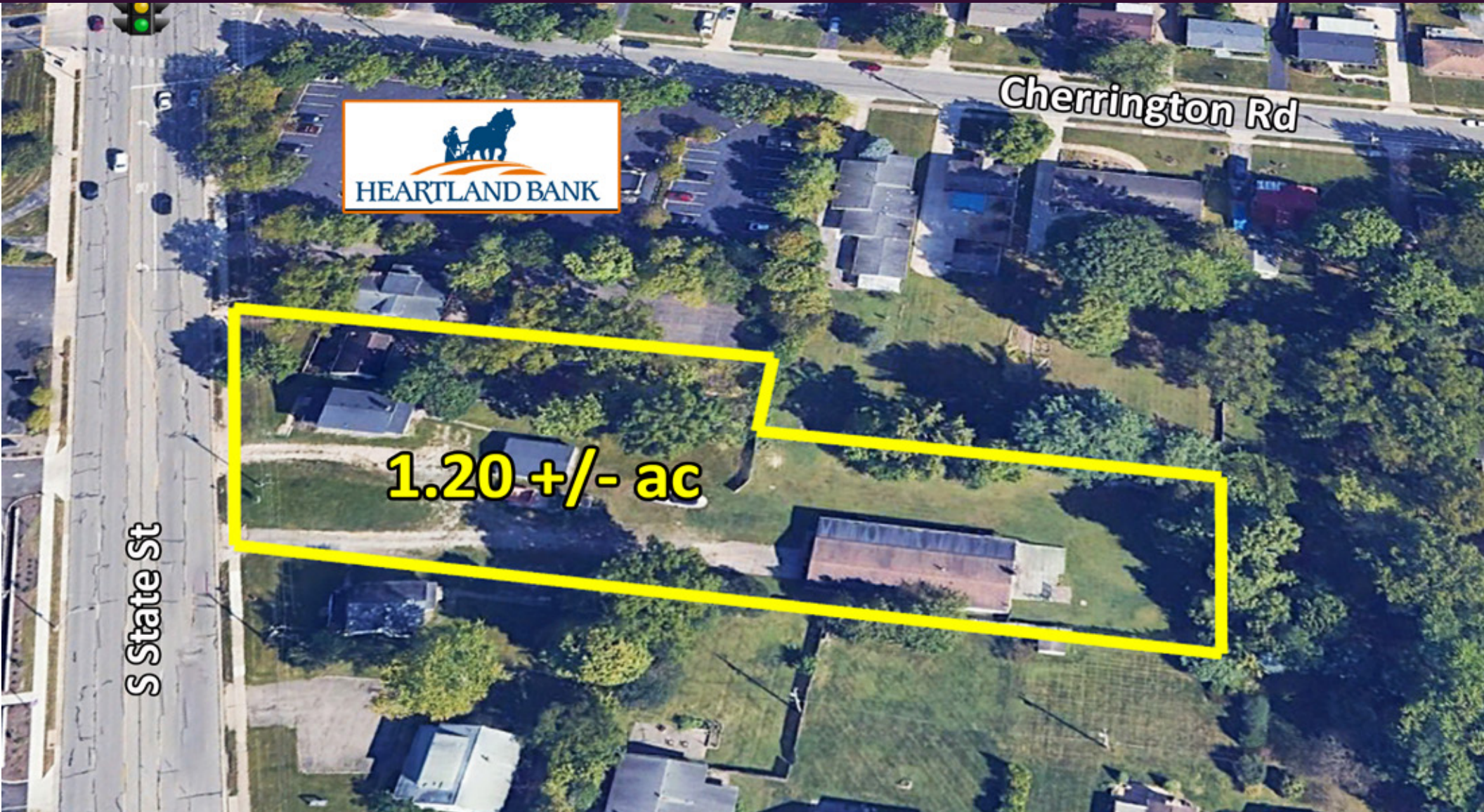


THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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PRIME WESTERVILLE FRONTAGE!

