



# 555 W SCHROCK ROAD

555 W SCHROCK  
WESTERVILLE, OH 43081

Doug Wilson  
Kristen Asman  
Patrick Miller





# DISCLAIMER

OFFICE BUILDING | 1,790 SF | WESTERVILLE, OH

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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:        | \$249,000                                  |
| Building Size:     | 1,790 SF                                   |
| Number of Offices: | 5 Offices plus Reception and Cubical Space |
| Restrooms:         | 2 private restrooms                        |
| Monument Signage:  | Yes                                        |
| Market:            | Westerville                                |
| Sub-Market:        | Columbus                                   |

### PROPERTY DESCRIPTION

The subject property is a professional office condominium with creative loft appeal and architectural features. There are 5 offices plus large reception, break room and large open cubicle area. The property has accent windows, bright lighting, built-ins, 2 restrooms, a modern professional entrance and a large parking lot. It is move in ready with freshly painted interior and new mechanicals. 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 official address is Columbus Taxes.

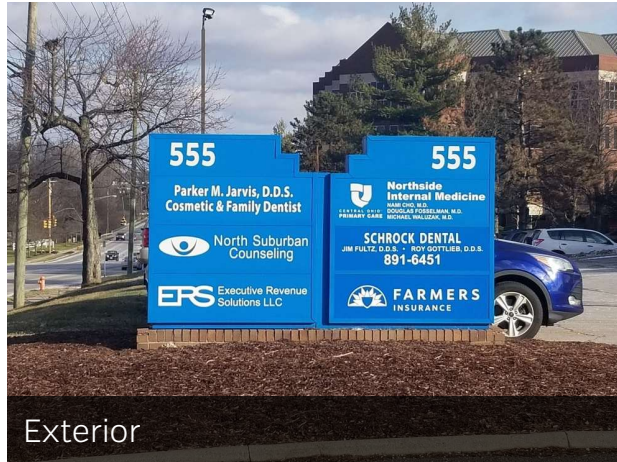
### PROPERTY HIGHLIGHTS

- New Mechanicals
- Five offices, reception, break room, open cubicle area
- Move-In Ready
- Monument signage on Schrock Road

