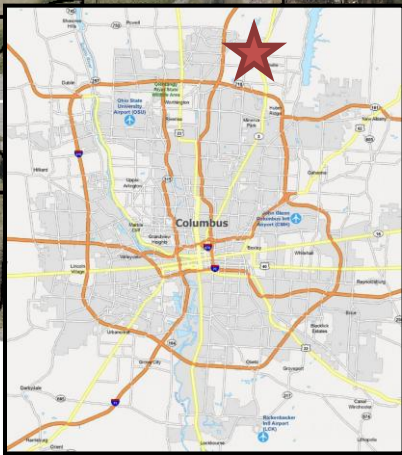


LAND FOR SALE

INQUIRE FOR MORE INFORMATION

0.880 Acres

455 N. State Street
Westerville, Ohio 43082



470 Olde Worthington Road, Suite 101
Westerville, OH 43082

P: 614-540-2404 | F: 614-540-2426

www.drk-realty.com

5

Contact:



AMIE LENHART

Sales and Leasing Agent, Realtor
alenhart@drk-realty.com
(614) 893-3513

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Westerville, Ohio 43082

PROPERTY DETAILS

Location: 455 N. State Street. City of Westerville in Delaware County.

Excellent frontage on N. State Street , South of Polaris Parkway & Polaris Fashion Mall. North of Historic Downtown Westerville and Close Access to I-270 Columbus Outer Belt & 20 Minutes From The John Glenn Columbus International Airport.

Parcel Number: 31733401032000

Asking Price: \$377,000

Property Type: Raw Land

Topography: Level

Lot Size: 0.880 Acres

Highlights: Westerville Taxes & School District

Property Description Per The City of Delaware Auditor Site:

- Zoned: Residential
- Land Type: A1- Primary Site
- Use Code: 500 - Residential Vacant Land

Buyer Will Need To Go Before The City of Westerville for Rezoning and Approvals.

