



PREMIER SHOVEL READY SITES
LOCATED IN THE AMENITY RICH WESTAR BUSINESS DISTRICT

CBRE

— WESTERVILLE, OH —

A SAFE AND VIBRANT BUSINESS DISTRICT



Westar Place is Westerville’s premier business district, home to renowned local and global companies that chose Westar for its vibrancy, curated amenities, and sense of place attractive and accessible to a regional skilled workforce.

Sites range from 2.3 to 16.8 acres, intended for office, flex/technology, and commercial uses that expand the character and economic vitality of the Westar business district.

Each site has, or will have by Q3 2026, utilities in place, including Westerville’s municipal electric, fiber, and water utilities. Regional stormwater retention ponds have been planned as both outdoor amenities connected by a regional path system, while saving individual sites from having to provide their own on-site retention.

The City of Westerville offers competitive economic incentives and prides itself on a streamlined approval process.

SHOVEL READY SITES		ACRES	FLYER	SALE PRICE
Westar Place	Parcel B-2 North	± 2.23 AC	Download Flyer	Negotiable
Westar Place	Parcel E	± 5.00 AC	Download Flyer	\$250,000 / AC
Westar Place	Parcel J	± 5.03 AC	Download Flyer	\$250,000 / AC
East of Africa Road	Subarea A	± 14.96 AC	Download Flyer	\$250,000 / AC
East of Africa Road	Subarea B	±16.80 AC	Download Flyer	Negotiable
East of Africa Road	Subarea C	± 8.34 AC	Download Flyer	\$250,000 / AC
East of Africa Road	Subarea D	± 9.49 AC	Download Flyer	\$250,000 / AC
East of Africa Road	Subarea E	± 6.14 AC	Download Flyer	\$250,000 / AC