# Additional Photos



Exterior



Exterior



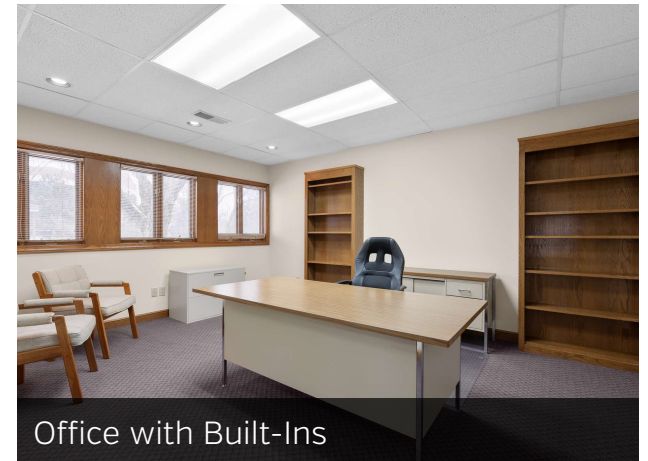
Cubical Area



Conference Room



Private Office 1

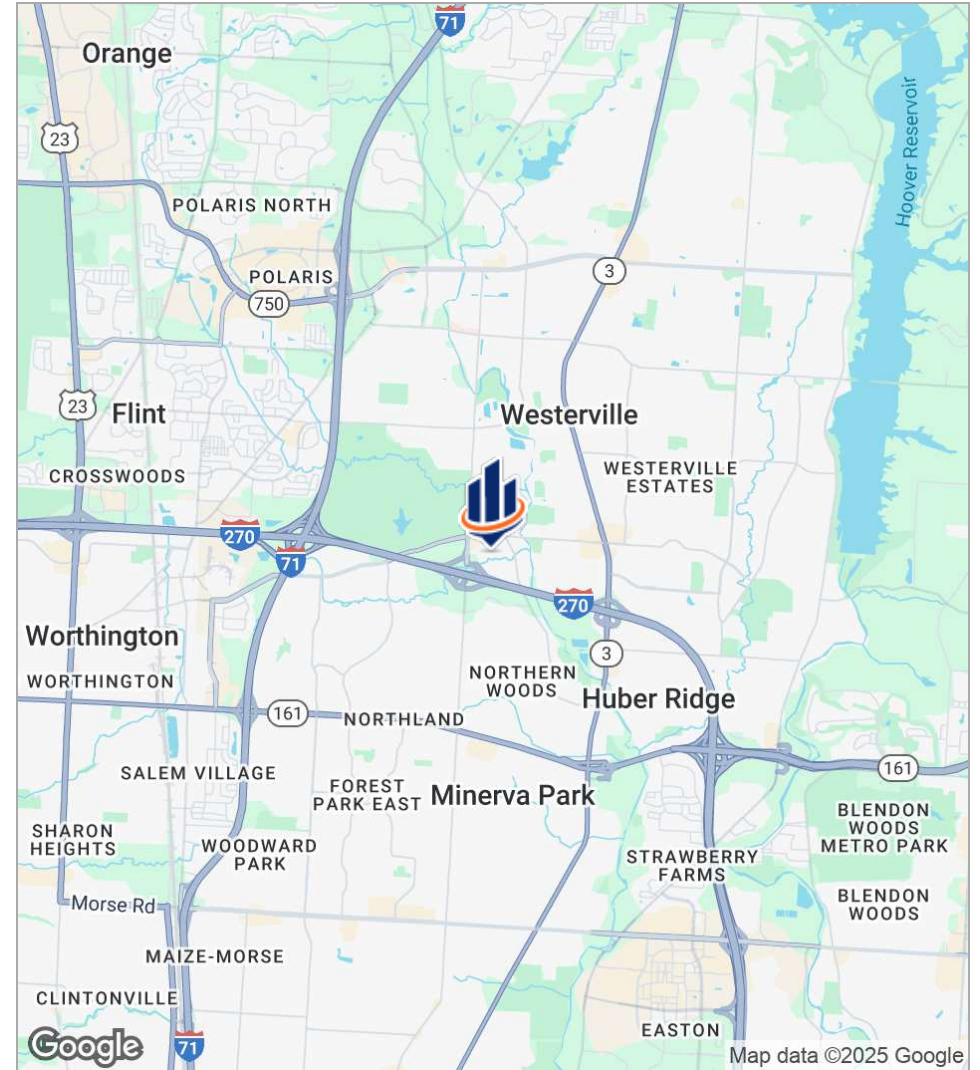
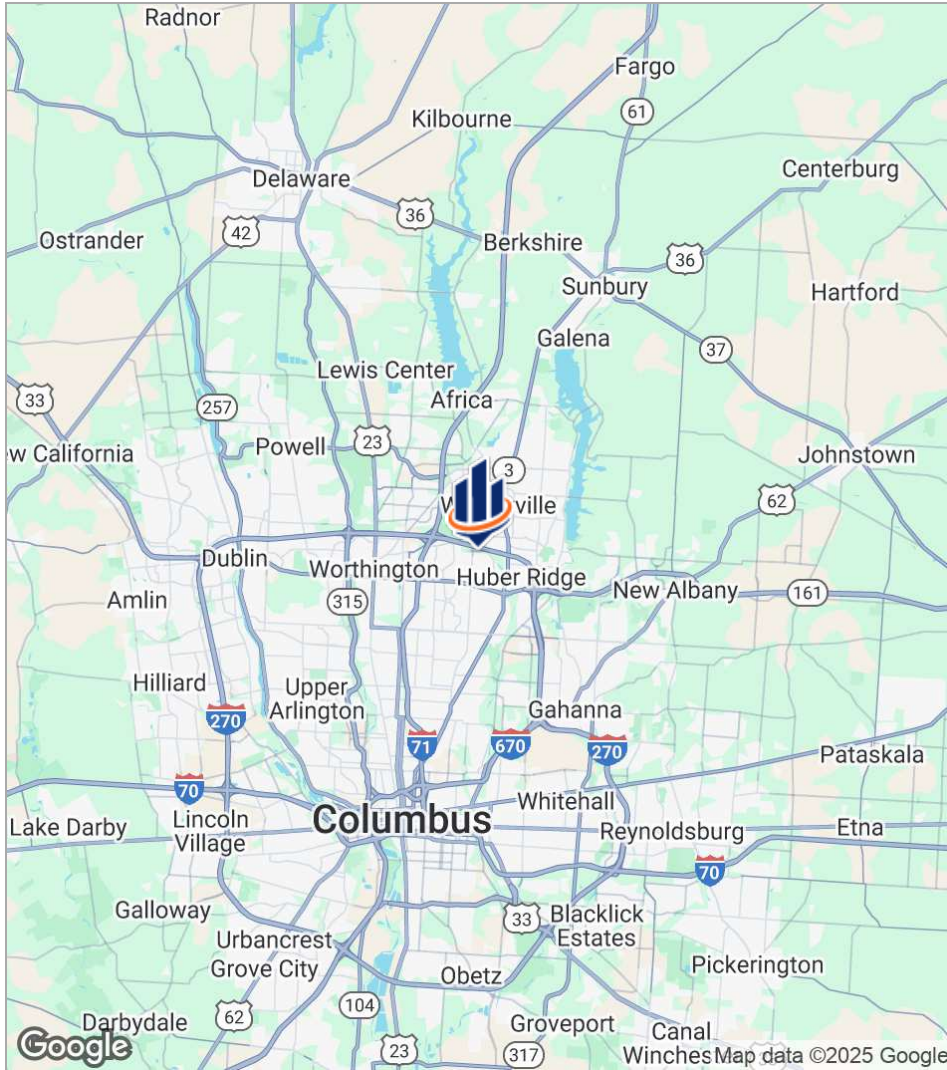


