

FOR LEASE

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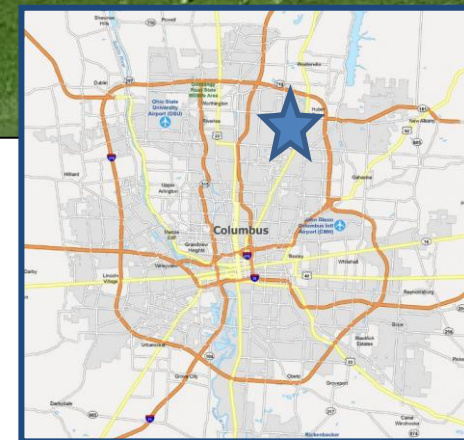
1245 Sunbury Road
Suite 102
Westerville, Ohio 43081



 **AVAILABLE SPACE:**

SUITE NUMBER	SQUARE FOOTAGE	AVAILABLE DATE	BASE RENTAL RATE
102	2,400 SF	30 Days	\$21.50 PSF/MG

 **PARKING RATIO:**
4.74/1,000 SF



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Property Details: Beautiful office building in outstanding Westerville location at intersection of Sunbury Road and Dempsey Roads Easy access to Hoover Reservoir, Downtown Westerville and I-270.



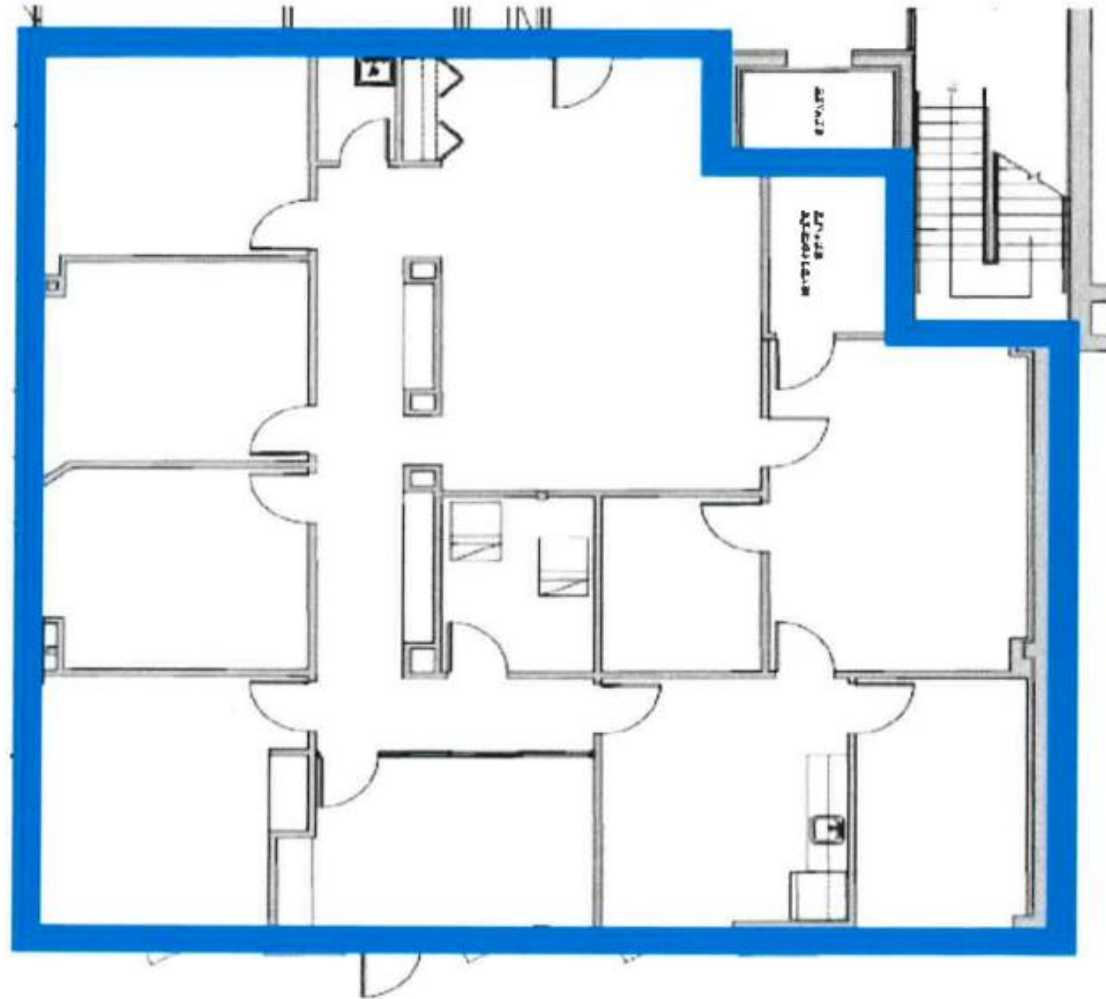
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Floor Plan – Suite 102

□ 2,400 SF



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Interior Photos– Suite 102

□ 2,400 SF



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Demographics >>

	1 mile	3 miles
Population	10,221	90,587
Households	4,471	38,087
Median Age	41.20	38.80
Median HH Income	\$86,496	\$85,484
Daytime Employees	2,456	35,608
Population Growth '24 - '29	↑ 2.53%	↑ 3.18%
Household Growth '24 - '29	↑ 2.66%	↑ 3.42%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Dempsey Rd	Sunbury Rd E	8,625	2025	0.03 mi
Sunbury Rd	Colston Dr NE	22,215	2025	0.08 mi
Sunbury Rd	Dempsey Rd NE	23,803	2025	0.08 mi
Sunbury Rd	Westray Dr NE	22,532	2025	0.21 mi
Sunbury Road	Colony Dr SW	30,800	2023	0.28 mi
S SUNBURY RD	Colony Dr SW	30,685	2025	0.28 mi
Valley Quail Blvd N	Jessamine Ct NE	957	2025	0.35 mi
Sunbury Rd	Valley Quail Blvd N NE	22,485	2025	0.38 mi
Sunbury Rd	Whitney Ln S	27,822	2025	0.40 mi
South Street	-	551	2023	0.44 mi

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