a piece of this thriving community. Call now to schedule a viewing and secure this exceptional property!



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

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PROPERTY HIGHLIGHTS

Address: 116 County Line W Road. Westerville, Ohio 43082

County: Delaware County

Parcel Number: 317-334-01-026-500

Number of Units: 1

Number of Stories: 2

Square Feet: 9,644 SF

Year Built: 2004

Parking: On-Site, Service Lot

Office Park: County Line Offices

Condo Dues: \$1,026.73 Per Month

Taxes: Westerville, \$28,062 Per Year, Based on 2023 Tax Rate

Features: Large Studio Room with High Ceilings, Room Measures 71 ft. x 35 ft.

Features: Windows that open

Furniture: Some Office Furniture Stays Consisting Of Cubicles, Desks, Chairs and Filing Cabinets

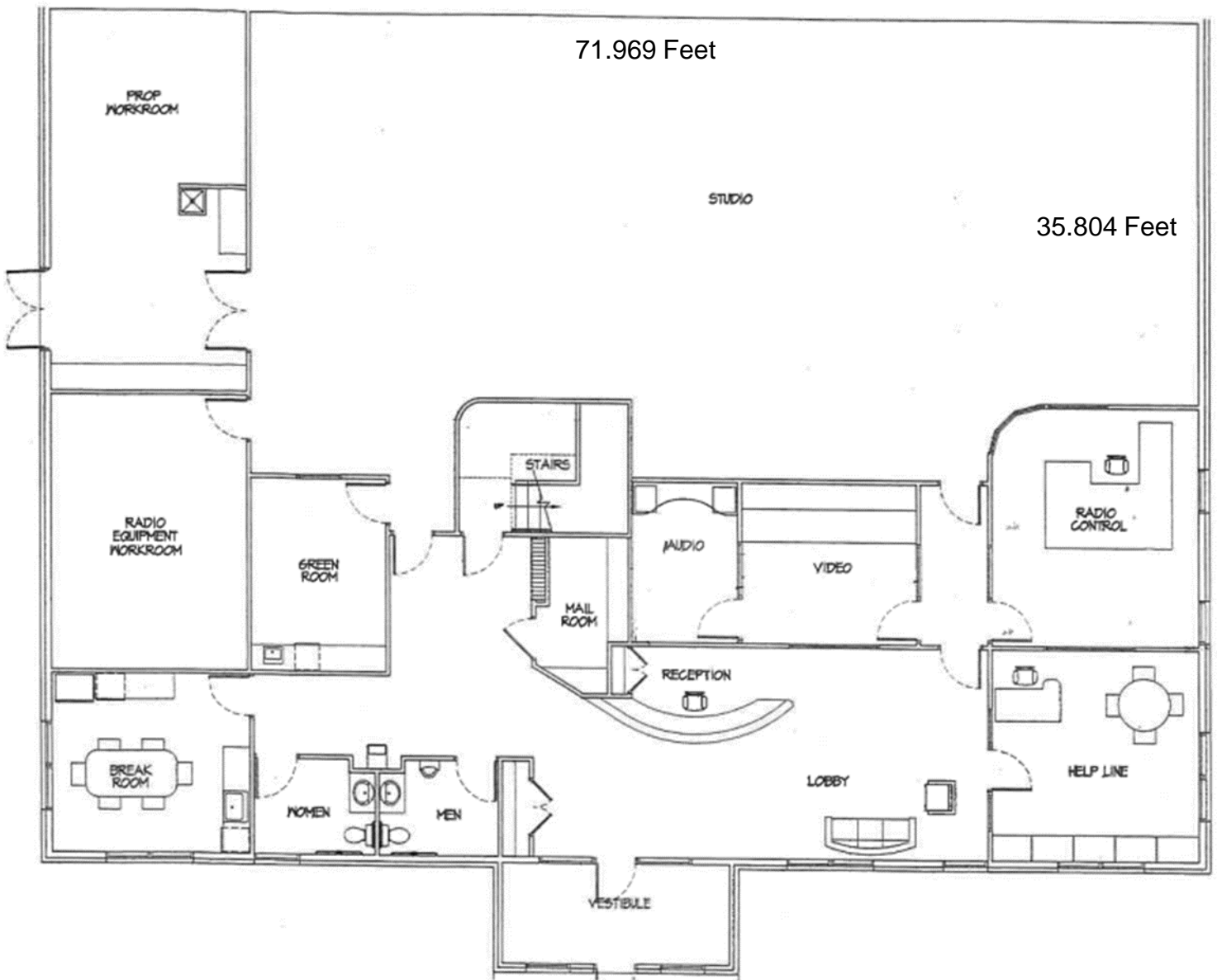
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FLOOR PLANS

