



**FOR LEASE:** 3,600 sf ALDI Anchored Shopping Center

**Ground Lease Also Available**

Offered by: Justin Lorenzen 419.244.8400 (O) | 419.360.0195 (C) Justin@LorenzenRealty.com | 25 N. Ontario Street Toledo, OH 43604



5926 Westerville Pike,  
Westerville, OH 43081

Tim Hortons

carsonie's  
Stereobills & Plaza Kitchens

DOLLAR TREE

23,600 ADT

Westerville Rd

17,840 ADT

*Anchored by a New 22,000 sf  
ALDI*



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## Property Highlights

*Traffic Light, Large Monument Sign on Westerville Rd and additional fascia signage, multiple points of ingress/egress*

*Strong Retail Corridor; Major Area Retailers Include: Kroger, Walmart, Kohls, Big Lots, Aldi, Petco, OfficeMax, Starbucks, Chipotle, Panera Bread .....*

23,600 CPD Westerville Rd  
10,300 CPD Dempsey

## Property Details:

Building Sq. ft.: 71,338  
*(ALDI additional 22,000 sf on 2.5 acres)*

Lot Size: 11 acres

Year Built: 1967

Renovation: 2018-2019

Structure: Masonry

Roof: TPO

Electric: 200amp 3 Phase

## Lease Specs:

Available: 3,600 sf.

Lease Rate: \$18.00

Lease Type NN

CAM: 2.75 sf (est.)

Roof & Structure: Landlord

Lease Term: 5 year min.

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Ground Lease: 10 year min

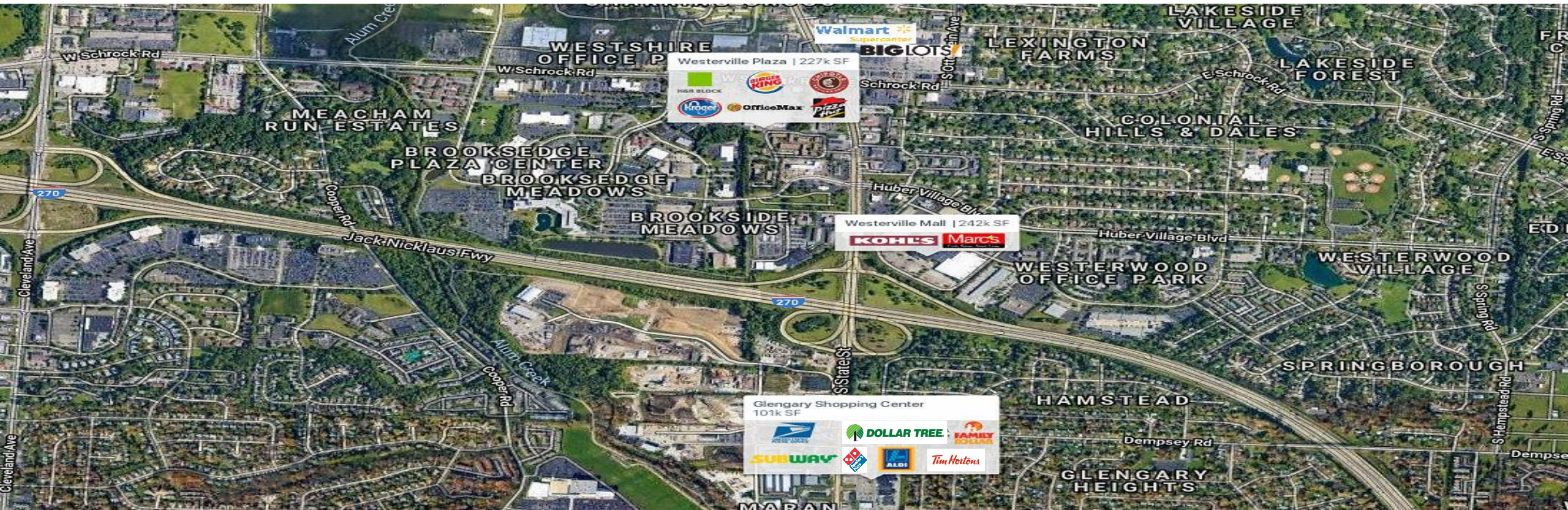
Acres: .5 – 1 acre

Lease Rate: Negotiable

***For Lease: 5992 Westerville Rd Westerville, OH 43081***

  
**LORENZEN**  
REALTY

25 N. Ontario St Toledo OH 43604



**2018 Estimated Demographics**

	<b>1 mile</b>	<b>3 miles</b>	<b>5 mile</b>	<b>10 minute drive time</b>
Population	15,208	109,347	265,279	114,799
Average Household Income	\$56,377	\$57,171	\$59,722	\$56,765
Households	6,309	43,840	109,587	47,297



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