

# REDEVELOPMENT

## FOR LEASE

28 S. STATE STREET, WESTERVILLE, OH 43081



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# PROPERTY HIGHLIGHTS

- 7,064 SF TOTAL AVAILABLE ON TWO LEVELS (3,532 SF EACH)
- \$35.00 NNN PSF + \$8.70 OPERATING EXPENSES
- HISTORIC WESTERVILLE POST OFFICE BUILDING (BUILT IN 1935) IN THE HEART OF STATE STREET
- DEDICATED PARKING LOT AT THE REAR OF THE BUILDING (10 SPACES) AS WELL AS ON-STREET PARKING
- TRAFFIC COUNTS ON SOUTH STATE STREET: 17,185 VPD
- WESTERVILLE'S "4<sup>TH</sup> FRIDAYS" STREET FESTIVALS RUN ON THE FOURTH FRIDAY OF EVERY MONTH FROM MAY TO OCTOBER AND INCLUDE LIVE MUSIC & ENTERTAINMENT, POP-UP VENDORS, AND HUGE FOOT TRAFFIC
- BUILDING IS LOCATED INSIDE WESTERVILLE'S "DORA" ZONE (DESIGNATED OUTDOOR REFRESHMENT AREA)
- ONE-QUARTER MILE FROM OTTERBEIN UNIVERSITY (ENROLLMENT 2,808 STUDENTS)