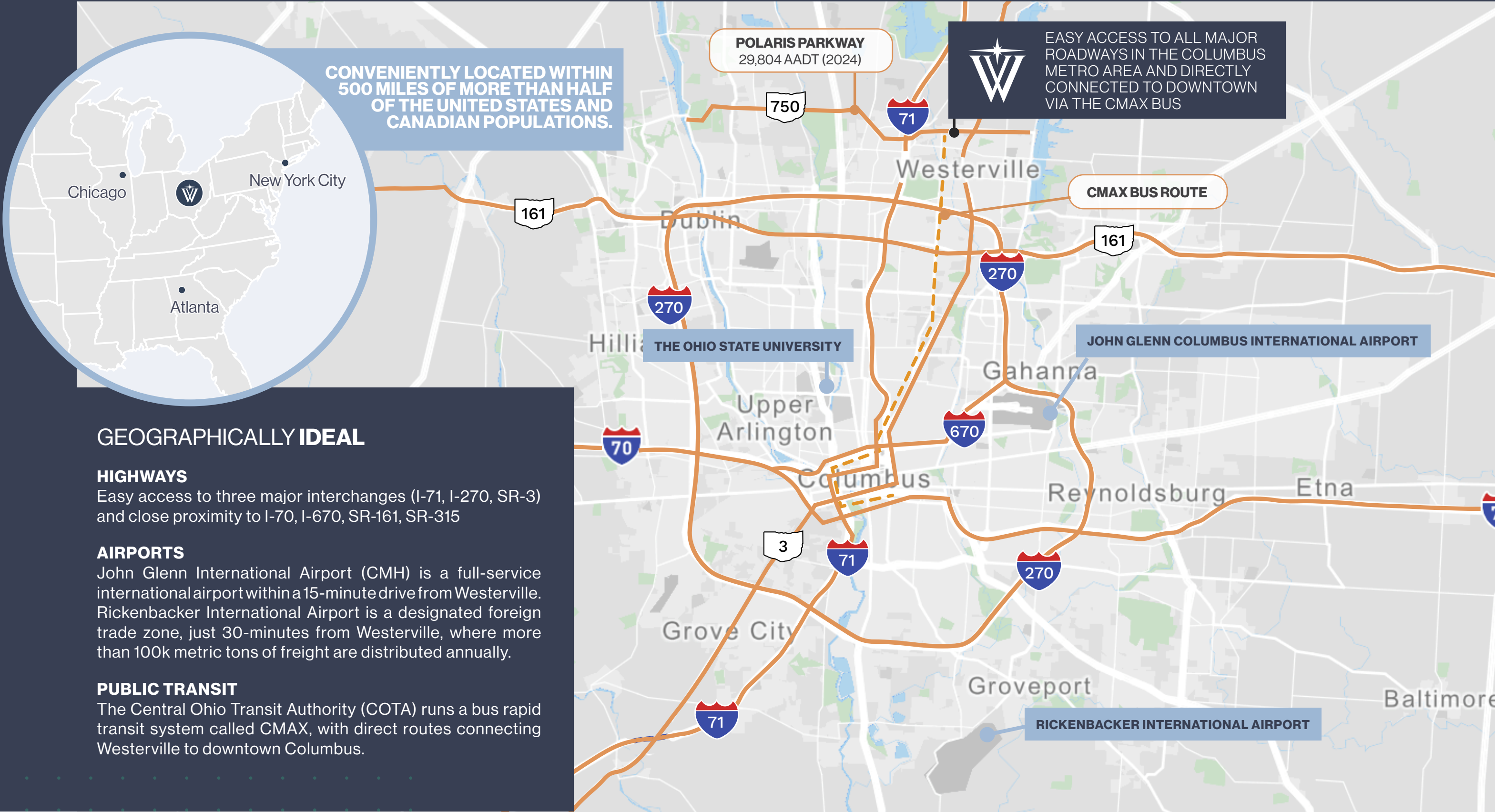
A RICH LANDSCAPE FOR COMMERCE



WESTAR'S TOP TEN EMPLOYERS



EXCEPTIONAL ACCESSIBILITY



WHY WESTERVILLE

Westerville is a Full-Service City with its own Public Safety (Police and Fire), Infrastructure, and Municipal Utilities (Water, Fiber & Data Center, and Electric). Particularly with its own municipal electric, Westerville offers unparalleled energy service and resilience, in addition to energy efficiency incentives to help businesses reduce energy costs and enhance sustainability goals.

Westar is 5 minutes from **Uptown Westerville**, a National Register Historic District and home to Otterbein University. Surrounded by a variety of offerings including boutique shopping, restaurants, breweries, wineries, hotels and experiential activities, Westar businesses and employees can enjoy the best of what Westerville has to offer.

***89% of residents
are Satisfied or Very
Satisfied with City
Services based on the
2023 Community Survey***



Smash Park expects to open on the SE corner of Polaris Pkwy as soon as August 2025. With more than 42,000 SF of indoor and 15,000 SF of outdoor space, Smash Park expects to entertain upwards of 10,000 guests per week. This corner is poised to become an “eatertainment” destination, offering pickleball courts, a full-service restaurant and bar, a dedicated dog space, packed programming and much more.



PARKS PERKS

Westerville is known as a “City within a Park,” and they have the stats to back it up:

 **650 ACRES**
PARKLAND

 **51 MILES**
TRAILS CONNECTING ALL
CORNERS OF THE CITY

 **145K SF**
COMMUNITY CENTER
EMPLOYEES OF WESTERVILLE
COMPANIES CAN JOIN AT THE
RESIDENT RATE

WHY COLUMBUS

Columbus, Ohio, is a vibrant and dynamic city known for its diverse economy, innovative spirit, and high quality of life. As the state capital and the 14th largest city in the United States, Columbus boasts a robust economy driven by key sectors such as finance, healthcare, education, and technology. The city is home to The Ohio State University, one of the largest universities in the nation, which contributes to a highly educated workforce and a thriving research community.

Columbus offers a rich cultural scene with numerous museums, theaters, and galleries, including the renowned Columbus Museum of Art and the vibrant Short North Arts District. The city’s commitment to green spaces is evident in the Scioto Mile, a picturesque stretch of parks and trails along the Scioto River, providing residents with ample recreational opportunities.

With its strategic location, excellent transportation infrastructure, and a welcoming community, Columbus is an ideal place for businesses and families alike. The city’s continuous growth and development make it a prime destination for property investment and a great place to call home.



DOWNTOWN COLUMBUS

COLUMBUS AT A GLANCE

Columbus region population	2.3 Million
Columbus metro population growth rate	12%
Predicted population in 2050	3 Million
Daily flights to more than 50 nonstop destinations	115+ Flights
Total workforce	1.2 Million
Annual college graduates	22,000
Container lift capacity to be handled annually	1 Million
Epicenter of U.S.. Population and industry	Within 1-Day Drive to 45% of the US Population
Foreign-trade zone 138 - allowing outside customs territory, goods to legally enter the region without formal customs entry	Top 10 FTZ in the Nation



THE OHIO STATE UNIVERSITY



TOP 10
MILLENNIAL CONCENTRATION



14th LARGEST
CITY IN THE U.S.



52 COLLEGES & UNIVERSITIES
PREDOMINANTLY LED BY THE WORLD-RENOWNED OHIO STATE UNIVERSITY



15 FORTUNE 1000 HQS
COMPANIES HEADQUARTERED IN CENTRAL OHIO (INCLUDING 5 FORTUNE 500 HQS)



#1 IN THE MIDWEST
FOR POPULATION, JOB AND GDP GROWTH AMONG THE MIDWEST’S LARGEST METROS



DAVID MORGAN, CCIM

Vice President
+1 614 430 5049
David.Morgan@cbre.com

COLLIN WHEELER

Senior Vice President
+1 614 430 5050
Collin.Wheeler@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

