

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



**1,713 +/- SF Retail/Office Space Available**

1,713 +/- SF retail/office space  
782-784 S State St, Westerville, OH 43081

## Property Description

### PRIME WESTERVILLE RETAIL/OFFICE SPACE ON S STATE STREET!

1,713 +/- SF retail/office space available within the strip center located right off S State Street adjacent to Kroger plaza. This space offers an open floor plan for different options with office use preferred (i.e. accounting, legal, etc.) No food use permitted at this time.

Mens/womens restrooms available. Front and rear access with parking.



### Property Highlights

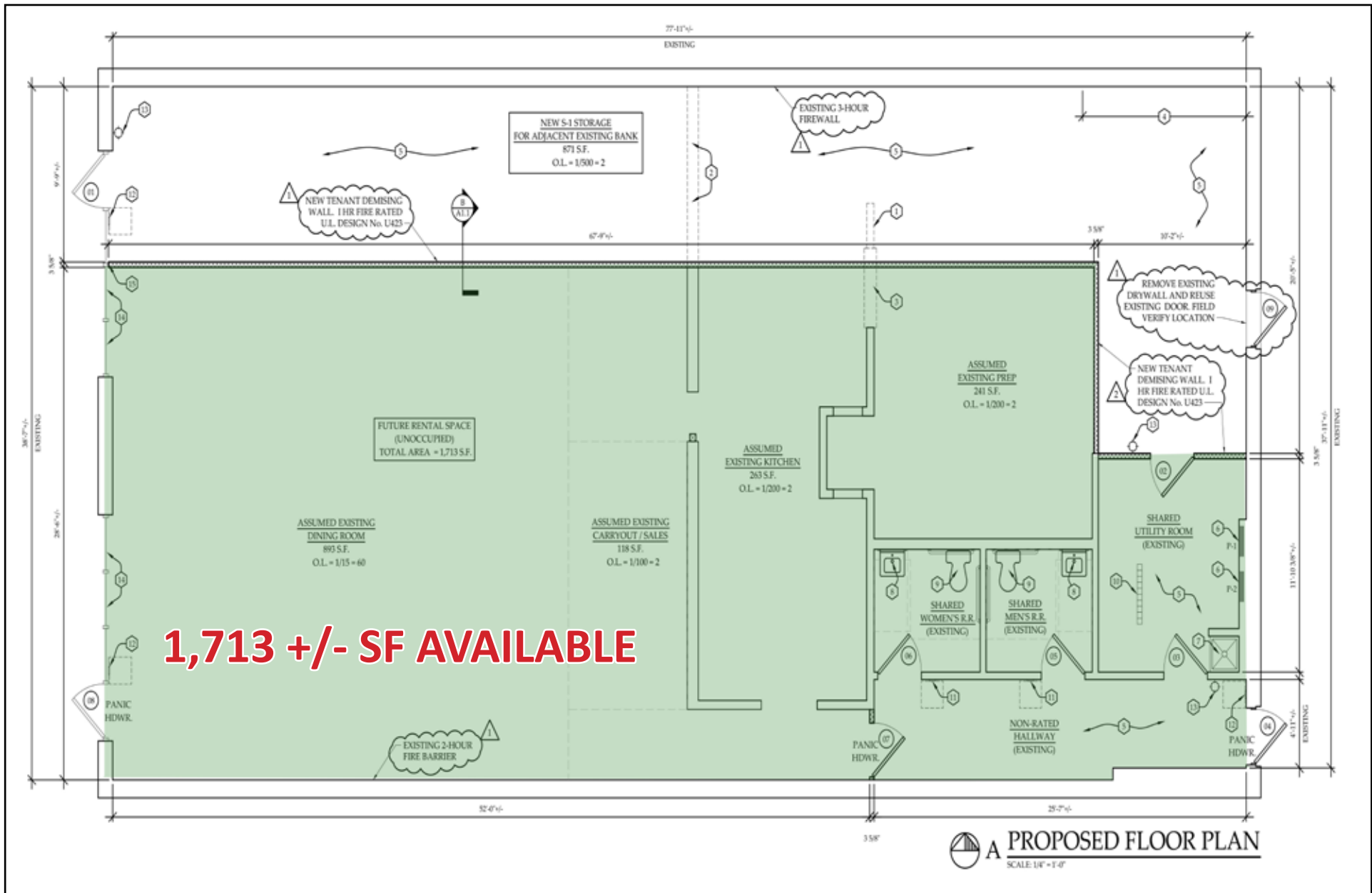
Address:	782-784 S State Street Westerville, OH 43081
County:	Franklin
PID:	080-001422-00
Location:	Between Huber Village Blvd & E Schrock Rd
Building Size:	11,920 +/- SF
Year Built:	2007
Space Available:	1,713 +/- SF Unit 782 & 784
Lease Rate:	\$22.50/SF NNN
CAM:	\$7.00/SF
Zoning:	CC - Community Commercial District