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# PHOTO



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# SITE PLAN

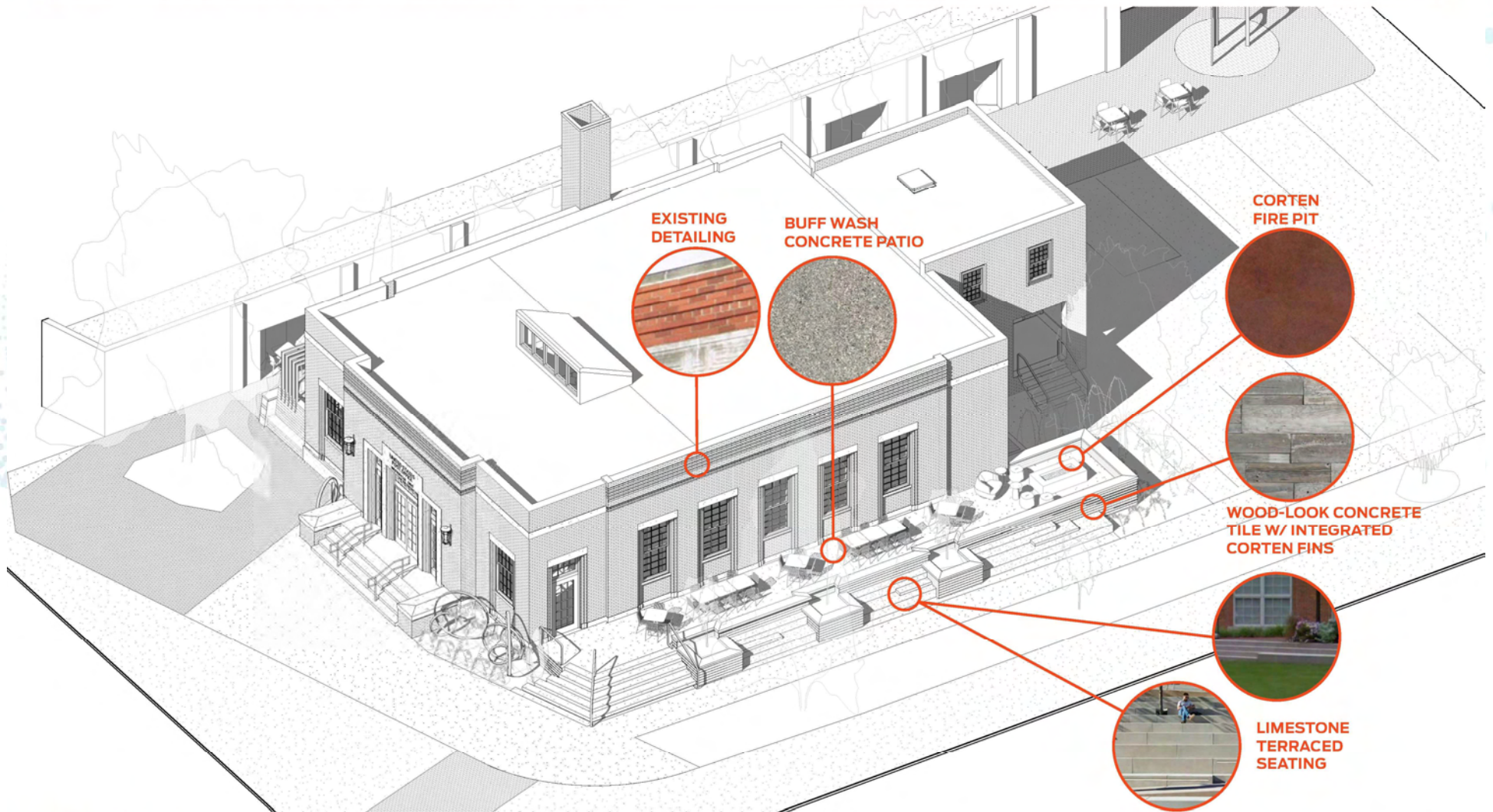


OPTION 1  
WESTERVILLE 28 BLOCK