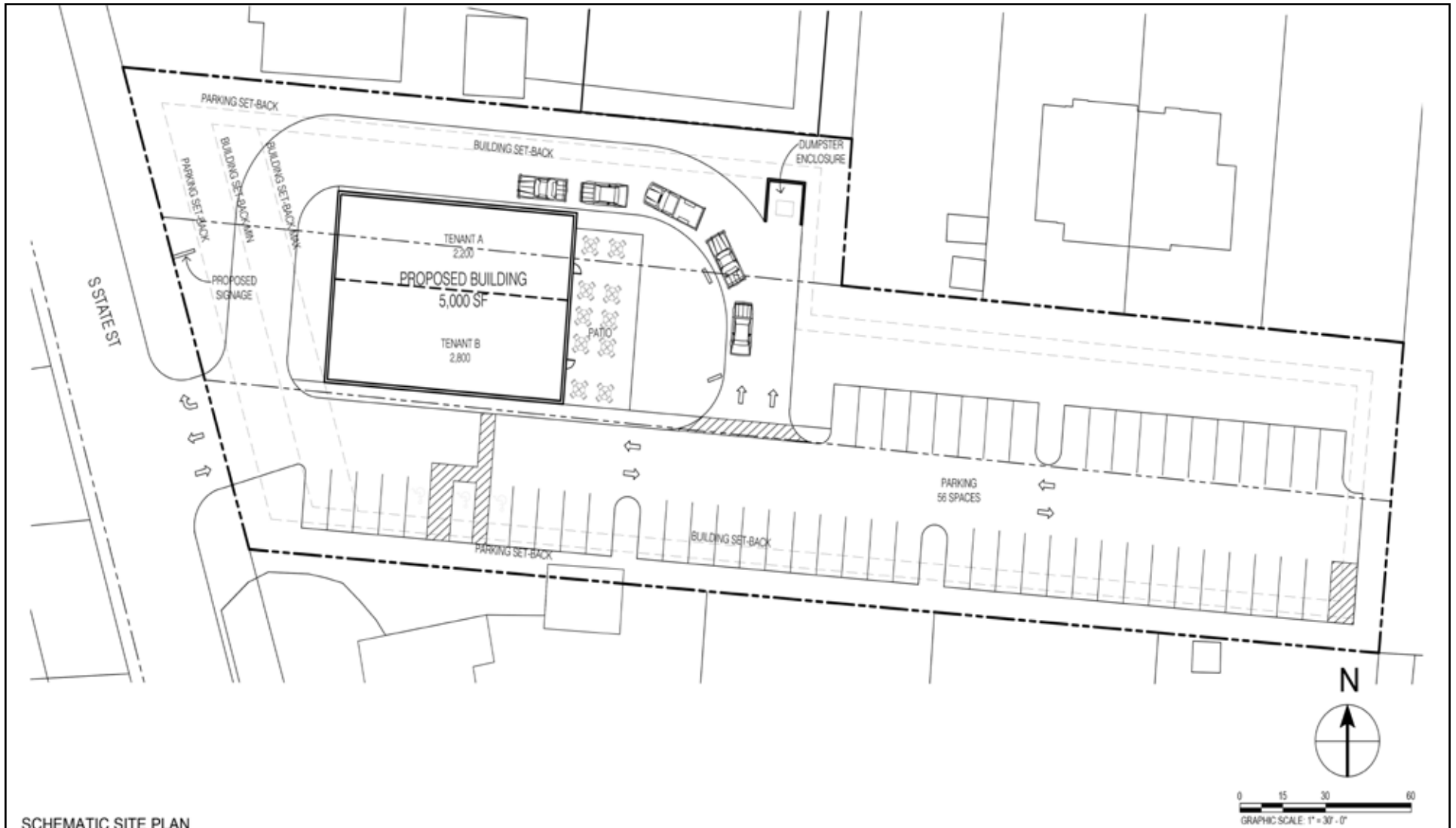
1.20 +/- acres on South State Street with approximately 150 +/- feet of frontage in Westerville's southern retail corridor. Ideal for redevelopment!

Surrounded by other retail/office uses. High visibility and high traffic area just south of Uptown Westerville.



Property Highlights

Address:	466, 470, 476 S State Street Westerville, Ohio 43081
County:	Franklin
PID:	080-002197-00 080-002144-00 080-002123-00
Location:	East of S State St between Cherrington Rd and E Schrock Rd
Acreage:	1.20 +/- ac
Utilities:	Available
Sale Price:	\$975,000
Zoning:	O/I - Office/Institutional District R-2 - Single Family District State Street Corridor Overlay



