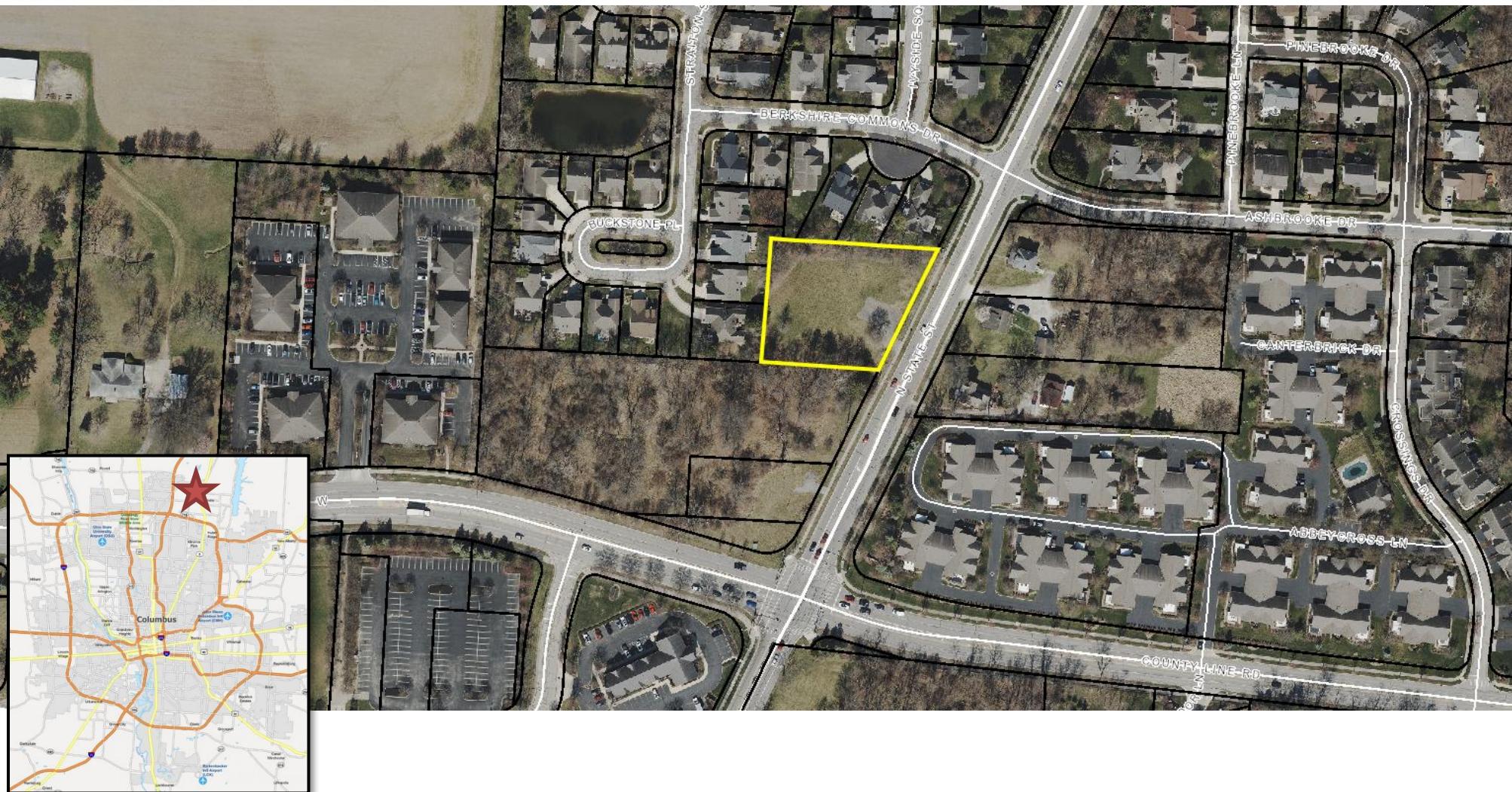


LAND FOR SALE

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

S

Contact:



