

Medical Office | For Sale

CBRE

137 Commerce Park Dr.

Westerville, OH 43082

Molly Leach

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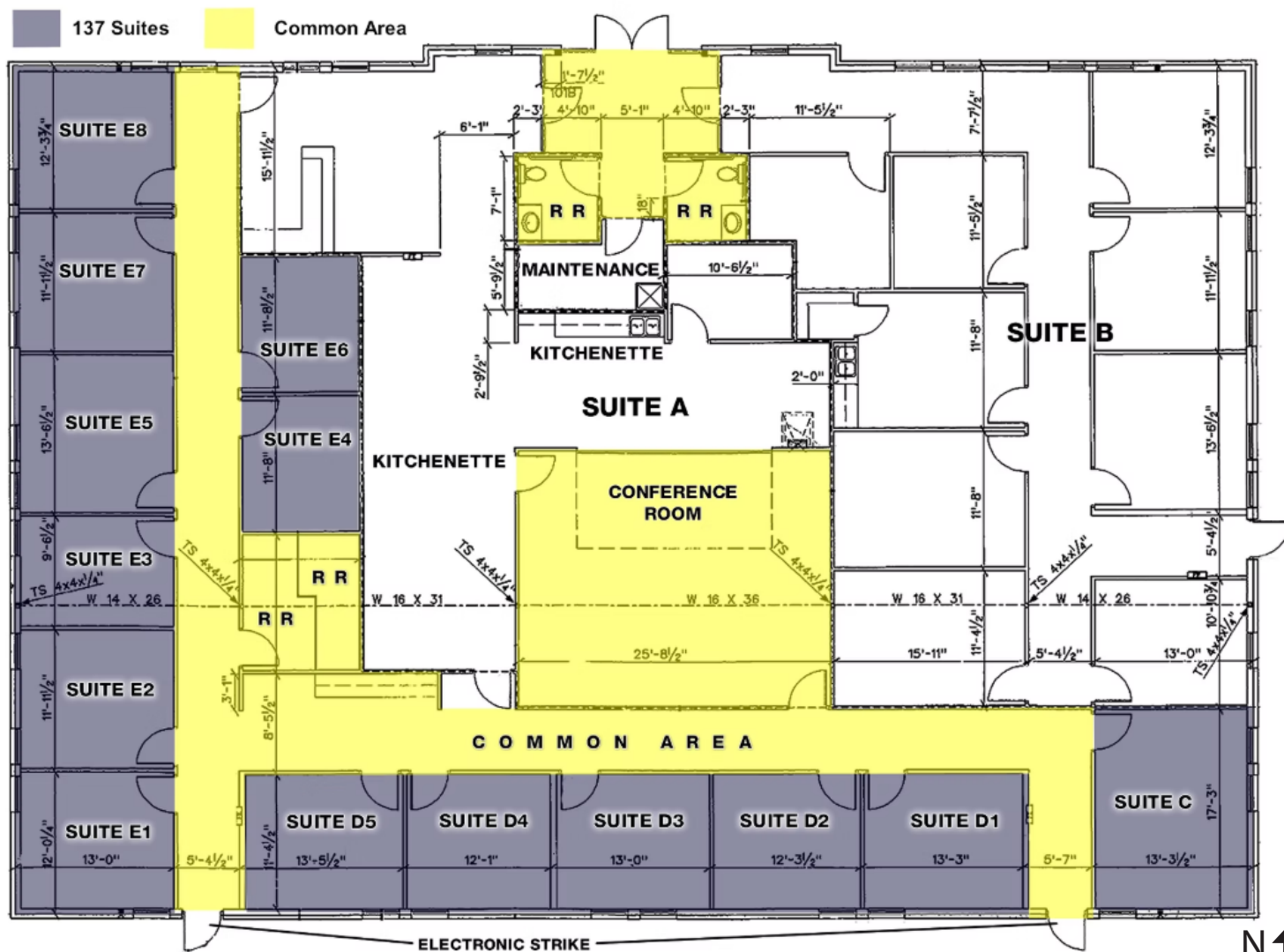
Sarah LaHue

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±7,378 SF Available for Sale in Westerville, OH.