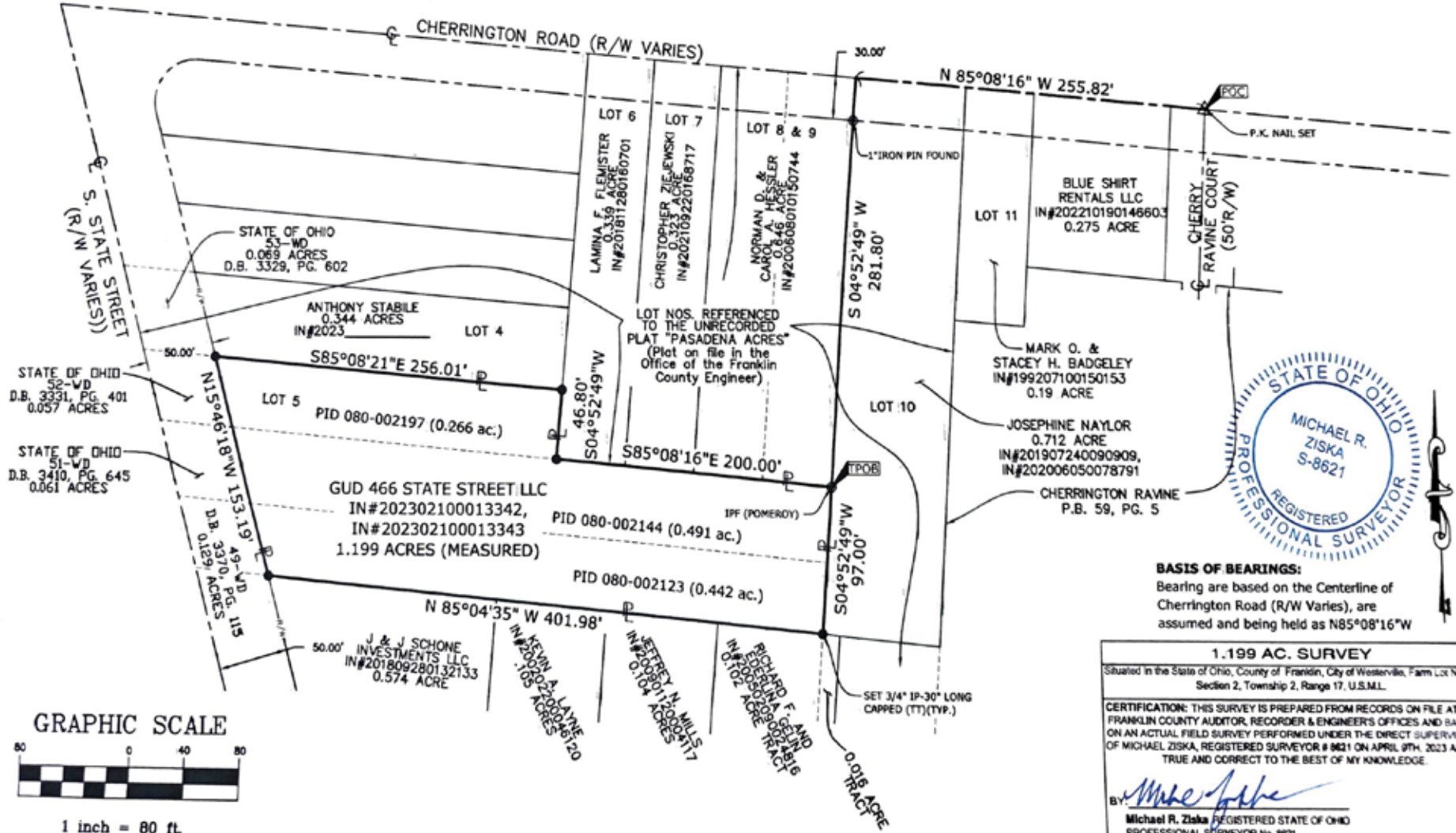
SCHEMATIC SITE PLAN

NEW DEVELOPMENT | 466, 470 & 476 South State Street,
WESTERVILLE, OH



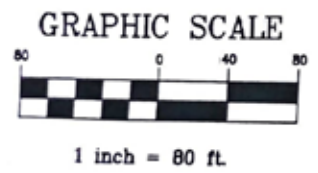
1.199 AC. (52,230 sqft) SURVEY

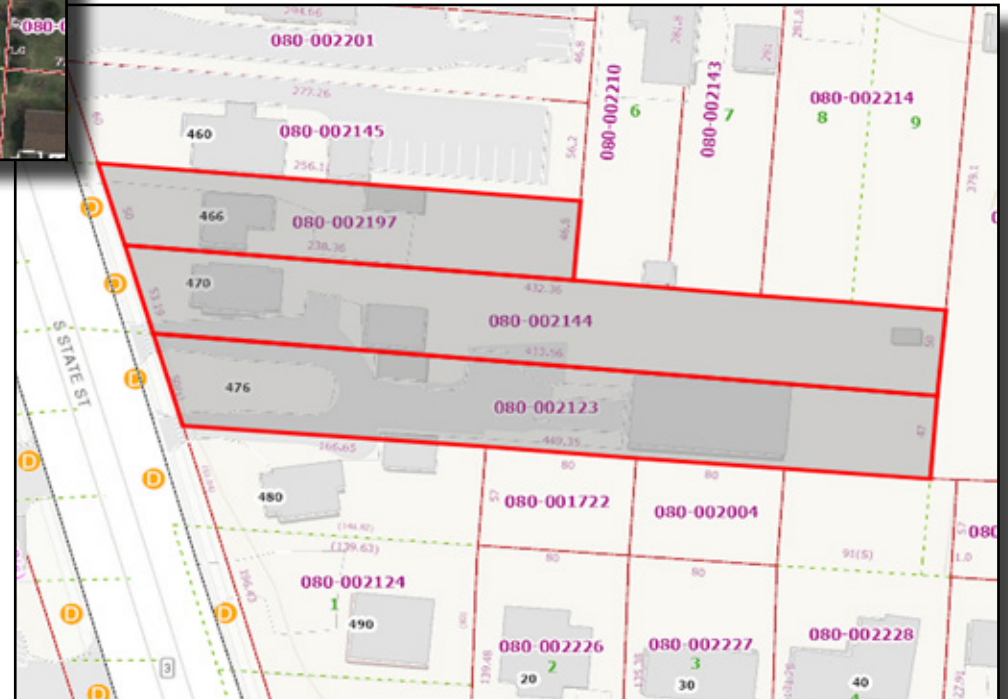
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF WESTERVILLE, BEING PART OF LOT NO. 4 OF THE SUBDIVISION OF THE SECOND QUARTER OF TOWNSHIP 2, RANGE 17, U.S.M. LANDS, BEING PART OF LOT 5 OF THE UNRECORDED PLAY OF "PASADENA ACRES"(plat on file in the Office of the Franklin County Engineers), AND BEING ALL OF A 1.260 ACRE TRACT (record) AS CONVEYED TO GUD 466 STATE STREET LLC., OF RECORD IN IN # 202302100013342 & IN # 202302100013343, OF THE FRANKLIN COUNTY RECORDER'S RECORDS.