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# Floor Plan

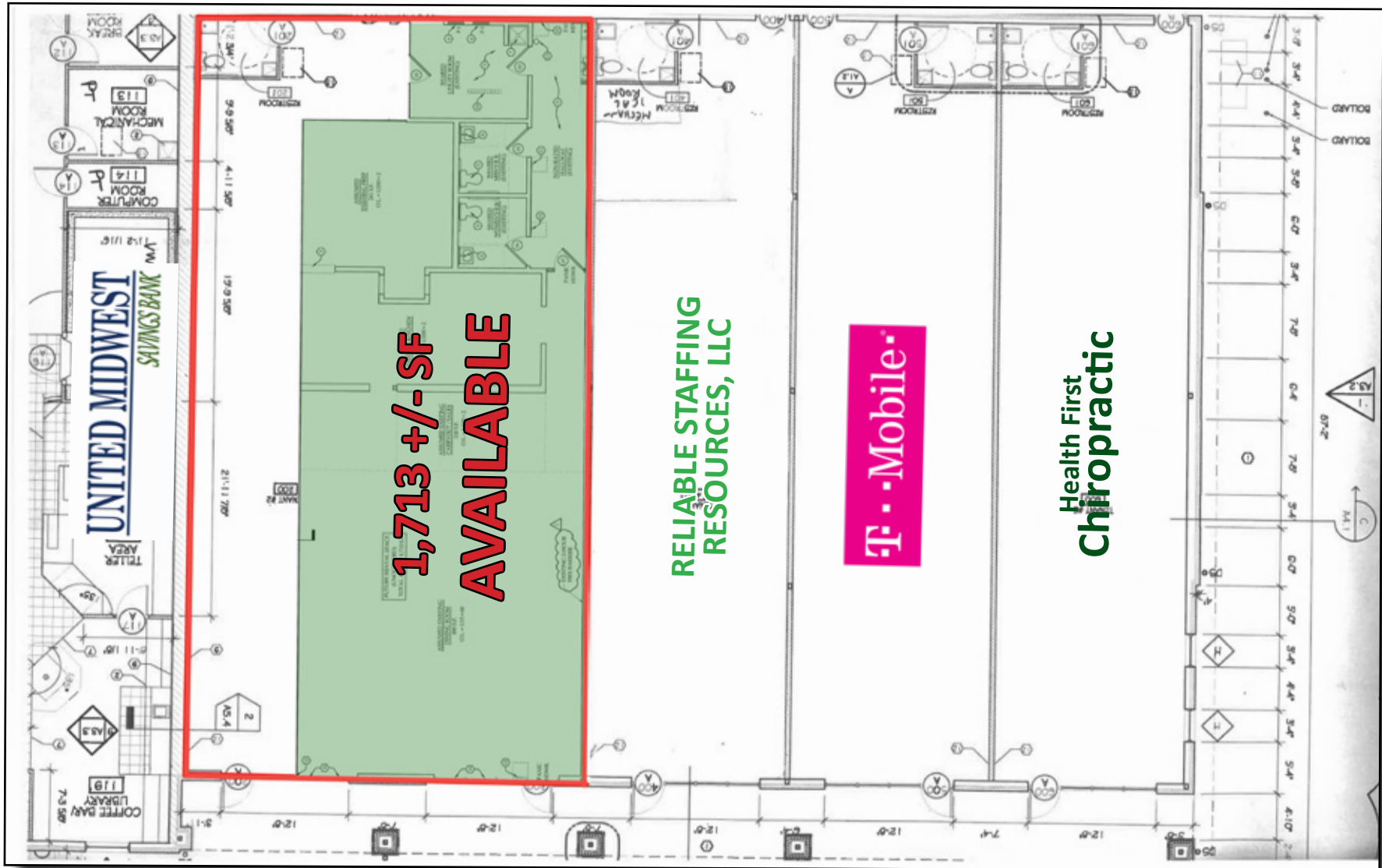


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Floor Plan