FIRST FLOOR

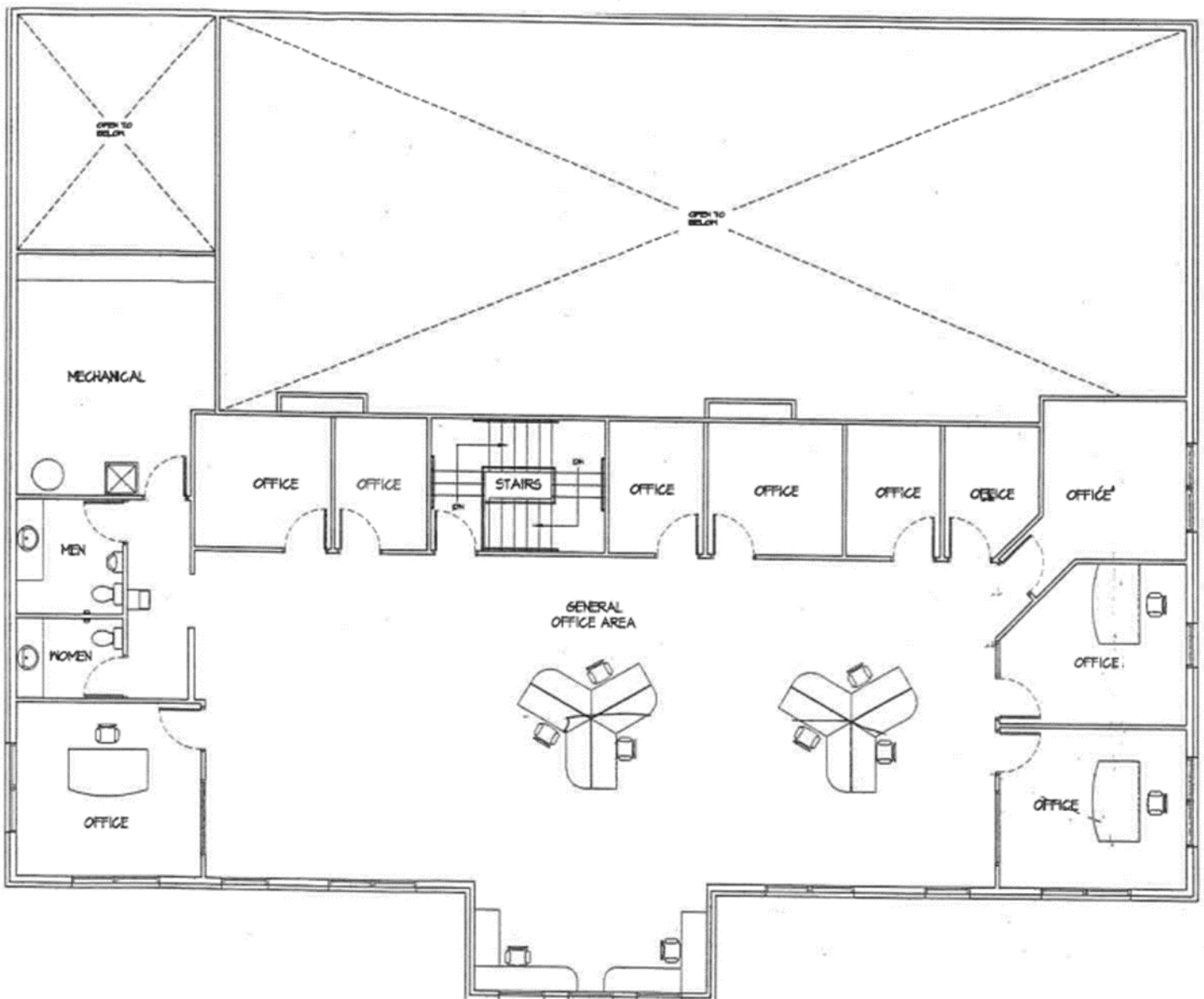


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FLOOR PLANS

SECOND FLOOR



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EXTERIOR PHOTOS



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FRONT LOBBY PHOTOS