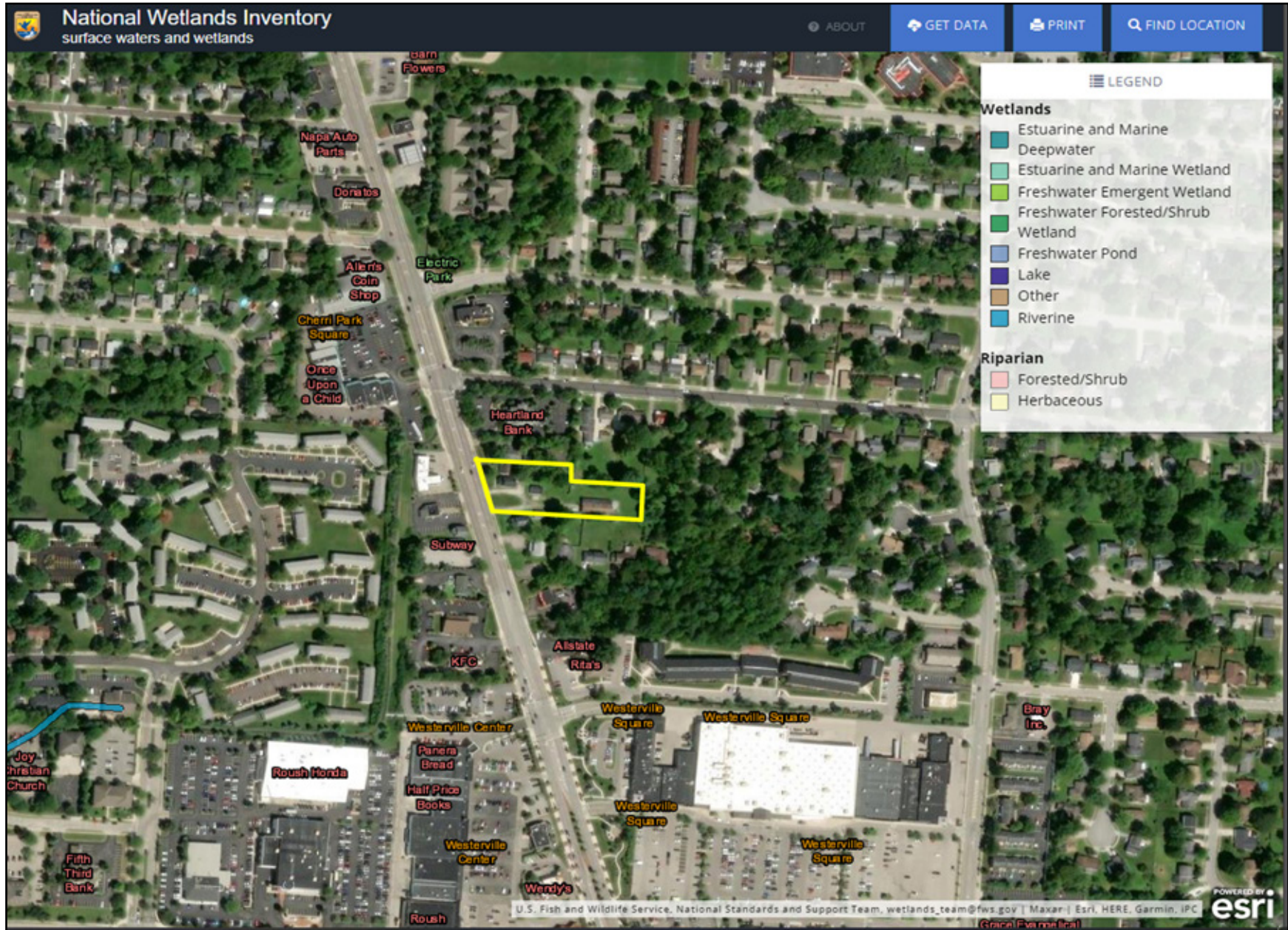


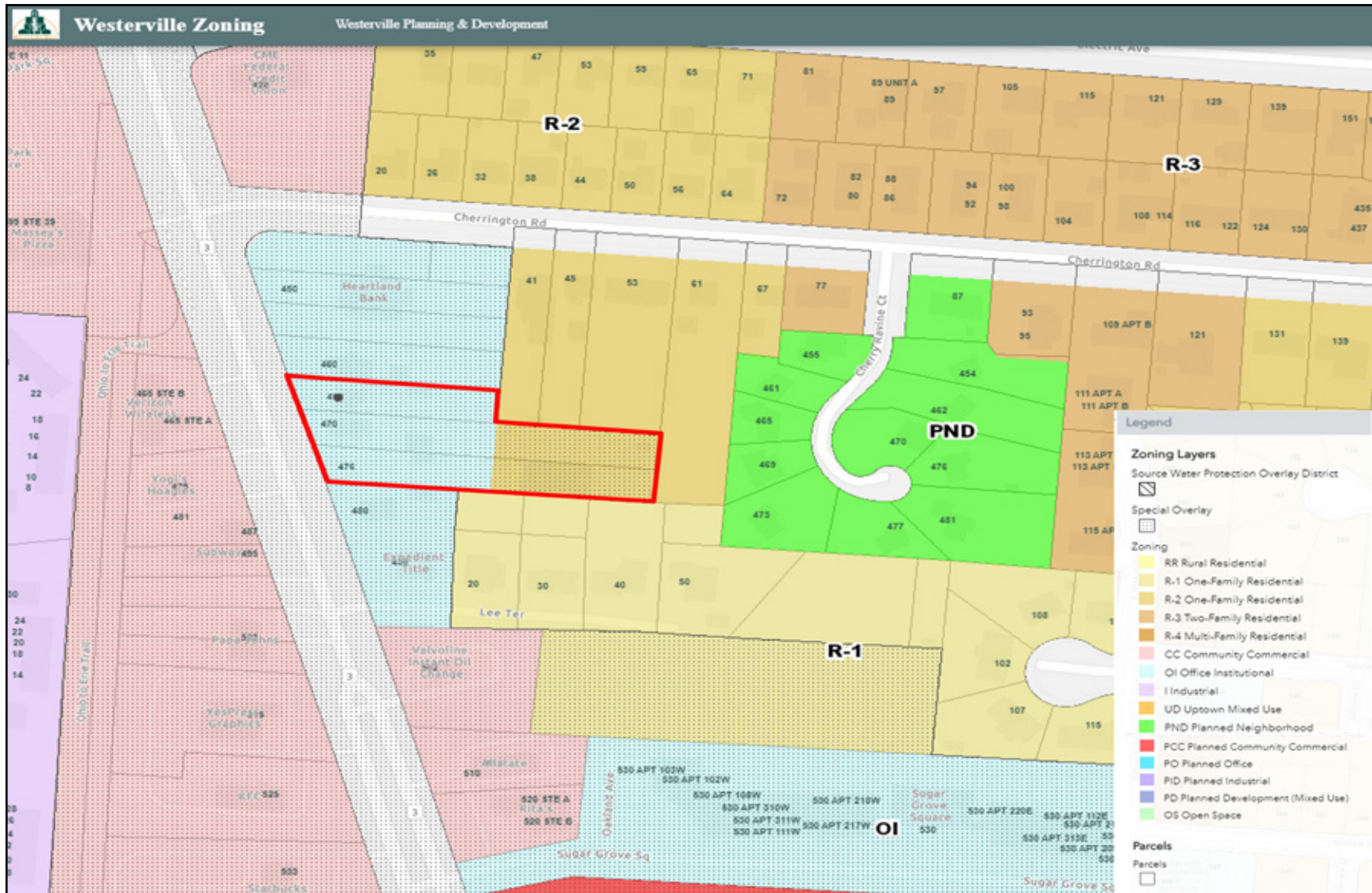
BASIS OF BEARINGS:
 Bearing are based on the Centerline of Cherrington Road (R/W Varies), are assumed and being held as N85°08'16\"/>