# CONCEPTUAL

## SOUTH PATIO - MATERIALS



WSA



BTTS Post Office | Project No. 202245.00

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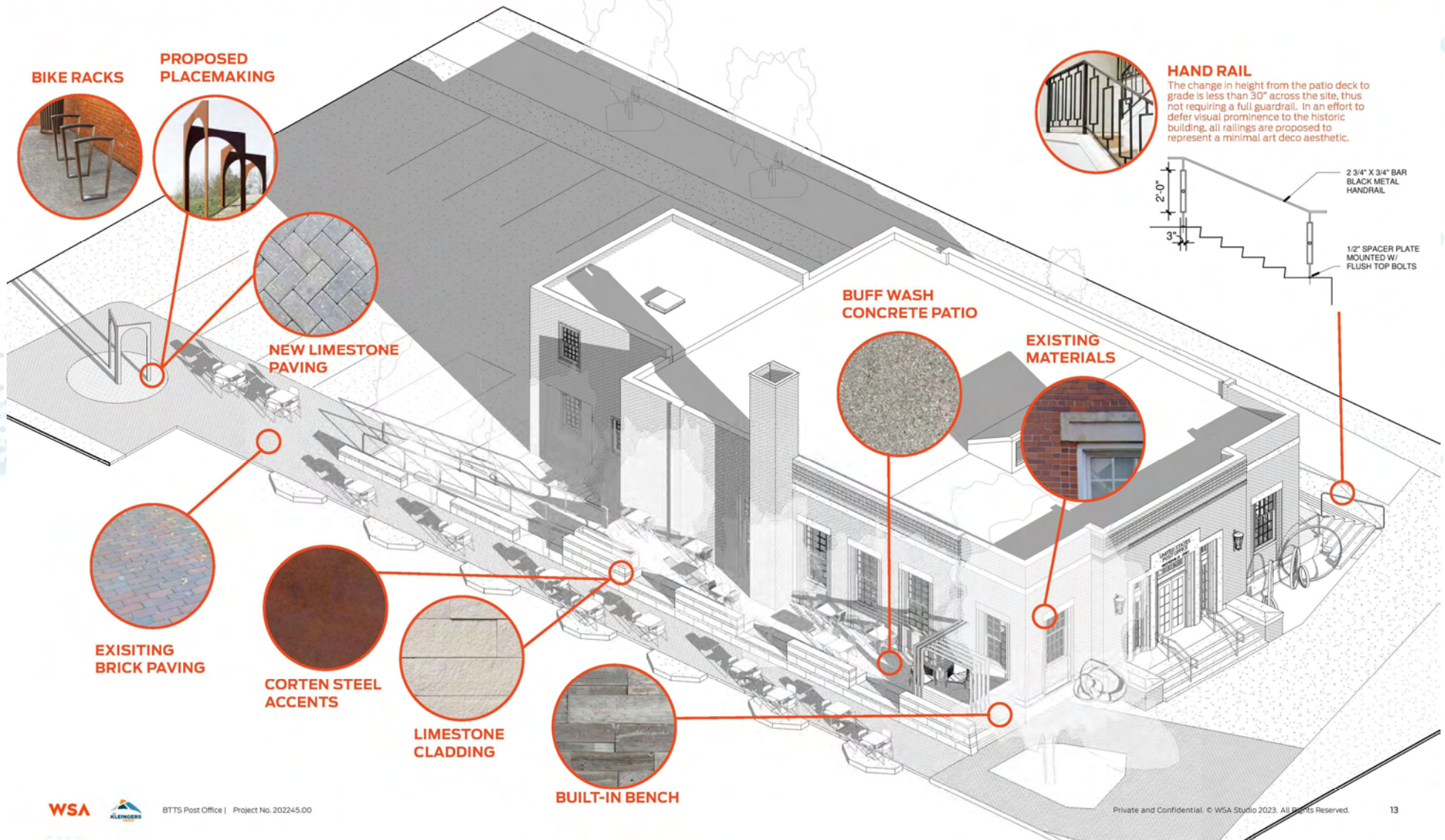
# CONCEPTUAL