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FIRST FLOOR INTERIOR PHOTOS



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FIRST FLOOR INTERIOR PHOTOS



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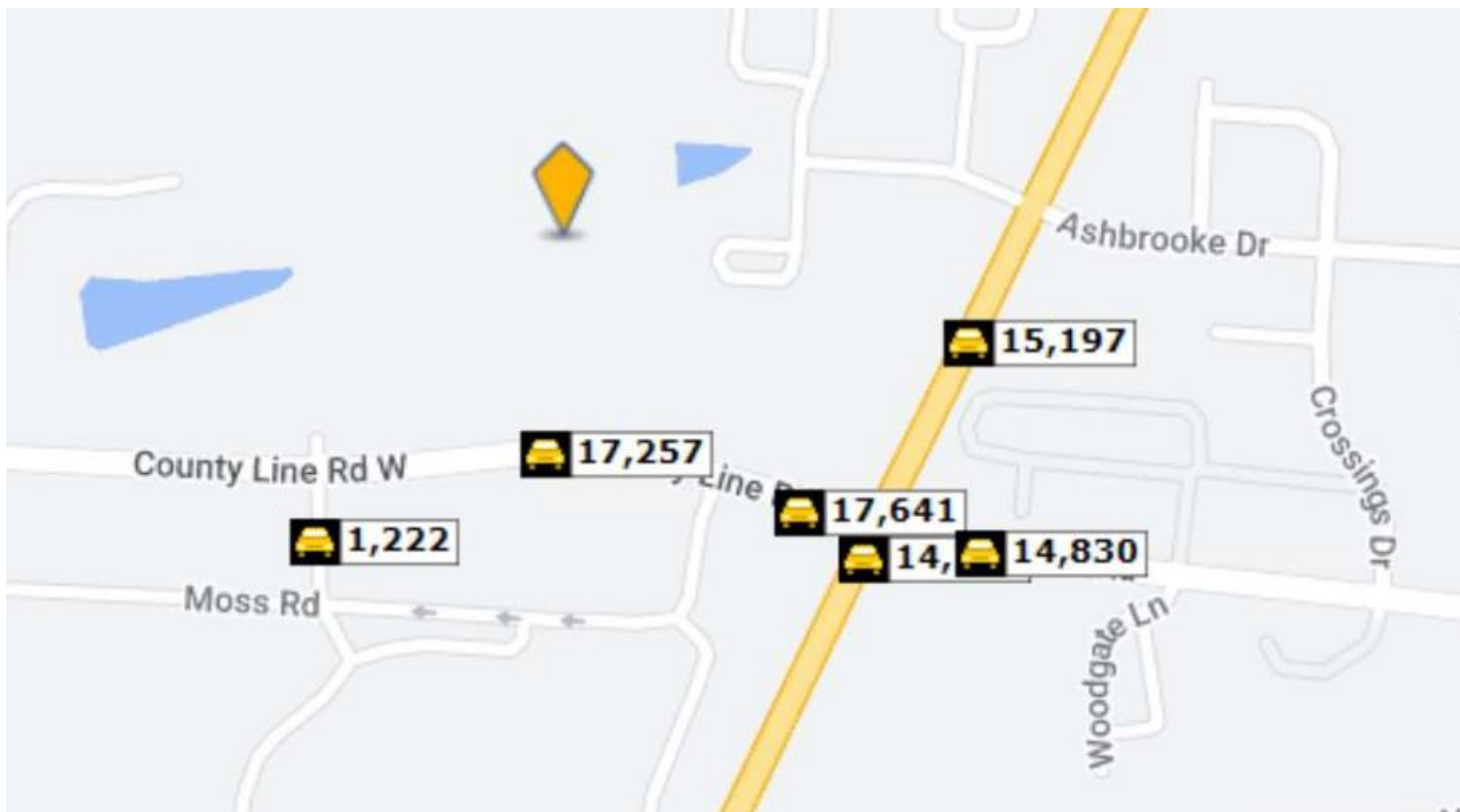
SECOND FLOOR INTERIOR PHOTOS