1.199 AC. SURVEY
 Situated in the State of Ohio, County of Franklin, City of Westerville, Farm Lot No. Section 2, Township 2, Range 17, U.S.M.L.
 CERTIFICATION: THIS SURVEY IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL ZISKA, REGISTERED SURVEYOR # 8621 ON APRIL 9TH, 2023 AND TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 BY: *Michael R. Ziska*
 Michael R. Ziska REGISTERED STATE OF OHIO PROFESSIONAL SURVEYOR No. 8621
 DATE OF SURVEY: 3/20/2023

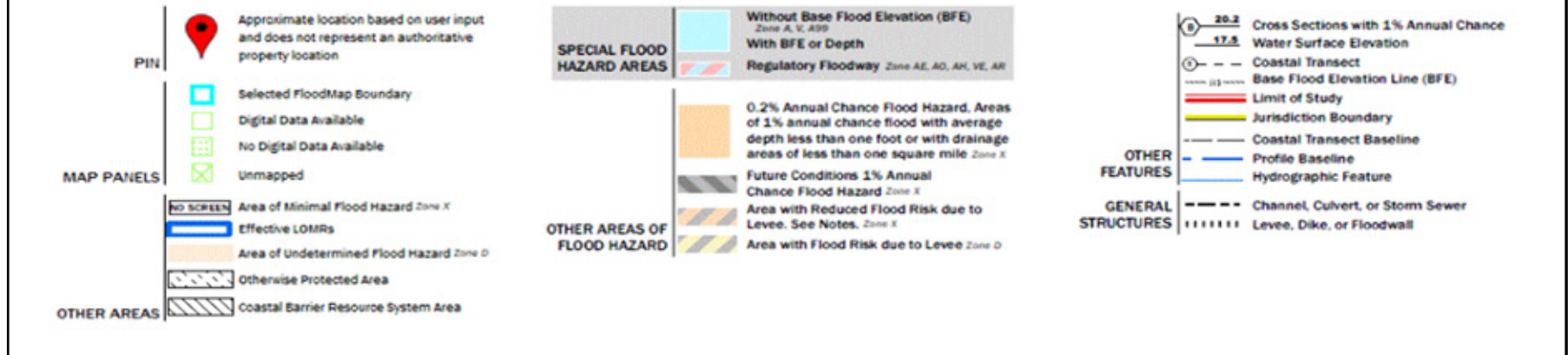
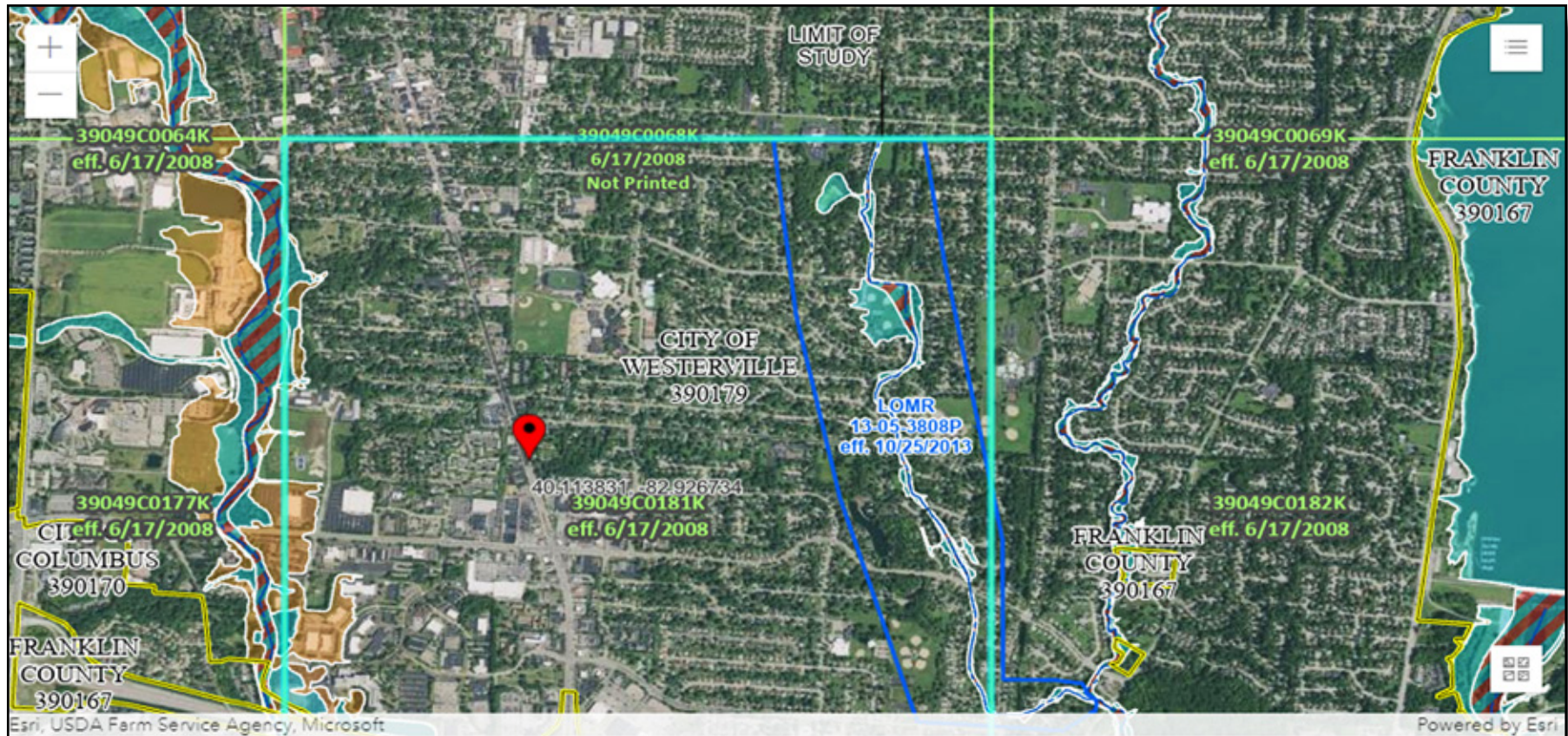