## SOUTH PATIO - RENDERING



# CONCEPTUAL

## NORTH PATIO - MATERIALS



# CONCEPTUAL

## NORTH PATIO RENDERING

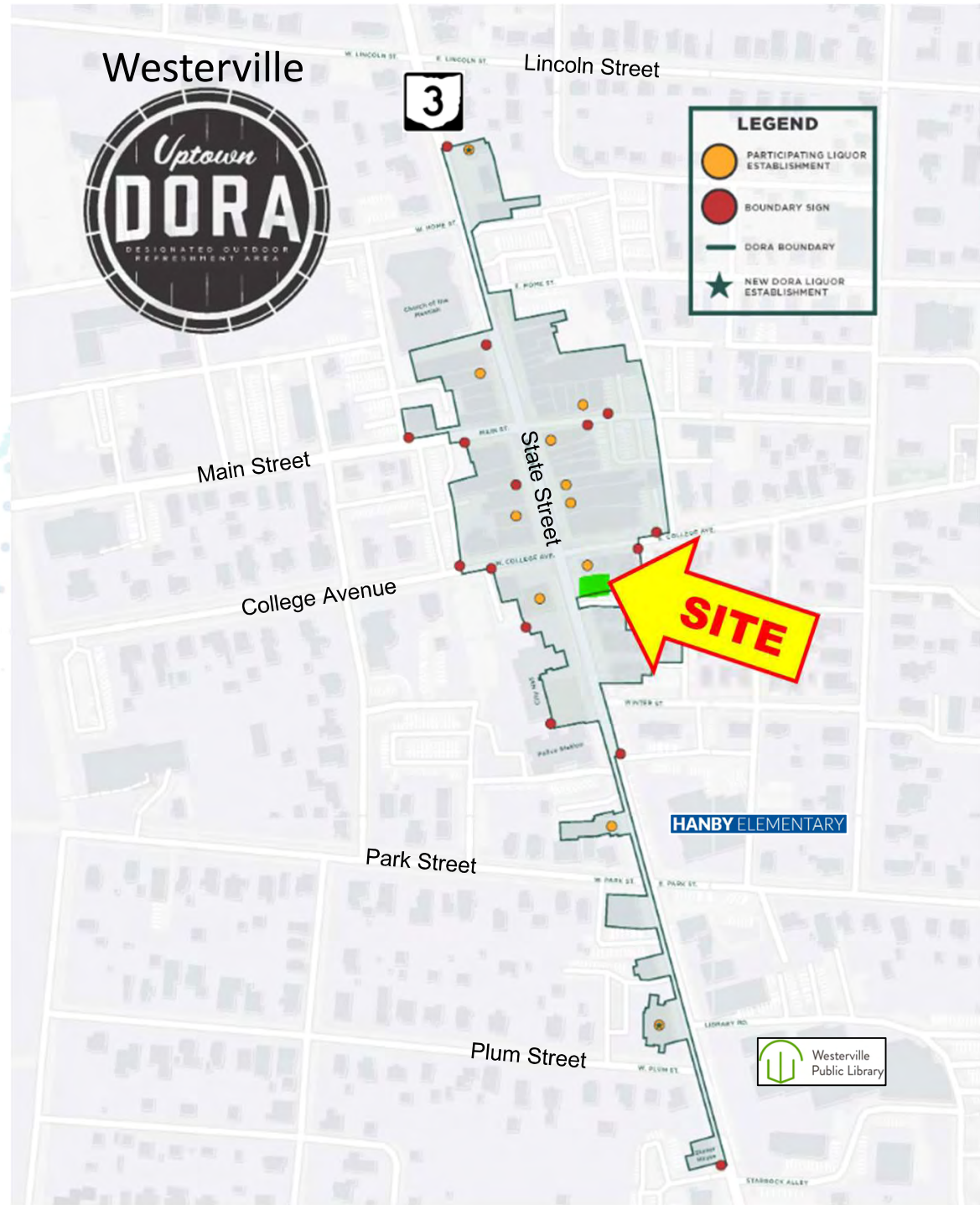




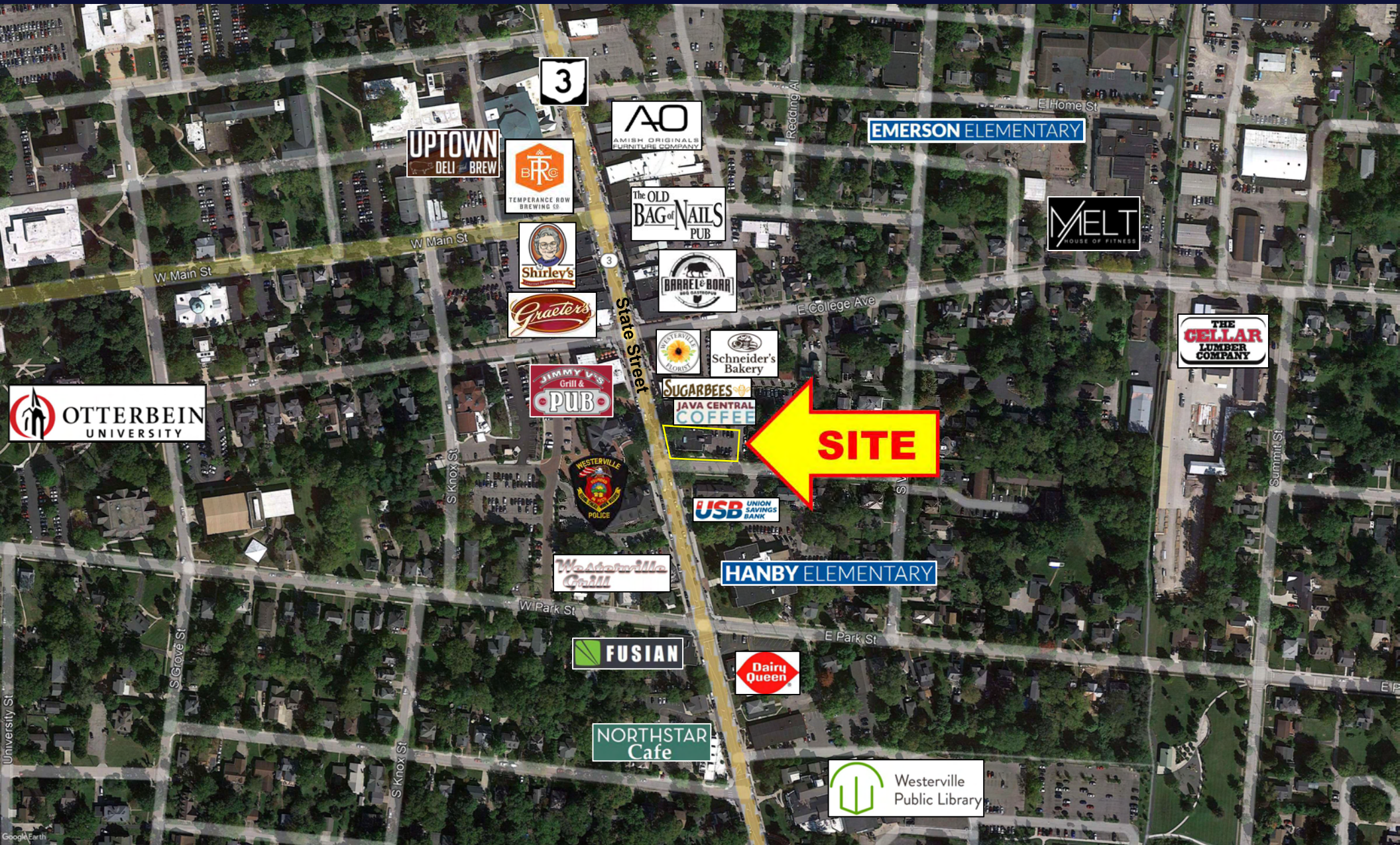
# DORA

DORA stands for **D**esignated **O**utdoor **R**efreshment **A**rea.