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TRAFFIC REPORT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	County Line Rd W	Thompson Ave	0.09 W	2018	18,697	MPSI	.08
2	County Line Rd W	Thompson Ave	0.09 W	2022	17,167	MPSI	.08
3	County Line Rd W	Thompson Ave	0.09 W	2021	17,257	MPSI	.08
4	West County Line Road	N State St	0.03 E	2022	17,641	MPSI	.14
5	Thompson Ave	Moss Rd	0.03 S	2022	1,222	MPSI	.15
6	N State St	Ashbrooke Dr	0.06 NE	2020	15,807	MPSI	.16
7	N State St	Ashbrooke Dr	0.06 NE	2022	15,197	MPSI	.16
8	N State St	County Line Rd	0.02 NE	2022	14,333	MPSI	.17
9	North State Street	County Line Rd	0.02 NE	2022	14,790	MPSI	.17
10	East County Line Road	N State St	0.04 W	2022	14,830	MPSI	.20

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DEMOGRAPHIC REPORT

Population	1 Mile	5 Mile	10 Mile
2023 Population	6,944	203,663	630,150
2028 Population	7,069	209,172	643,798
Pop Growth 2023-2028	1.8%	2.7%	2.2%
2023 Average Age	39	38	38
Households			
2023 Households	2,455	80,143	255,752
2028 Households	2,506	82,132	260,706
Household Growth 2023-2028	2.1%	2.5%	1.9%
Median Household Income	\$96,646	\$85,115	\$80,163
Average Household Size	2.3	2.5	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$312,412	\$259,770	\$270,568
Median Year Built	1990	1989	1983

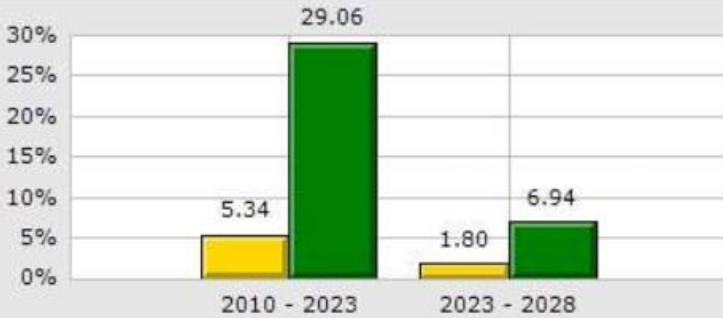
County Line Offices

116 County Line Rd W, Westerville, OH 43082

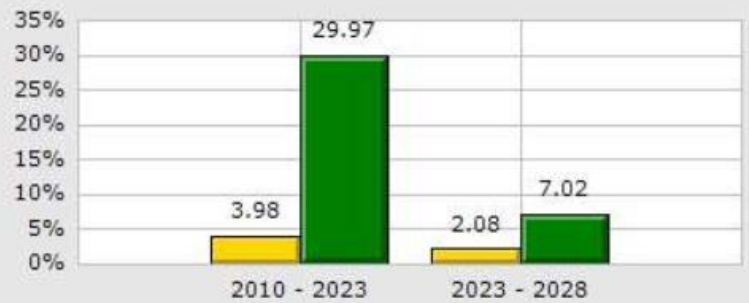
Type: **Class C Office**
County: **Delaware**