Office with Built-Ins

# Additional Photos



# Location Maps

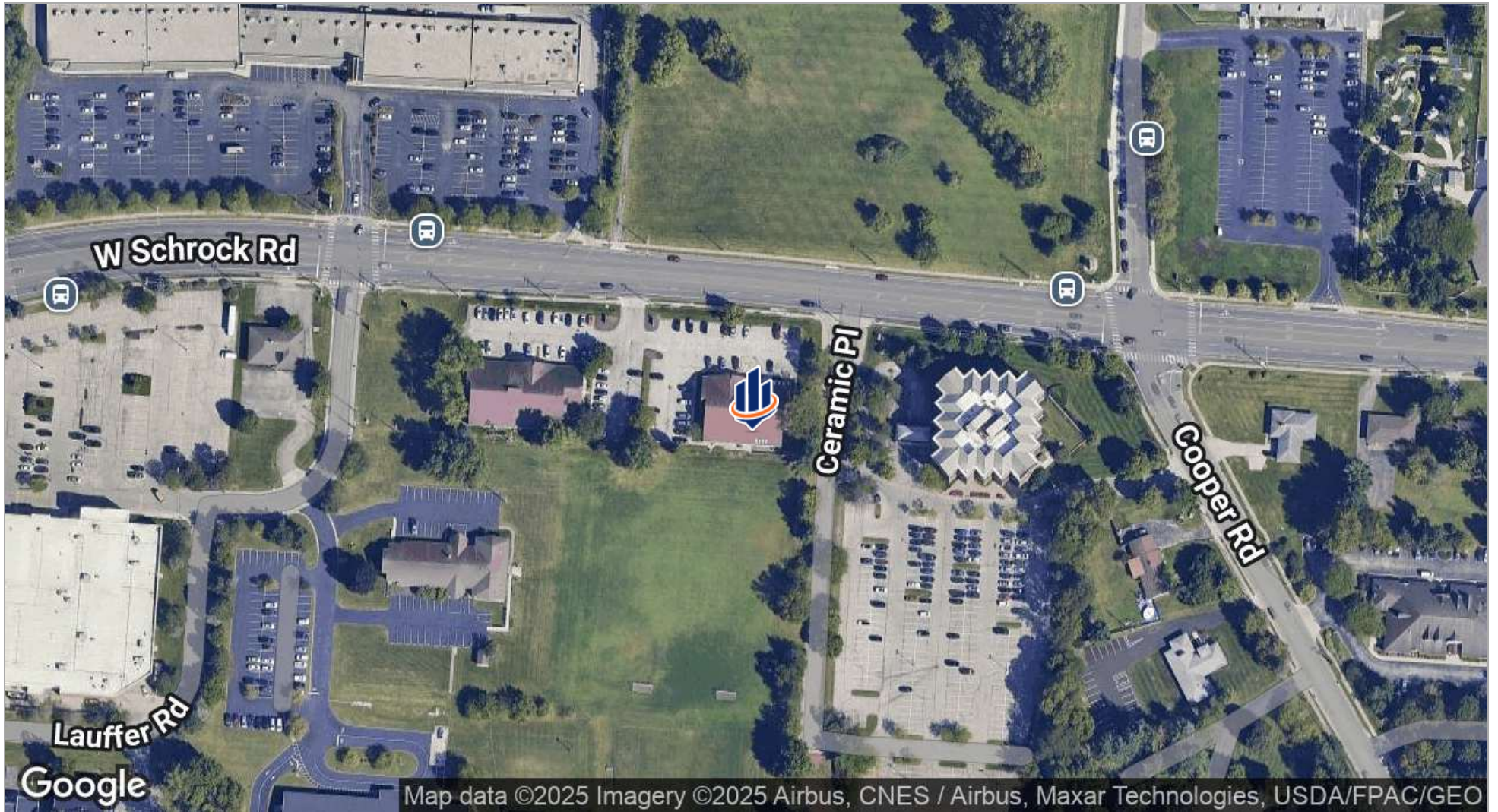


555 W SCHROCK ROAD | 555 W SCHROCK WESTERVILLE, OH 43081