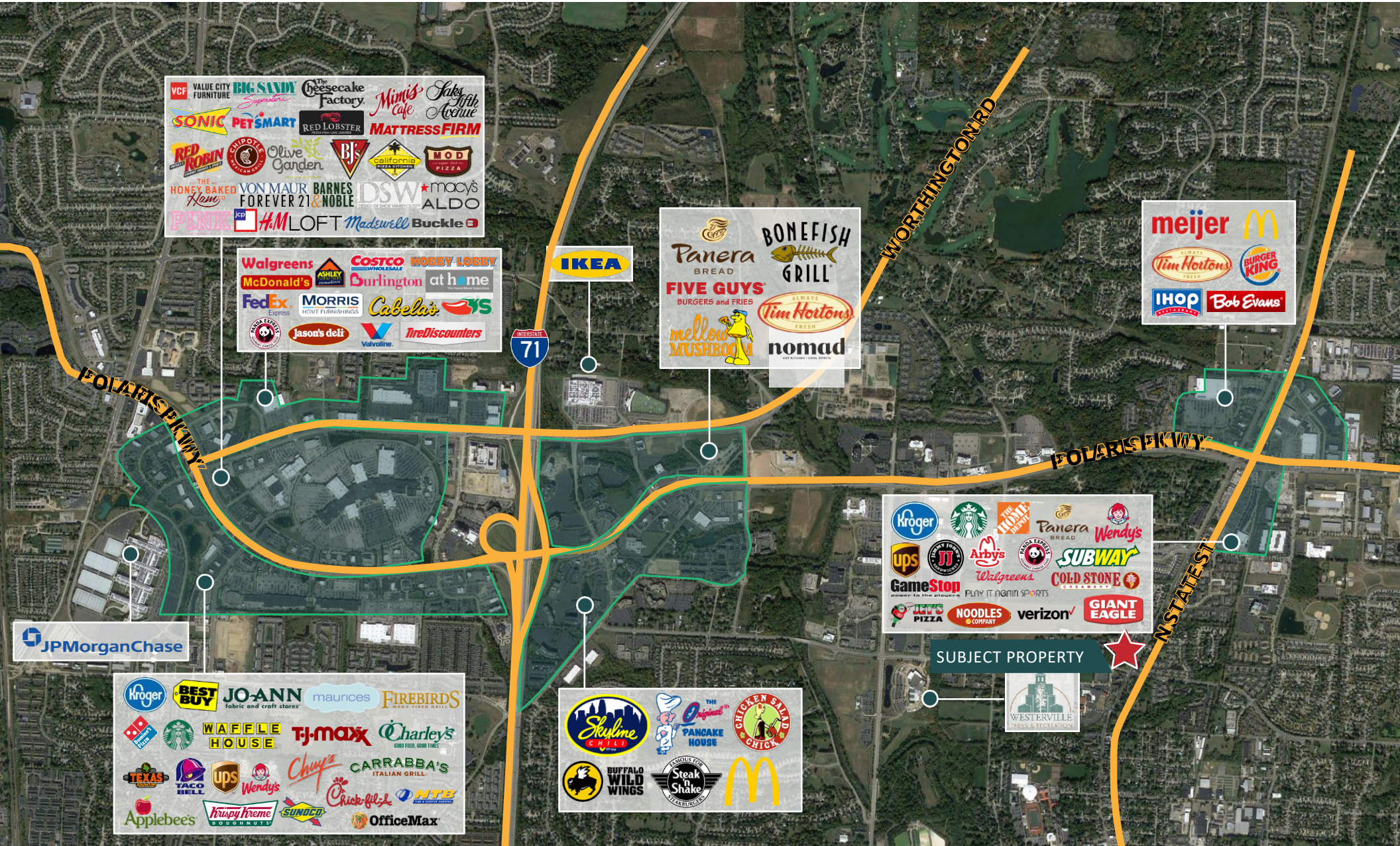


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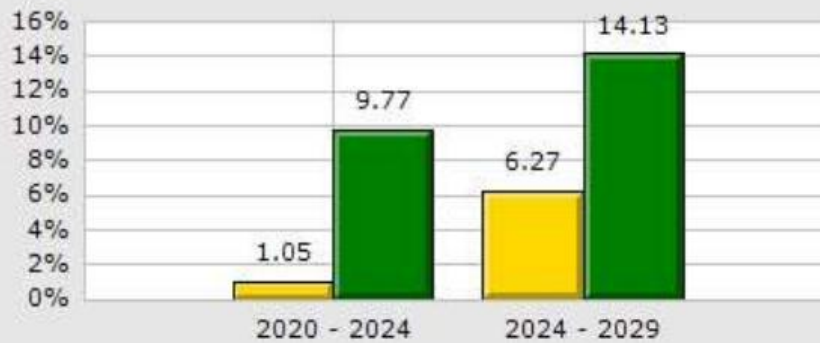
0.880 Acres
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DEMOGRAPHICS