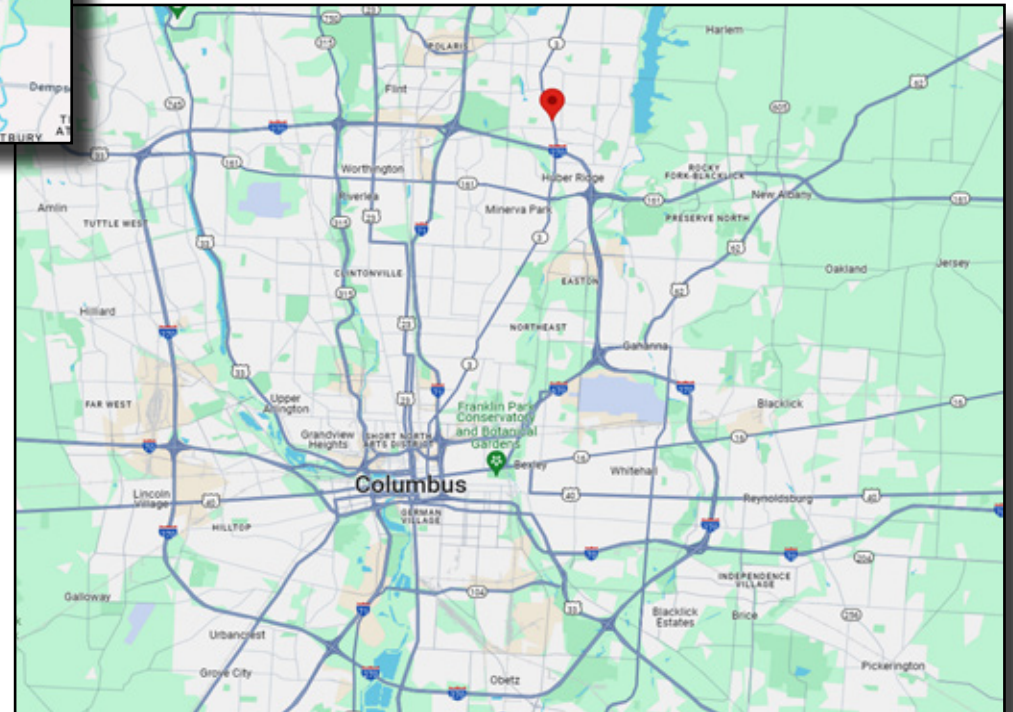
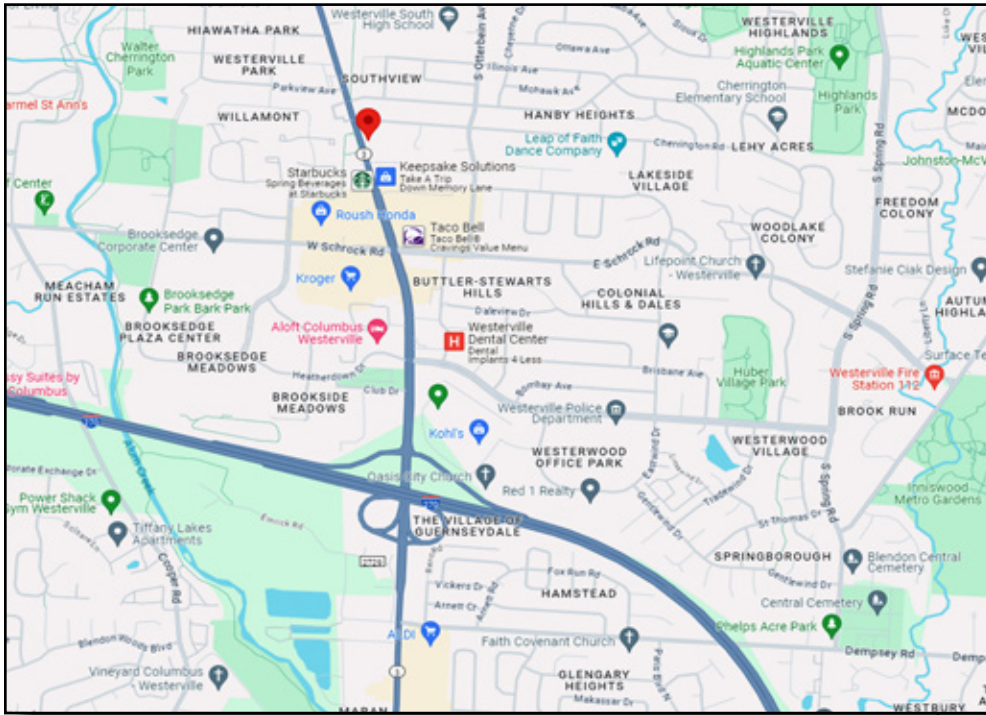