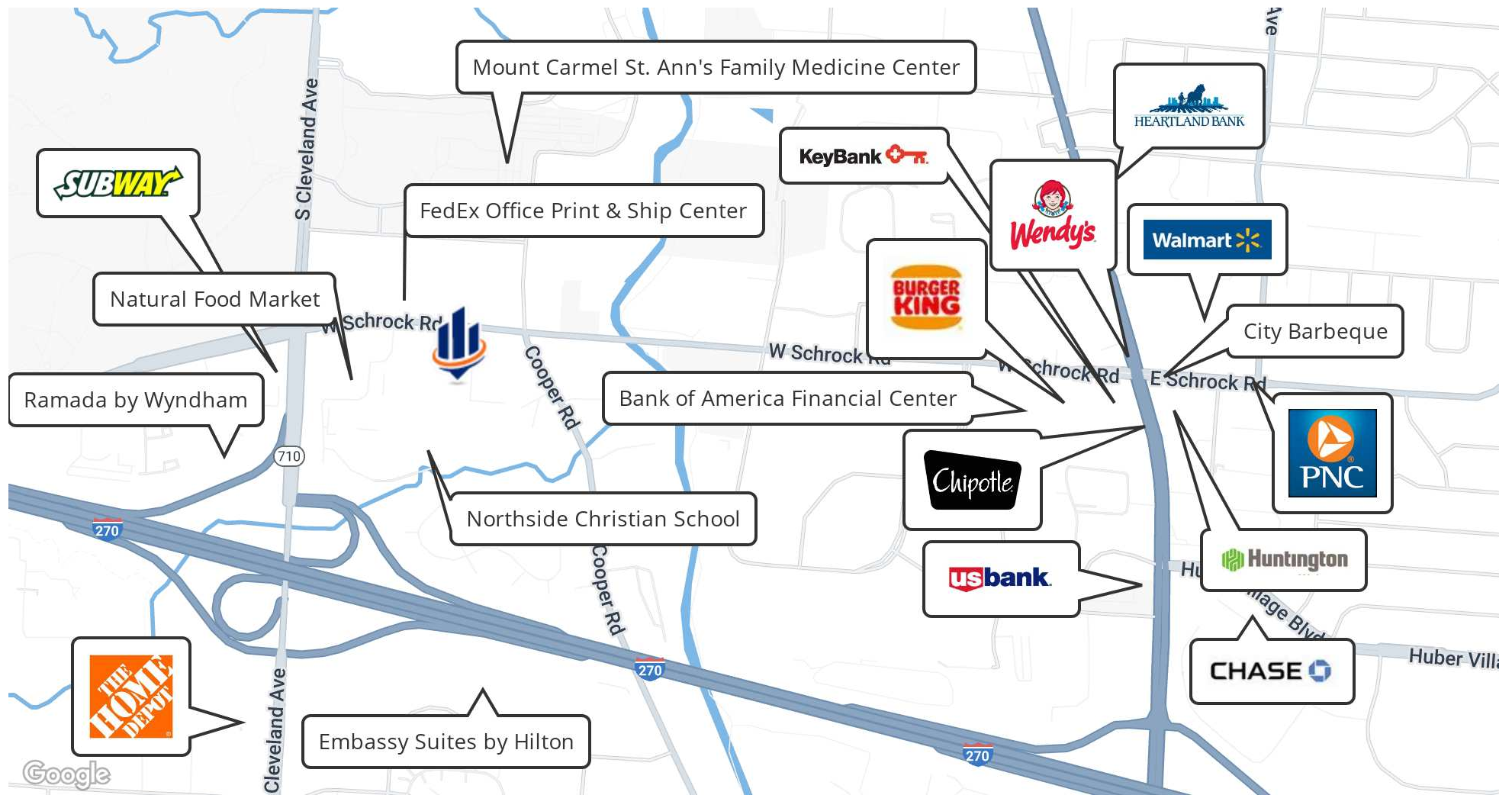
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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Aerial Map