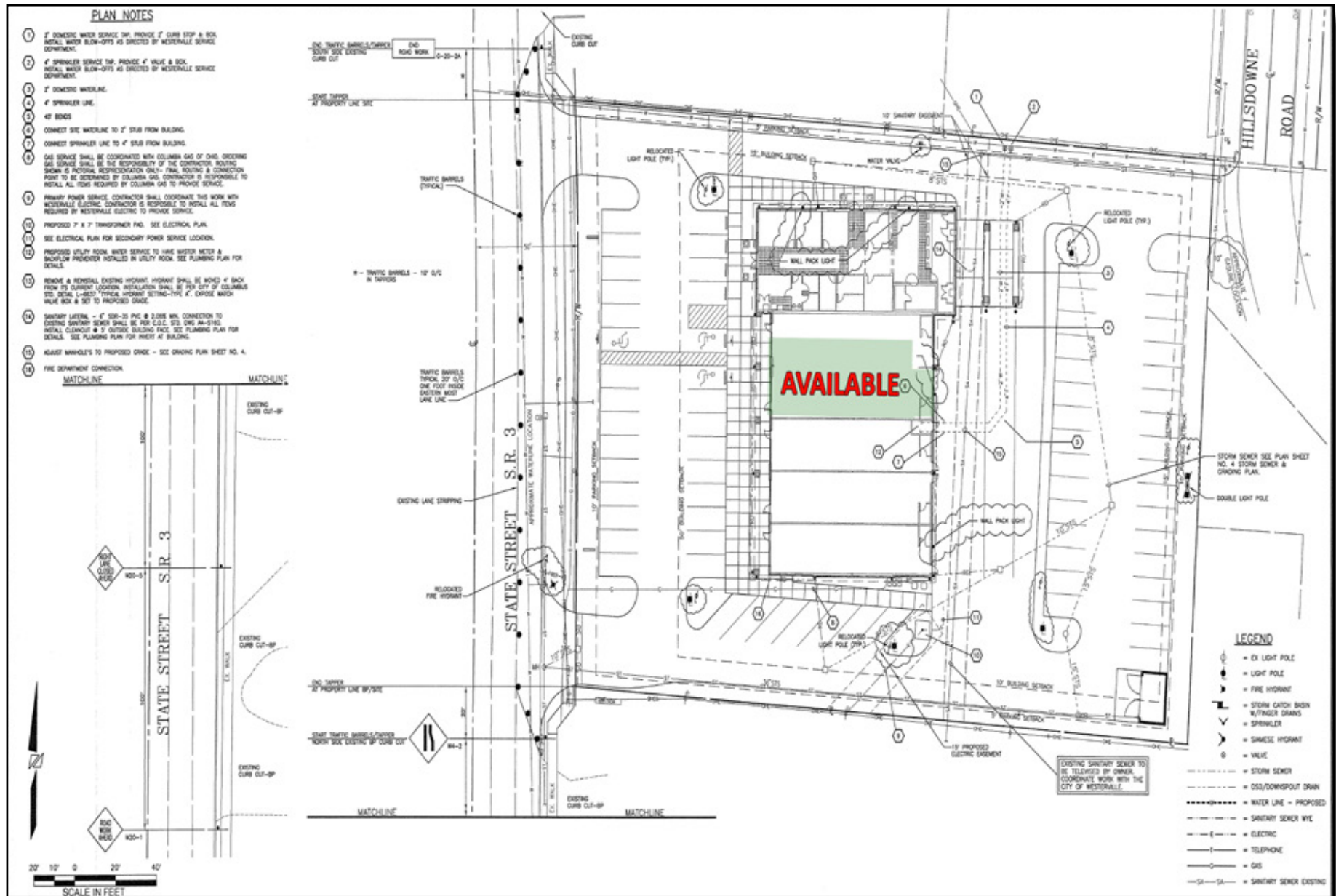


State Street



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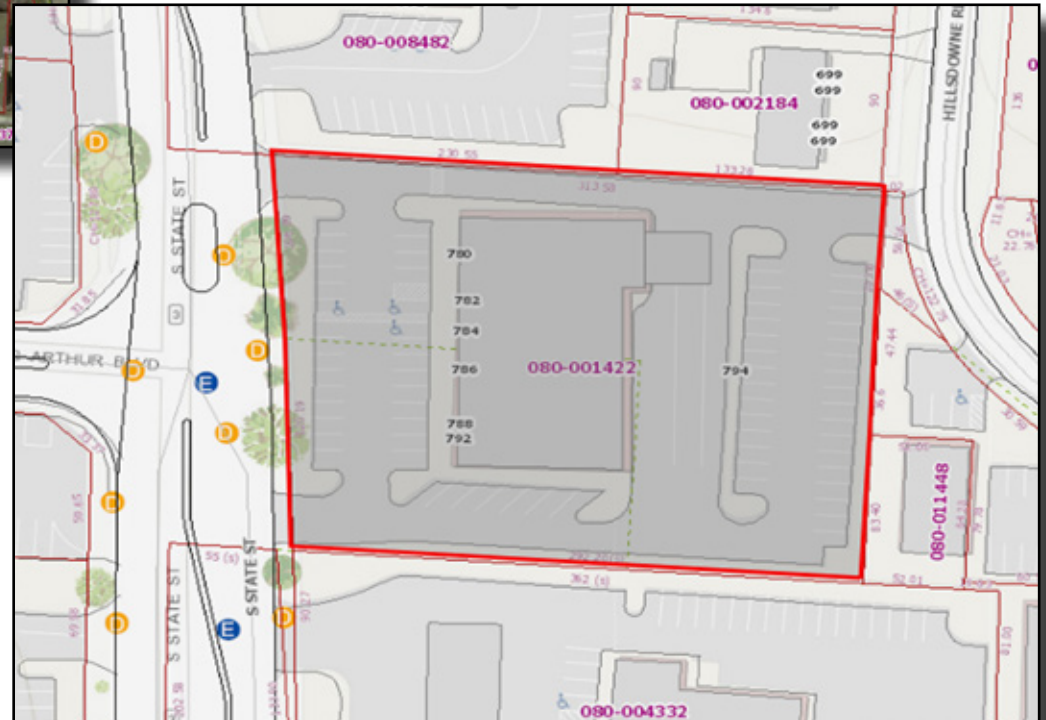