You can now purchase an alcoholic beverage to-go, served in a special DORA cup from participating locations, and enjoy a beverage within the DORA boundaries.

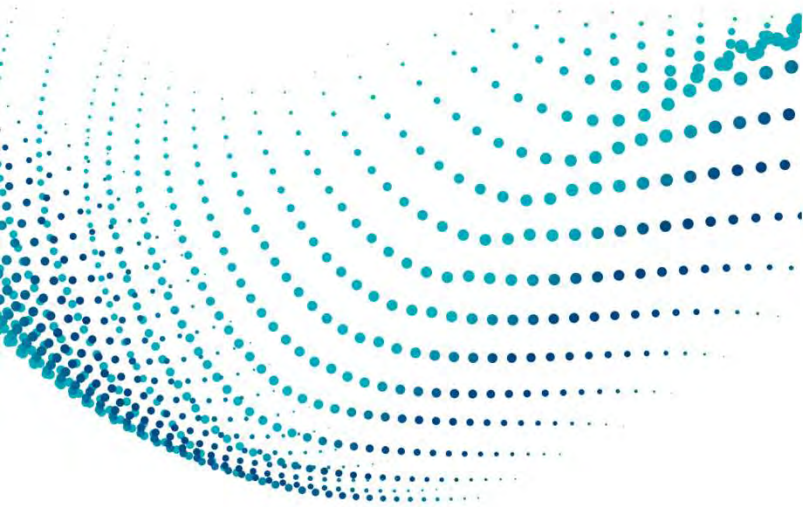


# CLOSE AERIAL





# DEMOGRAPHICS: 1-MILE RADIUS



## KEY FACTS

10,462

Population



Median Age



Average Household Size

\$98,004

Median Household Income

## INCOME



\$98,004

Median Household Income



118,649

2022 Average Household Income (Esri)



43,044

2022 Per Capita Income (Esri)

## BUSINESS



783

Total Businesses



9,934

Total Employees

## EDUCATION



No High School Diploma



22%  
High School Graduate



23%  
Some College



54%  
Bachelor's/Grad/Prof Degree

## HOUSING STATS



\$241,572

Median Home Value



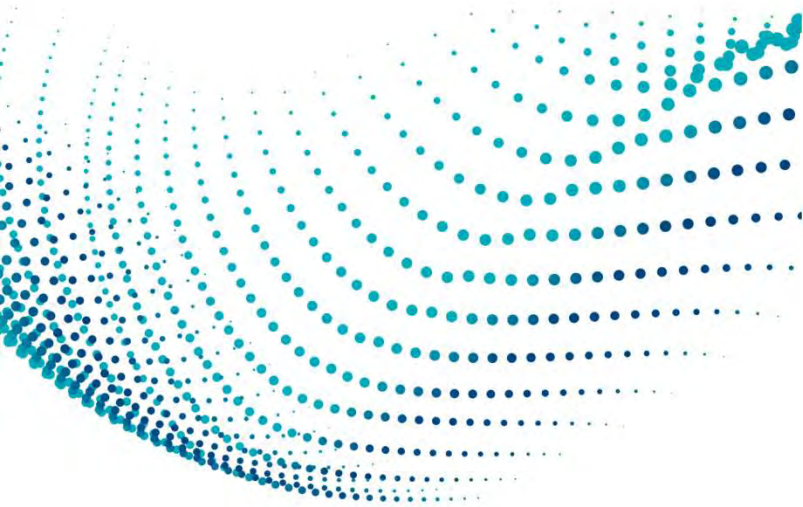
\$746

Median Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

# DEMOGRAPHICS: 3-MILE RADIUS



## KEY FACTS

92,343

Population



38.0

Median Age



2.5

Average Household Size

\$85,846

Median Household Income

## INCOME



\$85,846

Median Household Income



114,977

2022 Average Household Income (Esri)



45,821