# Retailer Map





# City Information



## 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

# Sale Comps

## ★ SUBJECT PROPERTY

555 W Schrock | Westerville, OH 43081



Sale Price: \$249,000  
Year Built: 1989  
Building SF: 1,790 SF  
Price PSF: \$139.11  
Occupancy: 0.0%

## 1 7540 PINGUE DR

7540 PINGUE DR | Columbus, OH 43085



Sale Price: \$218,000  
Lot Size: 2.31 AC  
Year Built: 1986  
Building SF: 1,350 SF  
Price PSF: \$161.48  
Closed: 03/18/2022

## 2 1900-1910 BETHEL RD

1900-1910 Bethel Rd | Columbus, OH 43220



Sale Price: \$220,000  
Lot Size: 0.8 AC  
Year Built: 1984  
Building SF: 1,417 SF  
Price PSF: \$155.26  
Closed: 02/28/2024

Office Condo

## 3 102 COUNTY LINE RD. SUITE A


102 County Line Rd. Suite A | Westerville, OH 43082



Sale Price: \$231,600  
Year Built: 2004  
Building SF: 1,683 SF  
Price PSF: \$137.61  
Closed: 12/16/2021

Office Condo

# Sale Comps Summary

|                                                                                  | SUBJECT PROPERTY                                                                           | PRICE     | BLDG SF  |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------|----------|
|  | <b>555 W Schrock Road</b><br>555 W Schrock<br>Westerville, OH 43081                        | \$249,000 | 1,790 SF |
|                                                                                  | SALE COMPS                                                                                 | PRICE     | BLDG SF  |
| 1                                                                                | <b>7540 PINGUE DR</b><br>7540 PINGUE DR<br>Columbus, OH 43085                              | \$218,000 | 1,350 SF |
| 2                                                                                | <b>1900-1910 Bethel Rd</b><br>1900-1910 Bethel Rd<br>Columbus, OH 43220                    | \$220,000 | 1,417 SF |
| 3                                                                                | <b>102 County Line Rd. Suite A</b><br>102 County Line Rd. Suite A<br>Westerville, OH 43082 | \$231,600 | 1,683 SF |
|                                                                                  |                                                                                            | PRICE     | BLDG SF  |
|                                                                                  | <b>TOTALS/AVERAGES</b>                                                                     | \$223,200 | 1,483 SF |