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# Aerial & Plat Map



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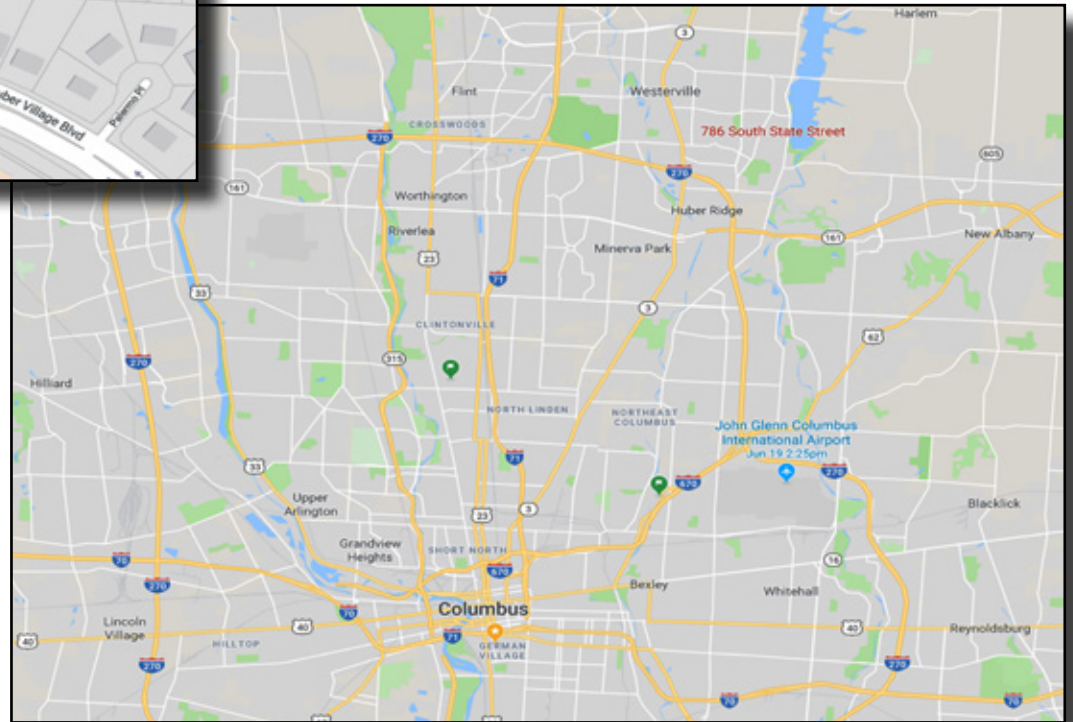
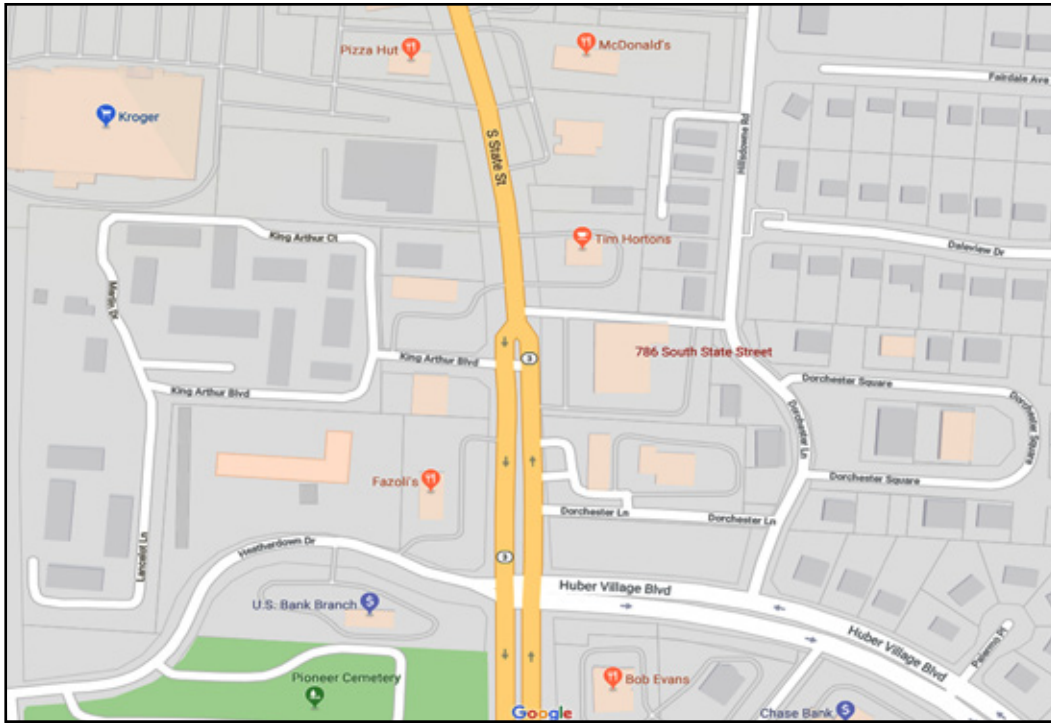
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# Street Maps



