

WEST PARK PLAZA

111 Huber Village Boulevard
Westerville, OH 43081

**Approx. 2 Acres
Available for Development**

**Build to Suite Anchor
up to 80,000+/- SF**



More Information:



PROPERTY FEATURES

West Park Plaza is a 216,957 SF shopping center situated on the corner of I-270 and SR 3 in Westerville. The Property is well positioned to serve the surrounding trade area, characterized by a stable housing market, growing population and a solidly middle class bedroom community.

Located in Westerville, a northeastern suburb of Columbus with a population of 36,000 and growing and boasts high income areas in much of the market.

The Westerville trade area sits to the southeast of the Polaris regional retail area anchored Polaris Fashion Mall and north of the Easton Towne Center market area that combined include most every regional draw retailer located in the market.

The center boasts a great tenant mix with soft lines leading the lineup complimented by the grocery/discount apparel, household products, health and beauty and home furnishings.



DEMOGRAPHICS

(2023 estimates)

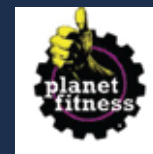
	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	11,097	4,497	\$115,124	9,087
3 Miles	102,626	40,292	\$110,944	43,706
5 Miles	266,492	108,583	\$116,709	158,081
Trade Area	239,864	95,327	\$110,917	98,807

TRAFFIC COUNTS

44,607 VPD - on S. State Street directly in front of the site.

141,900 VPD - on I-270 South of the site.

KEY TENANTS



FRANK DASCENZO

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West Park Plaza

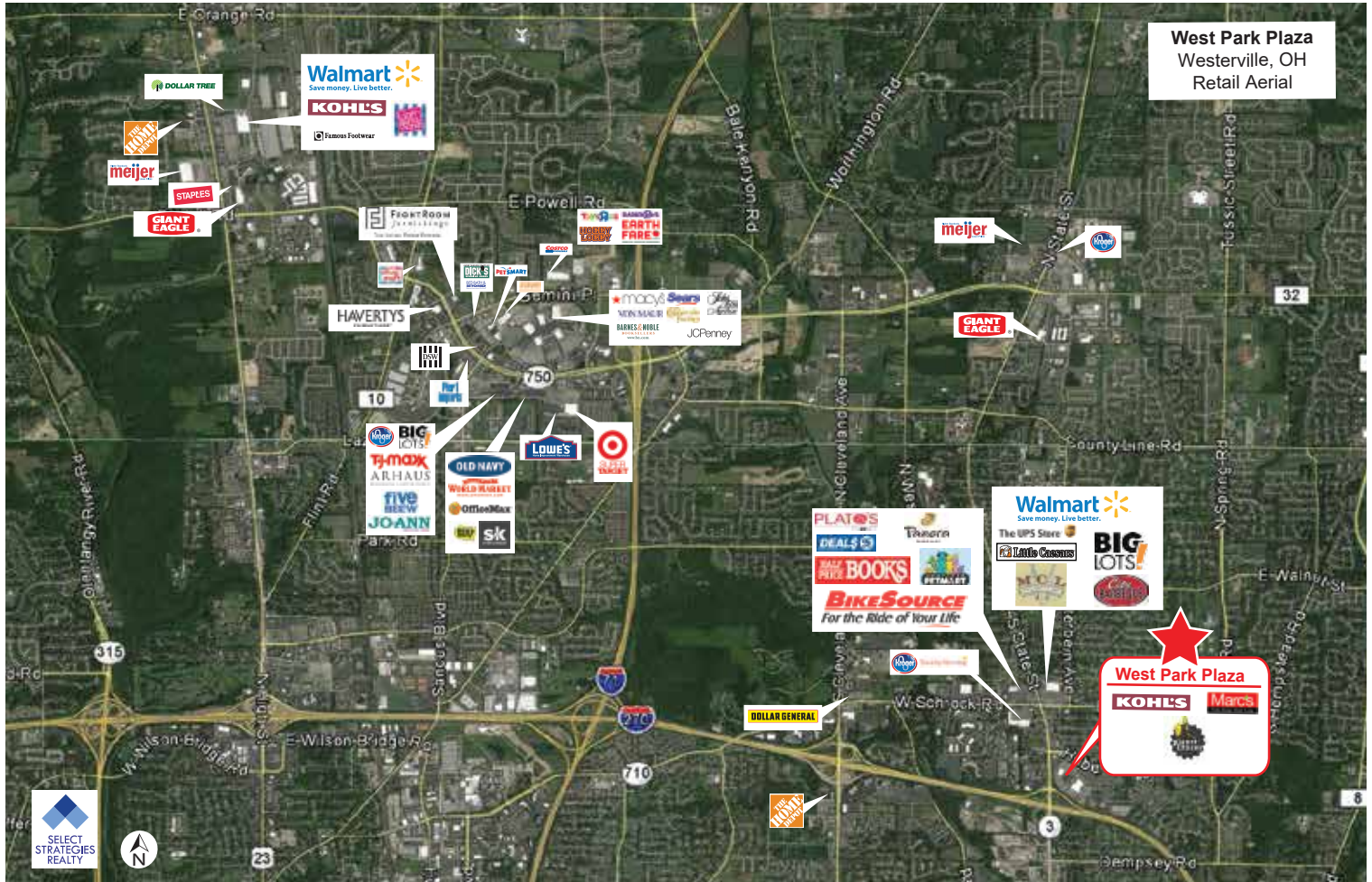
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VPD 141,900



Suite #	Tenant Name	SF
1	Kohl's (Not A Part)	99,380
2	Phenix Salons	7,265
3	Marc's	50,024
3a	Village Discount Outlet	21,145
3b	Permissible Build Area	up to 35,000
4	Mexican Restaurant	2,294
5	Available	2,400
6	Hound's Town	9,235
7	Planet Fitness	30,630



West Park Plaza
Westerville, OH
Retail Aerial