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

LAND FOR SALE

INQUIRE FOR MORE INFORMATION

0.880 Acres

455 N. State Street
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

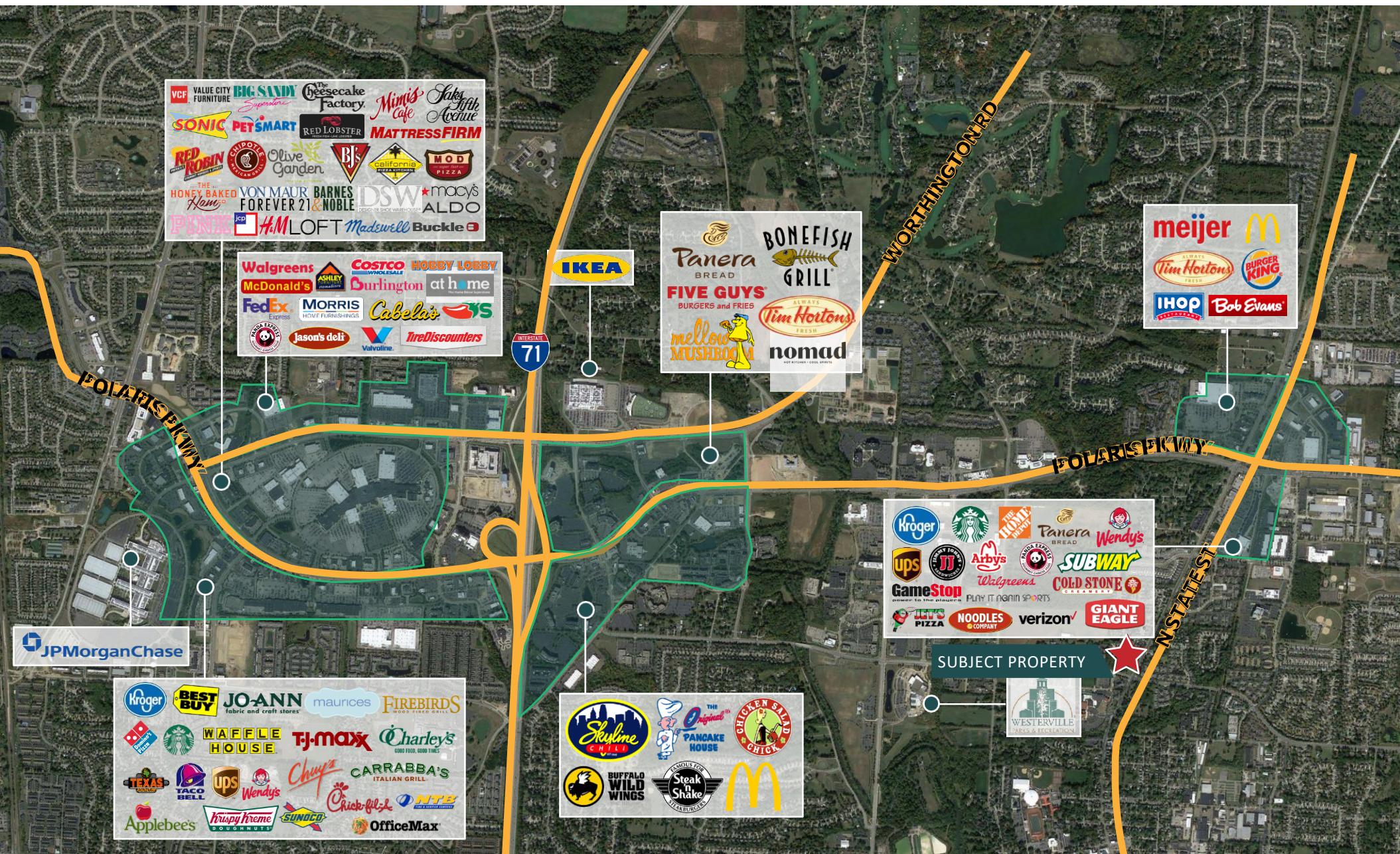
Buyer Will Need To Go Before The City of Westerville for Rezoning and Approvals.

LAND FOR SALE

INQUIRE FOR MORE INFORMATION

0.880 Acres

455 N. State Street
Westerville, Ohio 43082



LAND FOR SALE

INQUIRE FOR MORE INFORMATION

0.880 Acres

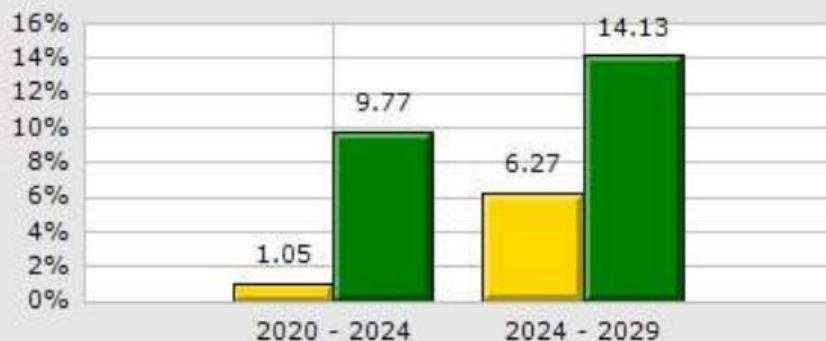
455 N. State Street
Westerville, Ohio 43082

DEMOGRAPHICS

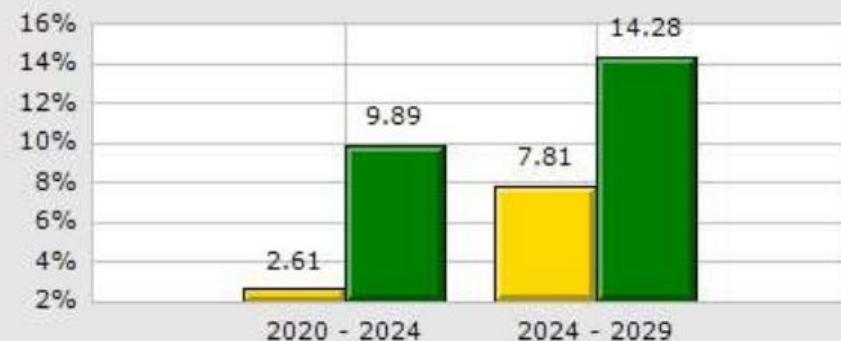
Type: **Land**
County: **Delaware**

 1 Mile
 County

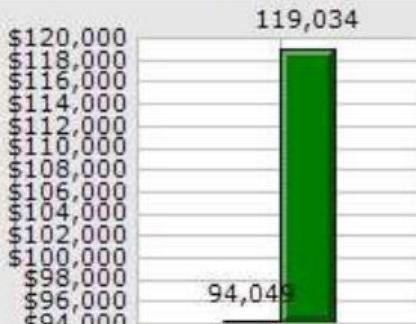
Population Growth



Household Growth



2024 Med Household Inc



2024 Households by Household Income



LAND FOR SALE

INQUIRE FOR MORE INFORMATION

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