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Location Map



## Great Location!

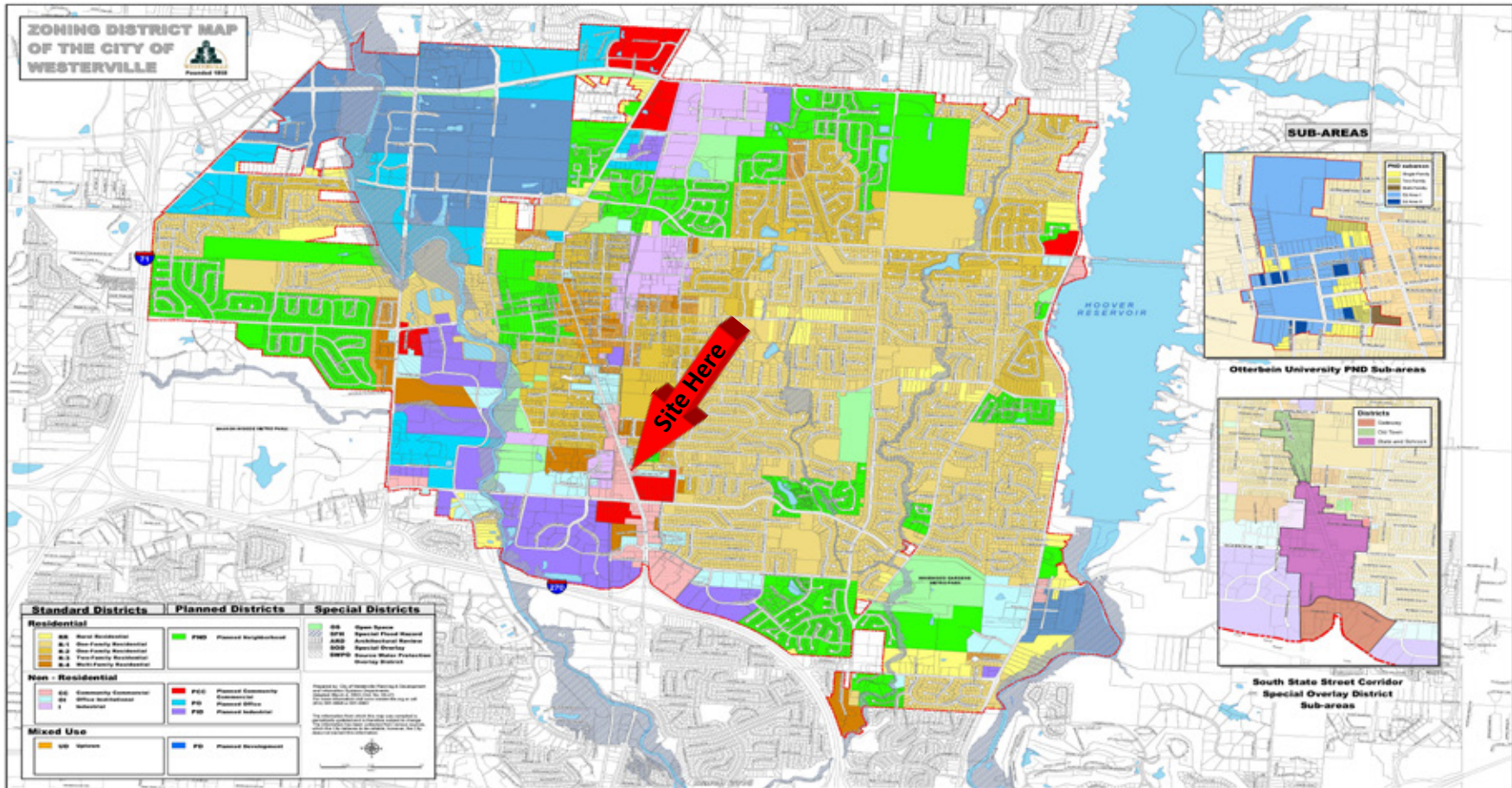
North of I-270  
Easy access to major arteries  
State Street retail corridor



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**CHAPTER 1143**

**CC, Community Commercial District**


**1143.01 PURPOSE AND INTENT**

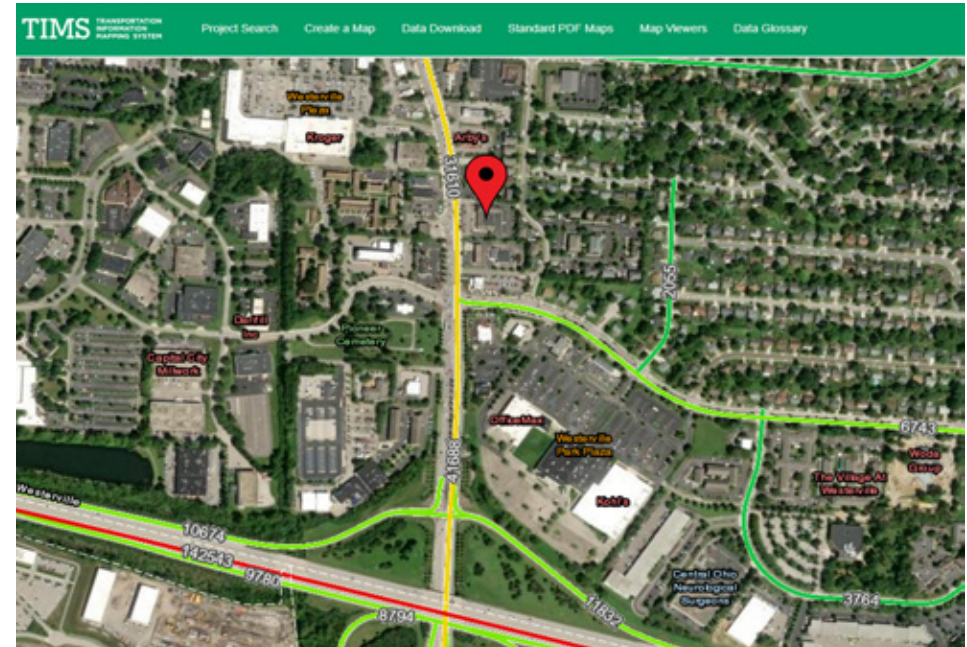
This Chapter is designed to include a broad mix of commercial land uses. The Community Commercial District (CC) primarily accommodates commercial business, personal, professional and roadway service uses catering to the needs of both the regional and local market. Rather than maintain separate zoning districts for each category of commercial use, the Community Commercial District differentiates permitted uses from the more intensive commercial uses through a set of conditional use standards, landscaping and buffering requirements. Development standards for single, free-standing uses on individual lots and shopping centers are regulated separately to encourage consolidation of lots into shopping centers of five acres or more. (Ord. 92-24. Passed 6-16-92.)