- + Investment/Owner User Opportunity
- + Asking Price: \$1,495,000
- + Layout and zoning suitable for healthcare providers and general office
- + Current annual net operating income from tenants: \$53,137.63
- + Well-maintained building with ample parking
- + Excellent signage opportunities
- + Easy access to Polaris and SR-3



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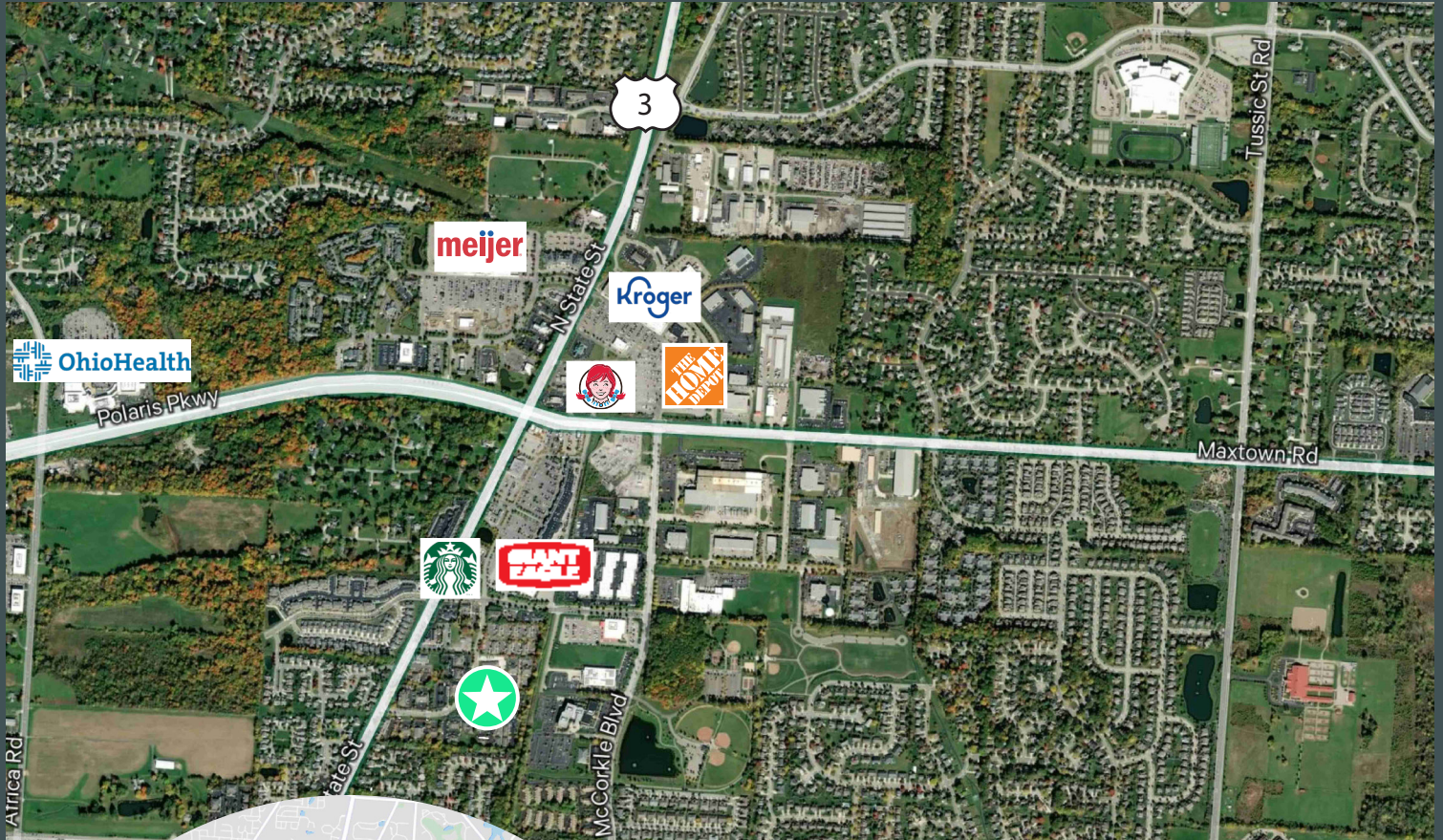
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Prime Location