■ 1 Mile
■ County

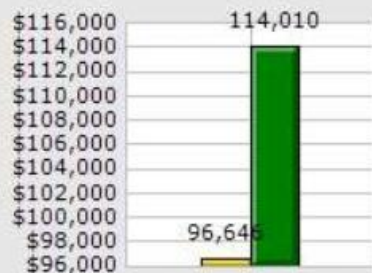
Population Growth



Household Growth



2023 Med Household Inc



2023 Households by Household Income



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CITY OF WESTERVILLE



Welcome to Westerville, Ohio, a city that is nationally recognized as one of “America’s Best Places to Live” by Money Magazine (#15/Top 100).

A dynamic and progressive city in the heart of the Columbus metropolitan area, Westerville has a rich history driven by purposeful development. Westerville has created a vibrant Uptown district by preserving the heritage and culture of its historic Uptown while providing progressive retail and dining amenities. Recognized as one of “America’s friendliest towns,” by “Forbes,” residents describe Westerville as authentic, with a hometown feel and a respect for its culture.

Location, Location, Location

Nestled in northeast Franklin County and southern Delaware County, Westerville’s proximity to two major interstates — I-270 and I-71 — provides easy access to downtown Columbus. The John Glenn International Airport is 10 miles from Westerville, and Rickenbacker International Airport, a designated foreign trade zone, is located within a 30-minute drive. Additionally, the city is conveniently located within 500 miles of more than half of the U.S. and Canadian population.

Why Westerville?

Westerville, Ohio, is a dynamic and progressive city in the heart of the Columbus region, with a rich history driven by purposeful development and a forward-thinking approach to infrastructure. The city possesses critical ingredients in an increasingly competitive economic development environment.

Westerville offers tremendous assets for growth across industries, such as a vibrant business base, transportation infrastructure and an educated workforce, which are some of the attributes that make Westerville an ideal location for business growth. Some of America’s leading global brands are headquartered in the city.

Westerville's economy is diversified across various sectors, including healthcare, technology, education, manufacturing, retail and finance. The city collaborates with educational institutions, businesses and workforce development agencies to ensure a skilled and adaptable workforce. Training programs, apprenticeships and other initiatives help residents acquire the skills needed to succeed in the local job market. Westerville's high quality of life, excellent schools, safe neighborhoods and recreational amenities make it an attractive destination for businesses and employees alike.

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CITY OF WESTERVILLE

The City of Westerville has been named a Top 7 “Intelligent Community” by the Intelligent Community Forum. Westerville is one of only three cities in the United States to receive this global recognition. Here is what makes the city a Top 7 Intelligent Community:

[WēConnect Fiber Network and Data Center](#). Westerville has its own municipal data center. This full-service, 16,000-square-foot facility supports a network of more than 40 miles of flexible, scalable fiber offering 100 Gb-plus connectivity to businesses, schools and municipal service providers. WēConnect is purpose-built, carrier-neutral and compatible with all cloud providers. Learn more about this high-speed fiber powerhouse.

A Smart Grid. Westerville is known for bringing smart technology directly to businesses and residents and is home to the only municipally owned and operated suburban electric provider in the Columbus region. The Westerville Electric Division has never settled for the status quo and is a driving force for innovation in the city, with programs like [businessWISE](#), which provides incentives to help Westerville businesses fund green-energy programs, and smart thermostat programs, offering rebates to customers who adopt smart thermostats and help reduce peak usage and more.