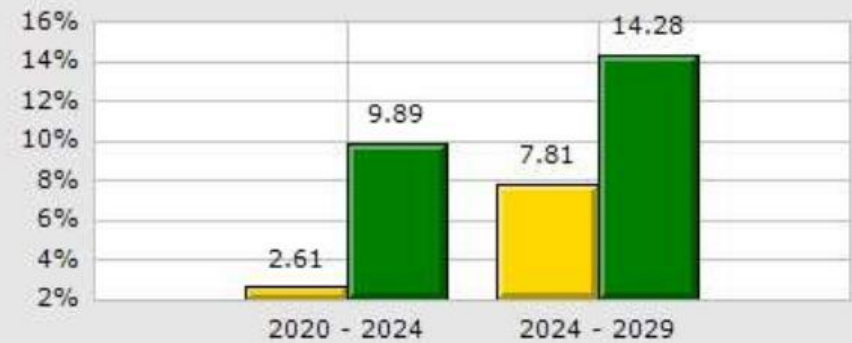
Type: **Land**
County: **Delaware**

1 Mile
County

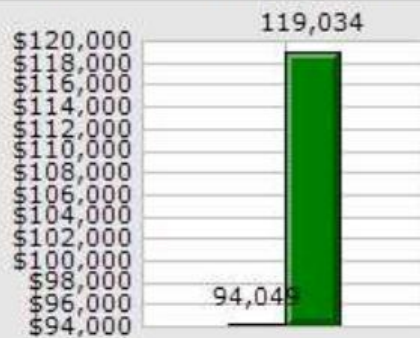
Population Growth



Household Growth



2024 Med Household Inc



2024 Households by Household Income



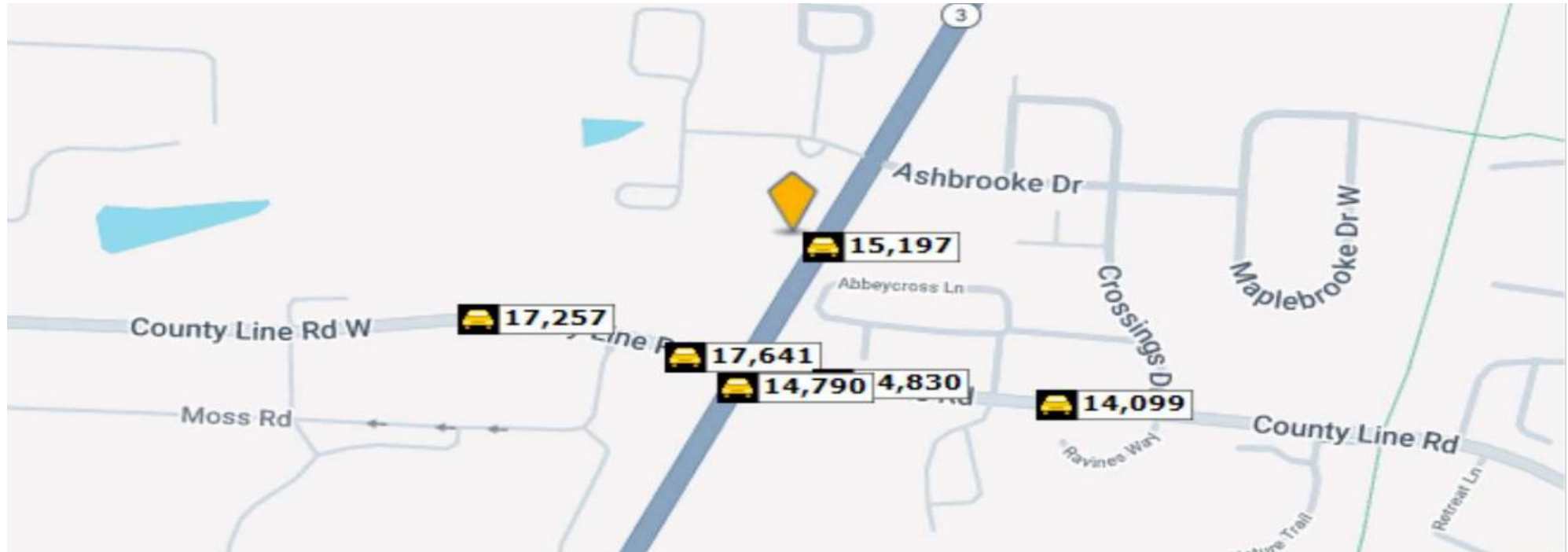
LAND FOR SALE

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0.880 Acres

455 N. State Street
Westerville, Ohio 43082

TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N State St	Ashbrooke Dr	0.06 NE	2020	15,807	MPSI	.02
2	N State St	Ashbrooke Dr	0.06 NE	2022	15,197	MPSI	.02
3	West County Line Road	N State St	0.03 E	2022	17,641	MPSI	.09
4	East County Line Road	N State St	0.04 W	2022	14,830	MPSI	.09
5	N State St	County Line Rd	0.02 NE	2022	14,333	MPSI	.09
6	North State Street	County Line Rd	0.02 NE	2022	14,790	MPSI	.09
7	County Line Rd W	Thompson Ave	0.09 W	2018	18,697	MPSI	.16
8	County Line Rd W	Thompson Ave	0.09 W	2022	17,167	MPSI	.16
9	County Line Rd W	Thompson Ave	0.09 W	2021	17,257	MPSI	.16
10	County Line Rd	Abbeycross Ln	0.03 W	2022	14,099	MPSI	.16