



RETAIL FOR LEASE

7177 Northgate Way Westerville, OH 43082

2,000 sq ft of Retail for Lease @ \$12.75 psf

Leasing Agent: Ann Adams 614.483.2315 & Desmond Todd 614.202.9945



PRESENTED BY

Jeffrey T. Keller

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PROPERTY DESCRIPTION

RetailDiscover a prime retail opportunity in one of Westerville's most desirable commercial corridors. Located within a well-maintained neighborhood shopping center, this 2,000 sq ft suite offers excellent visibility, accessibility, and signage potential—perfect for businesses looking to attract steady local and commuter traffic.

Highlights:
*Approximately 2,000 sq ft of flexible, open retail or service space
*Positioned within an Excellent visibility from Northgate Way with
*Convenient ingress and egress from major surrounding roadways and residential neighborhoods
*Located near major traffic routes connecting Westerville, Polaris, and Uptown Columbus

Ideal For:

Retail, boutique fitness, salon/spa, specialty food and beverage, medical or wellness users, or professional service tenants seeking a visible, high-traffic location.

This space offers the perfect balance of foot traffic, convenience, and community presence—a strategic opportunity for a business ready to thrive in Westerville's growing market.

OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (MG)
Number of Units:	1
Available SF:	2,000 SF
Building Size:	12,000 SF
DEMOGRAPHICS	
0 . 3 M I L E S	0 . 5 M I L E S
Total Households	129
Total Population	575
Average HH Income	3,409
0 . 3 M I L E S	1 M I L E
347	1,529
\$141,188	8,770
\$140,684	\$147,229

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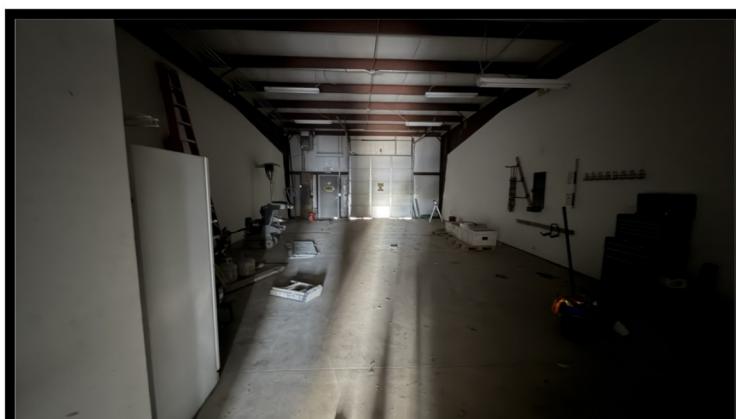
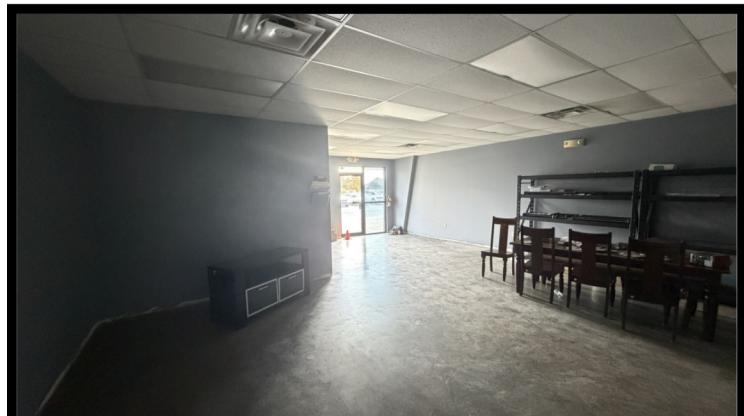
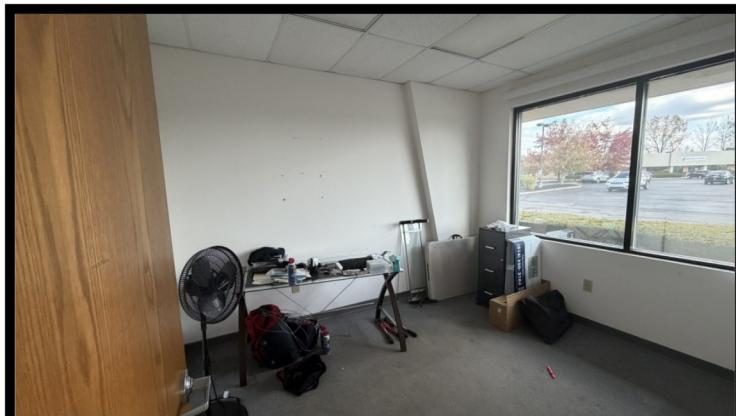
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DISCLAIMER

The information presented in this marketing package is believed to be accurate, but it is not guaranteed. The buyer shall investigate the property to determine its suitability for the buyer's requirements.

Real Estate Opportunity and its agents do not have the authority to bind the seller to any terms, whether in writing or orally. Only written and signed communication between the buyer and the seller shall be considered part of any contract between the buyer and the seller.

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