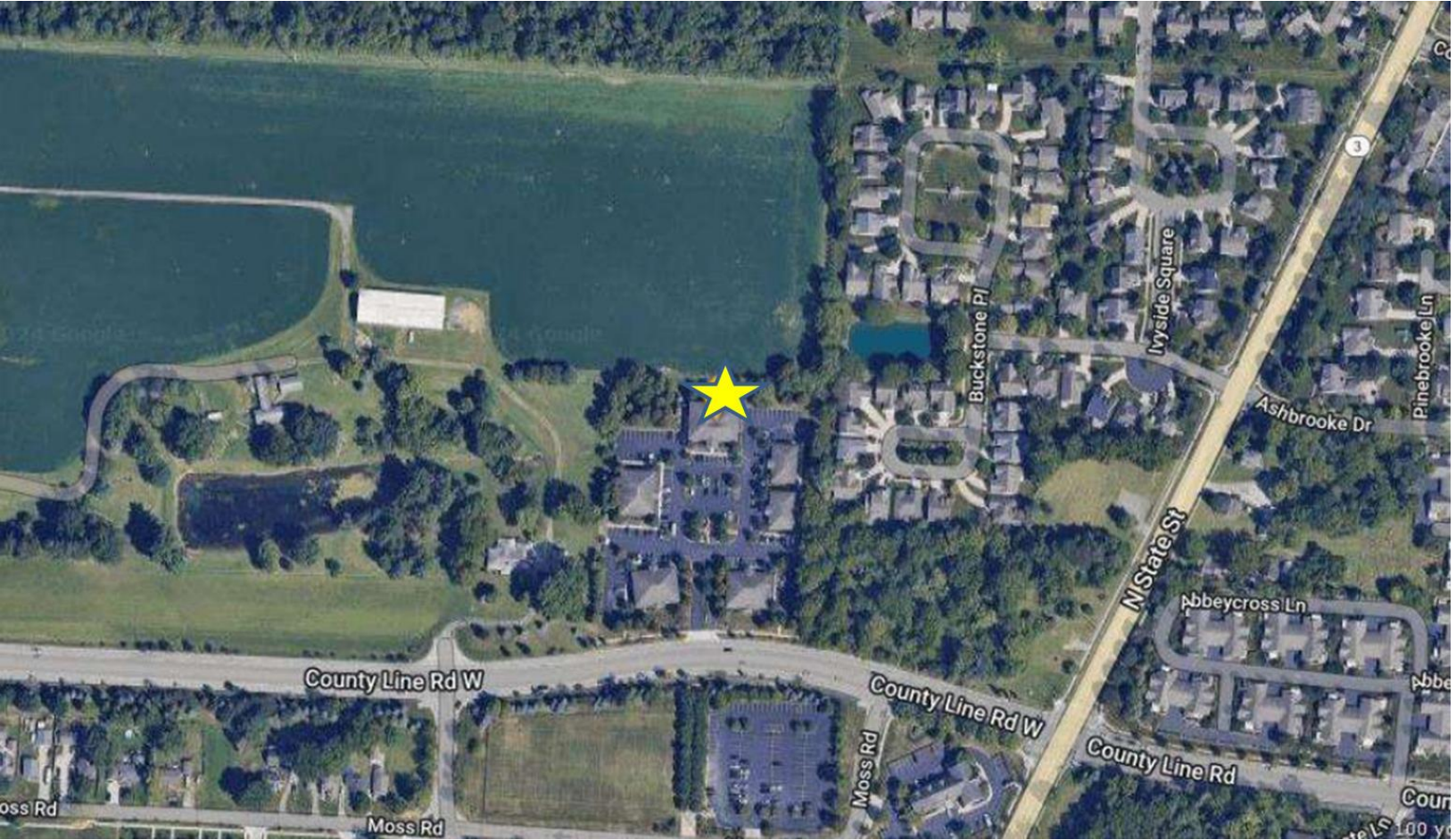
[The Point at Otterbein University](#). An innovation partnership with Westerville’s local university, The Point offers access to a truly unique collaborative environment for innovation and education. The facility not only houses Otterbein University’s Systems Engineering program but also provides opportunities for companies to conduct research or partner with others for product development. The impressive list of tenants includes JP Morgan Chase, Nestlé and Honda.