Click [here](#) to view Westerville Zoning Resolution



1.20 +/- ac development land
466, 470, 476 S State St, Westerville, OH 43081

Street Maps



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1.20 +/- ac development land

466, 470, 476 S State St, Westerville, OH 43081

Location Map



Great Location!

Easy access to major roads
Minutes to Downtown Westerville
20 minutes to Downtown Columbus

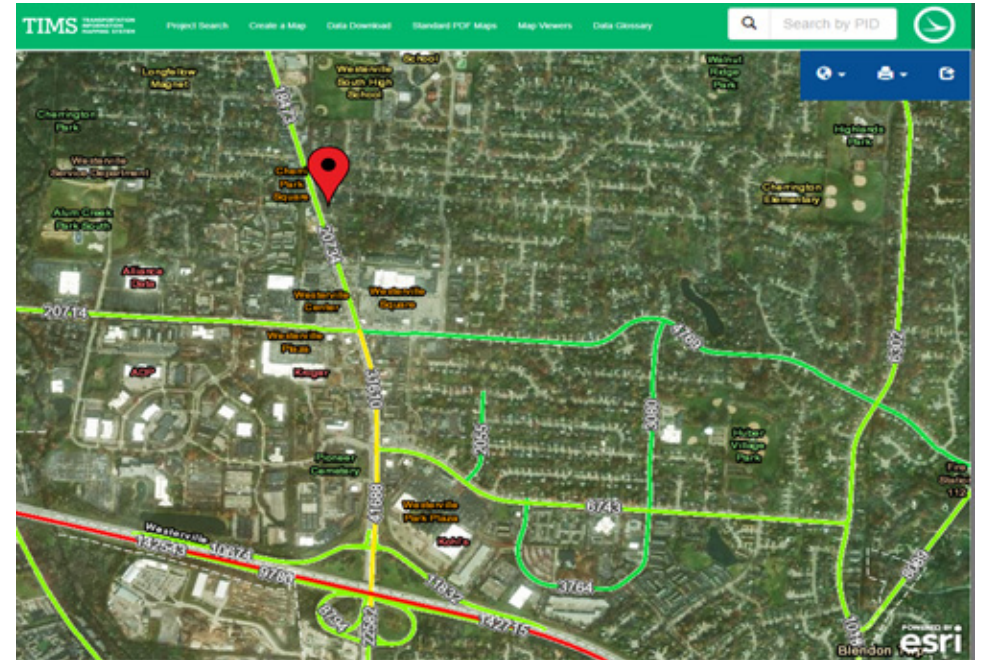


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Demographic Summary Report

466-476 S State St, Westerville, OH 43081			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,043	96,791	250,581
2023 Estimate	10,072	96,187	245,408
2010 Census	9,556	89,732	212,369
Growth 2023 - 2028	-0.29%	0.63%	2.11%
Growth 2010 - 2023	5.40%	7.19%	15.56%
2023 Population by Hispanic Origin			
2023 Population	10,072	96,187	245,408
White	8,332 82.72%	67,561 70.24%	162,446 66.19%
Black	1,225 12.16%	21,089 21.93%	56,250 22.92%
Am. Indian & Alaskan	24 0.24%	293 0.30%	776 0.32%
Asian	193 1.92%	3,814 3.97%	17,230 7.02%
Hawaiian & Pacific Island	4 0.04%	51 0.05%	109 0.04%
Other	294 2.92%	3,379 3.51%	8,596 3.50%
U.S. Armed Forces	3	26	89
Households			
2028 Projection	3,955	38,851	101,259
2023 Estimate	3,973	38,648	99,335
2010 Census	3,815	36,258	86,498
Growth 2023 - 2028	-0.45%	0.53%	1.94%
Growth 2010 - 2023	4.14%	6.59%	14.84%
Owner Occupied	2,624 66.05%	22,772 58.92%	59,296 59.69%
Renter Occupied	1,349 33.95%	15,876 41.08%	40,039 40.31%
2023 Households by HH Income			
Income: <\$25,000	320 8.05%	4,559 11.80%	12,731 12.82%
Income: \$25,000 - \$50,000	731 18.40%	6,876 17.79%	17,997 18.12%
Income: \$50,000 - \$75,000	854 21.50%	7,449 19.27%	18,898 19.02%
Income: \$75,000 - \$100,000	501 12.61%	5,594 14.47%	13,839 13.93%
Income: \$100,000 - \$125,000	563 14.17%	5,081 13.15%	12,294 12.38%
Income: \$125,000 - \$150,000	245 6.17%	2,869 7.42%	7,350 7.40%
Income: \$150,000 - \$200,000	512 12.89%	3,645 9.43%	9,041 9.10%
Income: \$200,000+	247 6.22%	2,576 6.67%	7,185 7.23%
2023 Avg Household Income	\$98,925	\$95,388	\$95,223
2023 Med Household Income	\$79,067	\$76,969	\$75,075