2022 Per Capita Income (Esri)

## BUSINESS



3,829

Total Businesses



57,478

Total Employees

## EDUCATION



3%

No High School Diploma



21%

High School Graduate



26%

Some College



50%

Bachelor's/Grad/Prof Degree

## HOUSING STATS



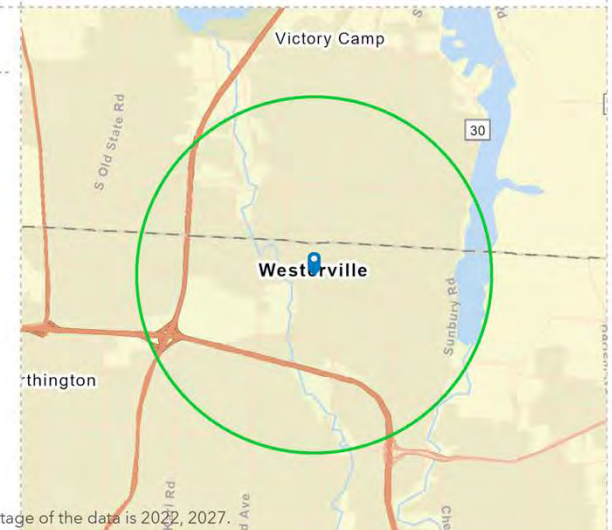
\$260,368

Median Home Value



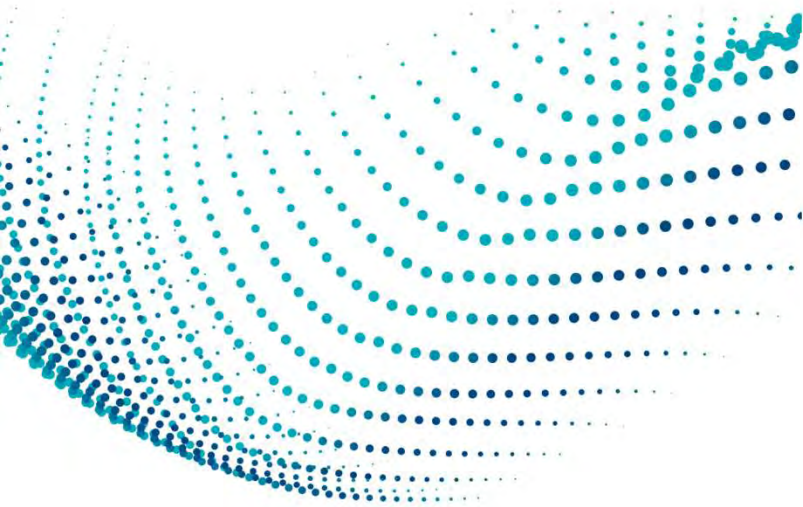
\$873

Median Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

# DEMOGRAPHICS: 5-MILE RADIUS



## KEY FACTS

240,806

Population



Median Age



Average Household Size

\$80,259

Median Household Income

## INCOME



\$80,259

Median Household Income



109,278

2022 Average Household Income (Esri)



43,092

2022 Per Capita Income (Esri)

## BUSINESS



8,681

Total Businesses



126,221

Total Employees

## EDUCATION



No High School Diploma



21%  
High School Graduate



26%  
Some College



49%  
Bachelor's/Grad/Prof Degree

## HOUSING STATS



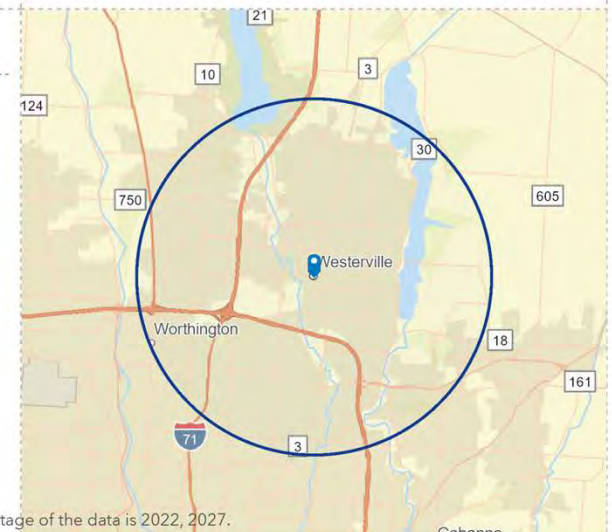
\$259,750

Median Home Value



\$871

Median Contract Rent



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Gahanna

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