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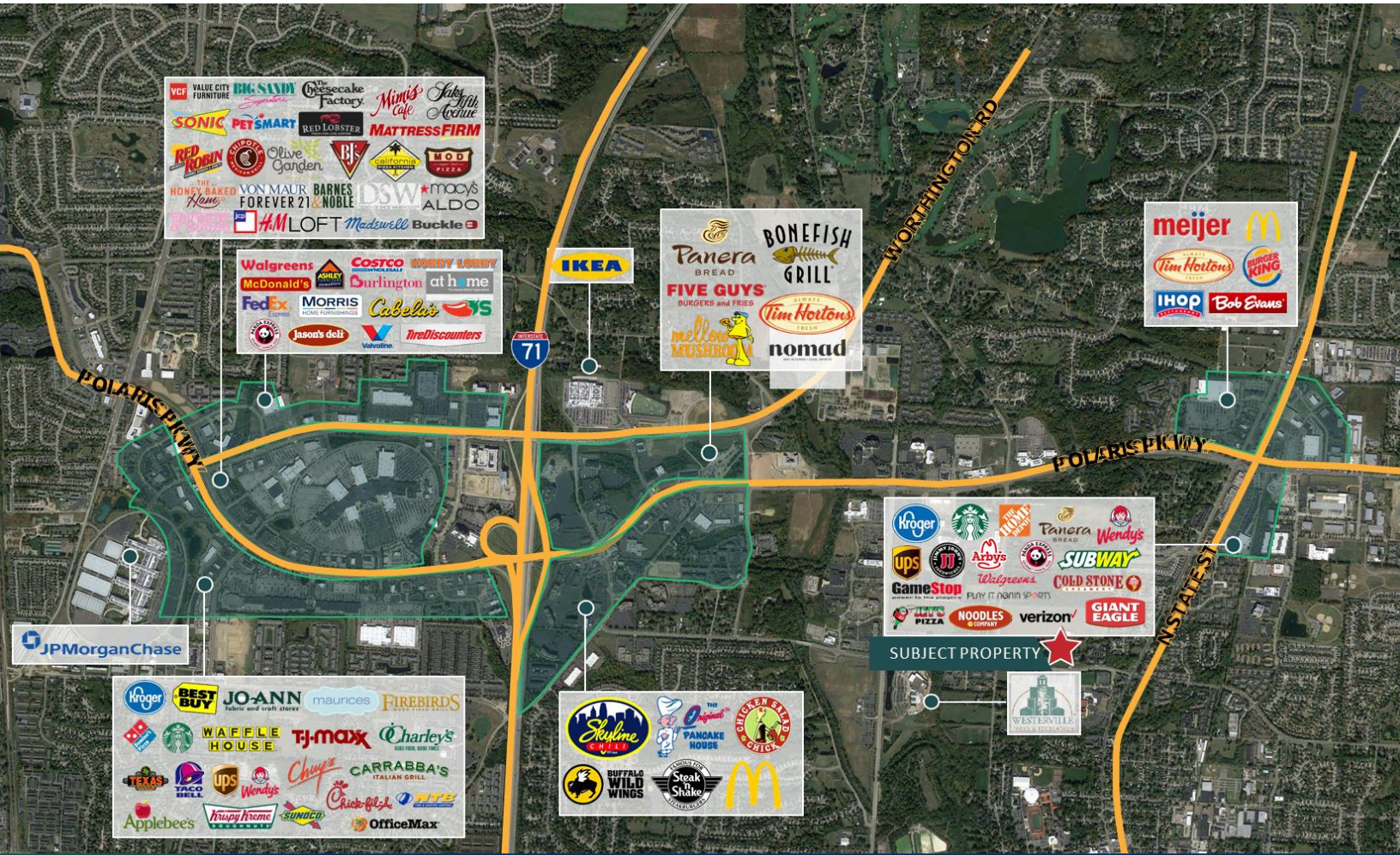
AERIAL MAP



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RETAIL MAP



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