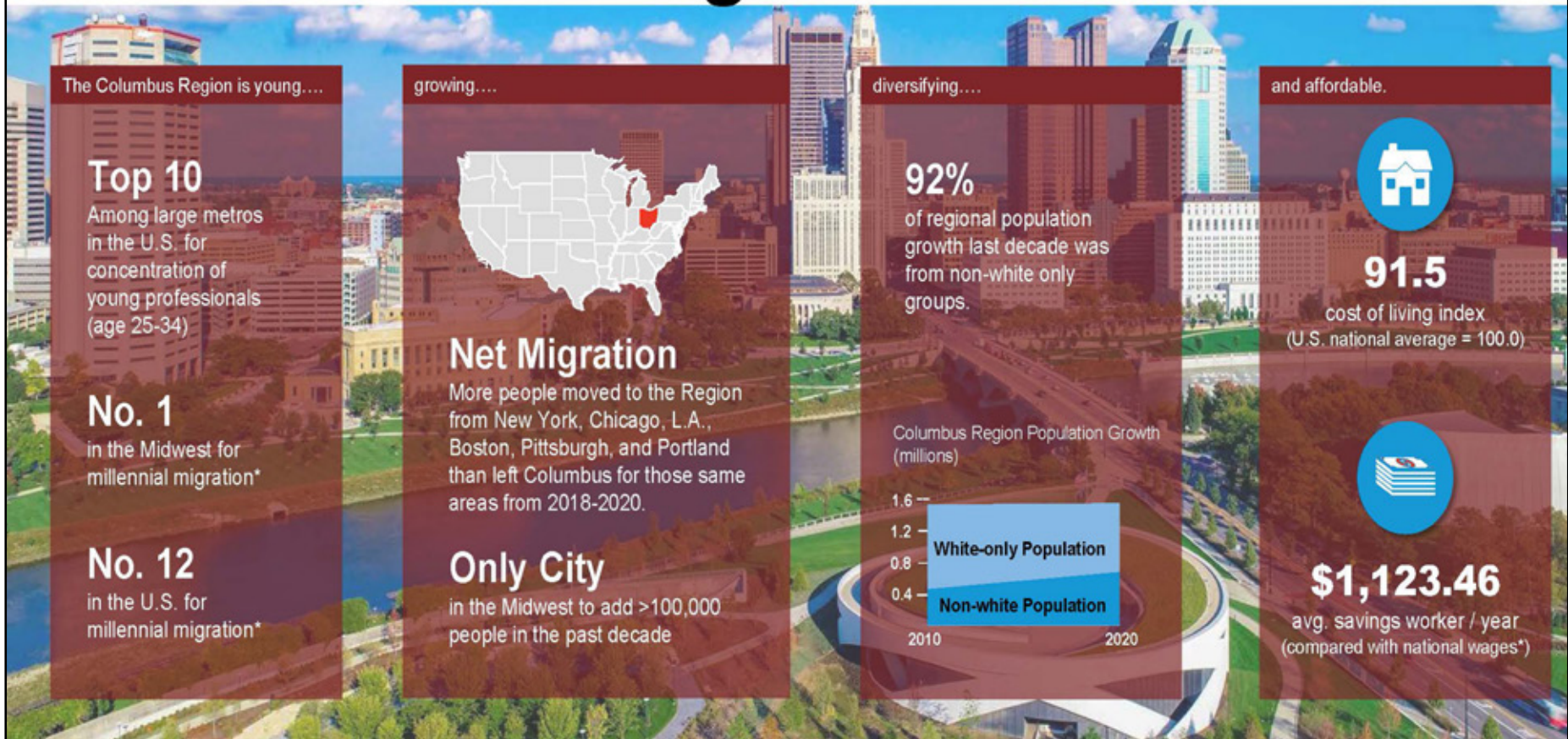
Traffic Count Report

466-476 S State St, Westerville, OH 43081						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S State St	Cherrington Rd	0.04 N	2022	24,046	MPSI	.04
2 S State St	Sugar Grove Sq	0.02 N	2022	23,467	MPSI	.16
3 South State Street	Sugar Grove Sq	0.02 N	2020	25,133	MPSI	.16
4 W Schrock Rd	S State St	0.06 E	2022	18,568	MPSI	.28
5 E Schrock Rd	Hillsdowne Rd	0.09 E	2022	13,392	MPSI	.30
6 S State St	W Schrock Rd	0.03 N	2022	30,452	MPSI	.32
7 E Schrock Rd	Hillsdowne Rd	0.02 E	2022	15,293	MPSI	.33
8 Hillsdowne Rd	E Schrock Rd	0.00	2022	2,217	MPSI	.34
9 E Schrock Rd	Westerville Sq	0.01 E	2022	13,634	MPSI	.35
10 S Otterbein Ave	E Schrock Rd	0.03 S	2016	7,305	ADT	.35



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

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