[Click here to see zoning text](#)



Demographic Summary Report

780-792 S State St 780-788 S State St, Westerville, OH 43081				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	10,410	98,318	255,131	
2023 Estimate	10,473	98,115	250,509	
2010 Census	10,140	92,468	217,886	
Growth 2023 - 2028	-0.60%	0.21%	1.85%	
Growth 2010 - 2023	3.28%	6.11%	14.97%	
2023 Population by Hispanic Origin	326	6,688	17,455	
2023 Population	10,473	98,115	250,509	
White	8,141 77.73%	66,262 67.54%	164,716 65.75%	
Black	1,715 16.38%	24,337 24.80%	59,340 23.69%	
Am. Indian & Alaskan	28 0.27%	308 0.31%	789 0.31%	
Asian	246 2.35%	3,547 3.62%	16,750 6.69%	
Hawaiian & Pacific Island	4 0.04%	54 0.06%	111 0.04%	
Other	339 3.24%	3,607 3.68%	8,801 3.51%	
U.S. Armed Forces	3	19	96	
<b>Households</b>				
2028 Projection	4,378	39,430	104,069	
2023 Estimate	4,408	39,389	102,309	
2010 Census	4,291	37,380	89,352	
Growth 2023 - 2028	-0.68%	0.10%	1.72%	
Growth 2010 - 2023	2.73%	5.37%	14.50%	
Owner Occupied	2,771 62.86%	23,044 58.50%	60,479 59.11%	
Renter Occupied	1,638 37.16%	16,346 41.50%	41,830 40.89%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	517 11.73%	4,792 12.17%	13,511 13.21%	
Income: \$25,000 - \$50,000	933 21.16%	7,557 19.19%	18,919 18.49%	
Income: \$50,000 - \$75,000	894 20.28%	7,870 19.98%	19,844 19.40%	
Income: \$75,000 - \$100,000	559 12.68%	5,731 14.55%	14,043 13.73%	
Income: \$100,000 - \$125,000	513 11.64%	5,060 12.85%	12,408 12.13%	
Income: \$125,000 - \$150,000	293 6.65%	2,791 7.09%	7,452 7.28%	
Income: \$150,000 - \$200,000	475 10.77%	3,380 8.58%	9,115 8.91%	
Income: \$200,000+	225 5.10%	2,208 5.61%	7,017 6.86%	
2023 Avg Household Income	\$90,533	\$90,912	\$93,556	
2023 Med Household Income	\$70,658	\$73,312	\$73,510	