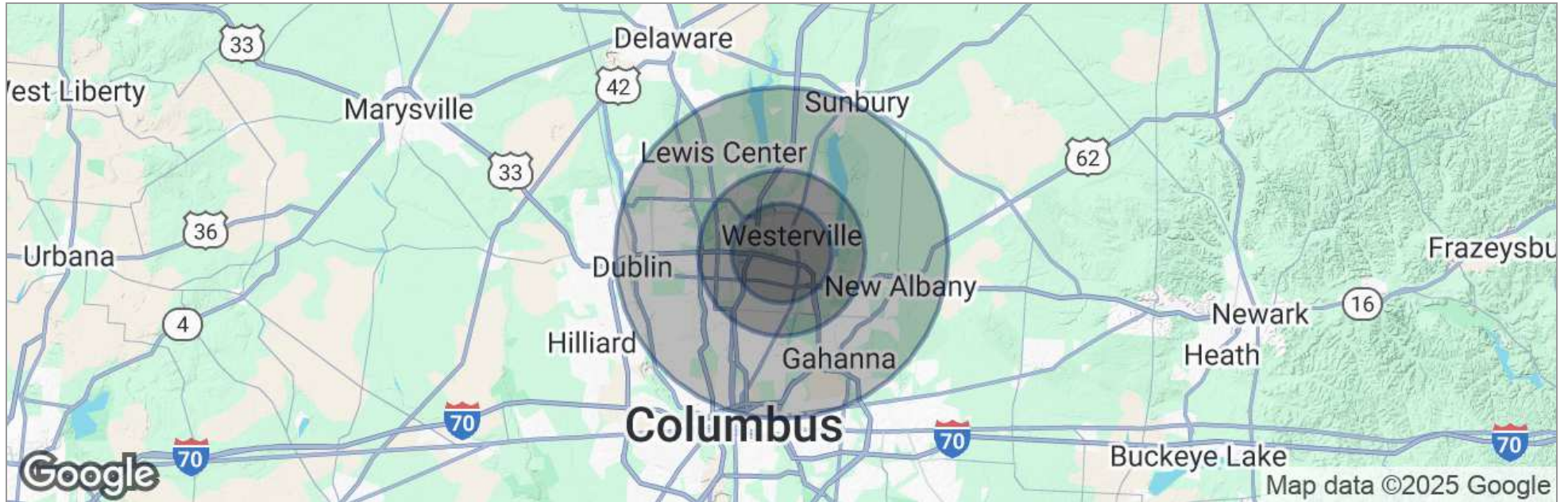
# Demographics Report

|                      | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|----------------|----------------|-----------------|
| Total households     | 45,667         | 110,870        | 345,752         |
| Total persons per hh | 2.5            | 2.5            | 2.4             |
| Average hh income    | \$95,742       | \$106,332      | \$115,035       |
| Average house value  | \$282,448      | \$326,694      | \$373,186       |

|                     | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|---------------------|----------------|----------------|-----------------|
| Total population    | 115,760        | 275,338        | 840,245         |
| Median age          | 38             | 38             | 38              |
| Median age (male)   | 37             | 37             | 37              |
| Median age (female) | 39             | 39             | 39              |

\* Demographic data derived from 2020 ACS - US Census



|                     | 3 Miles   | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Population    | 115,760   | 275,338   | 840,245   |
| Population Density  | 4,094     | 3,506     | 2,674     |
| Median Age          | 38        | 38        | 38        |
| Median Age (Male)   | 37        | 37        | 37        |
| Median Age (Female) | 39        | 39        | 39        |
| Total Households    | 45,667    | 110,870   | 345,752   |
| # of Persons Per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$95,742  | \$106,332 | \$115,035 |
| Average House Value | \$282,448 | \$326,694 | \$373,186 |

\* Demographic data derived from 2020 ACS - US Census

# Patrick Miller



## Patrick Miller

Advisor

SVN | Wilson Commercial Group, LLC

Patrick Miller is a commercial real estate agent with a deep background in restaurant, bars, and retail. Having worked in account management for over half a decade, his local connections and market knowledge make him a great asset for any advisory team. He is able to leverage that market knowledge, along with a large network of local investors, to ensure your next deal is a rewarding one.

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Columbus , OH 43219

# Kristen Asman



## Kristen Asman

Vice President & Broker of Brokerage Services

SVN | Wilson Commercial Group, LLC

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

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# Doug Wilson



## 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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