± 1.2 Miles
to Uptown Westerville

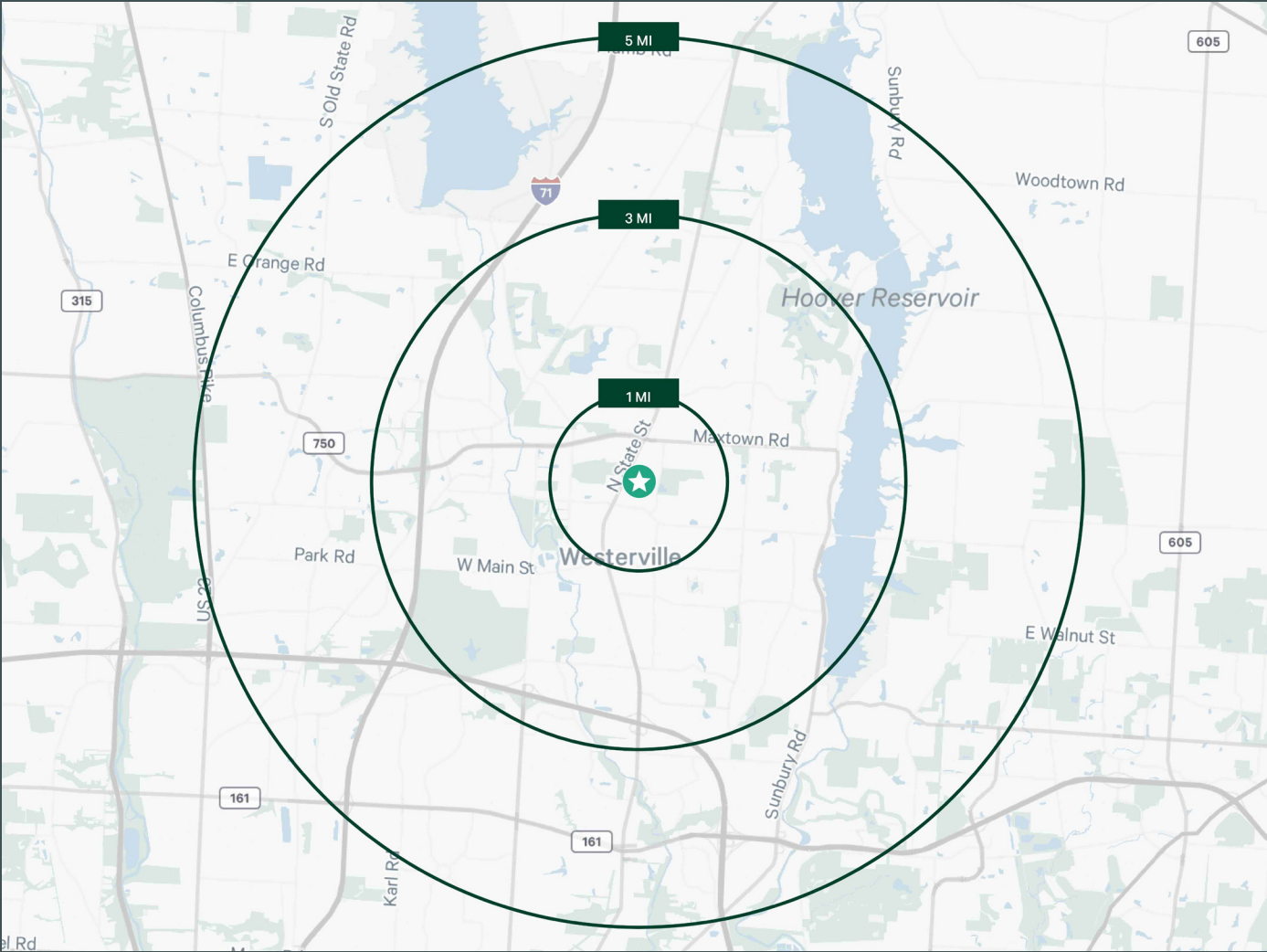
± 2.9 Miles
to I-71

± 5.3 Miles
to I-70/I-270 Split

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Demographics



	Within a 1 Mile Radius	Within a 3 Mile Radius	Within a 5 Mile Radius
2024 Population - Current Year Estimate	8,640	68,846	164,707
2024 Average Household Income	\$130,927	\$158,647	\$127,970
Average Household Growth Rate	0.86%	1.18%	1.53%
2024 Median Age	43.9	41.3	37.6

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