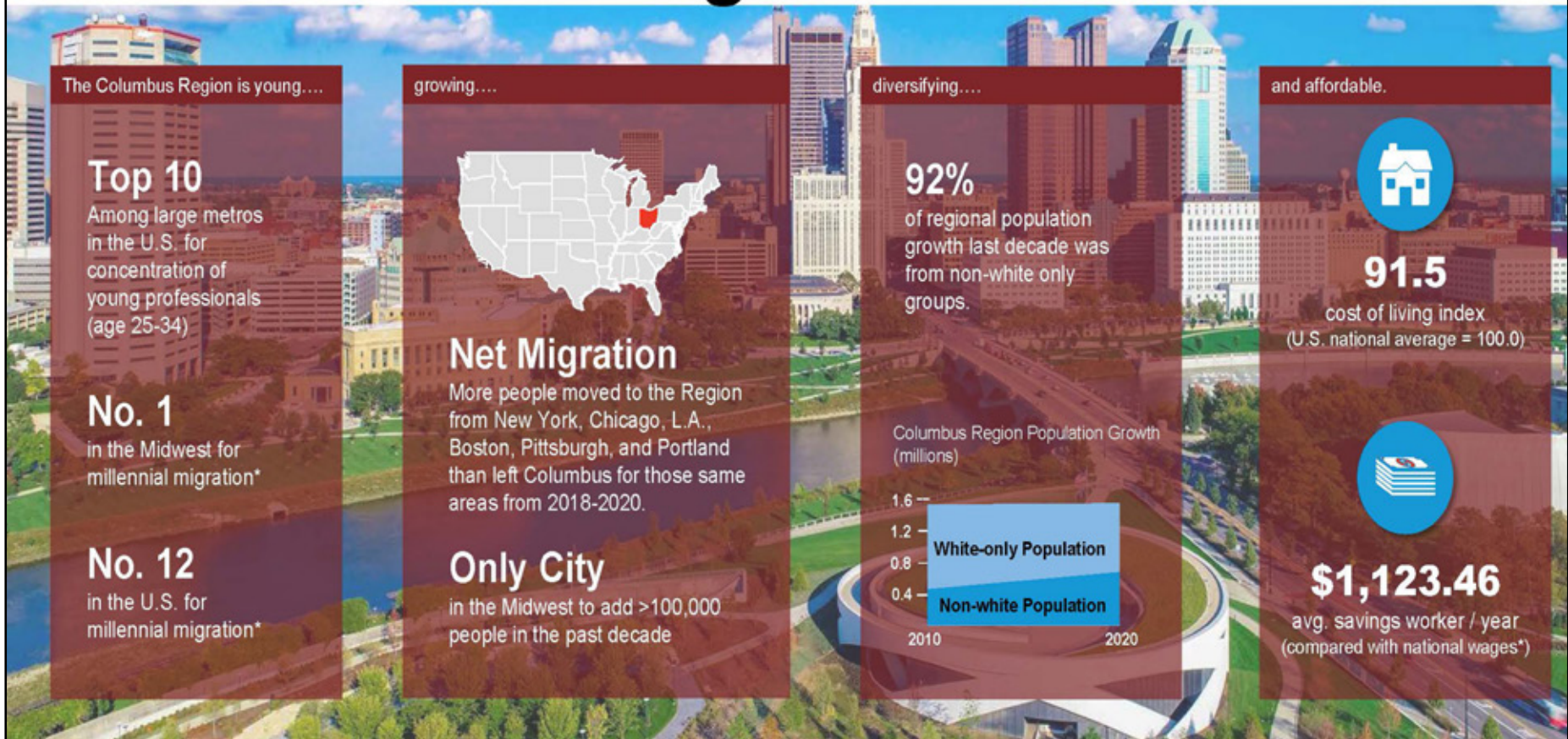
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 South State Street	Dorchester Ln	0.01 N	2020	32,645	MPSI	.08
2 S State St	Dorchester Ln	0.01 N	2022	30,649	MPSI	.08
3 Heatherdown Drive	S State St	0.03 E	2020	11,186	MPSI	.11
4 Heatherdown Drive	S State St	0.03 E	2022	10,522	MPSI	.11
5 Huber Village Blvd	Dorchester Ln Acc	0.00 W	2022	7,292	MPSI	.11
6 S State St	Heatherdown Dr	0.02 N	2022	40,632	MPSI	.12
7 S State St	Heatherdown Dr	0.02 N	2021	40,898	MPSI	.12
8 Hillside Rd	E Schrock Rd	0.02 N	2022	1,857	MPSI	.17
9 S State St	W Schrock Rd	0.03 N	2022	30,452	MPSI	.18
10 S State St	Club Dr	0.03 N	2022	40,213	MPSI	.19



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# 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

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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.



Julie Cohen  
Sales & Leasing Assoc.  
614-221-4286 ext. 123  
jcohen@rweiler.com

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)



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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 to you 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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