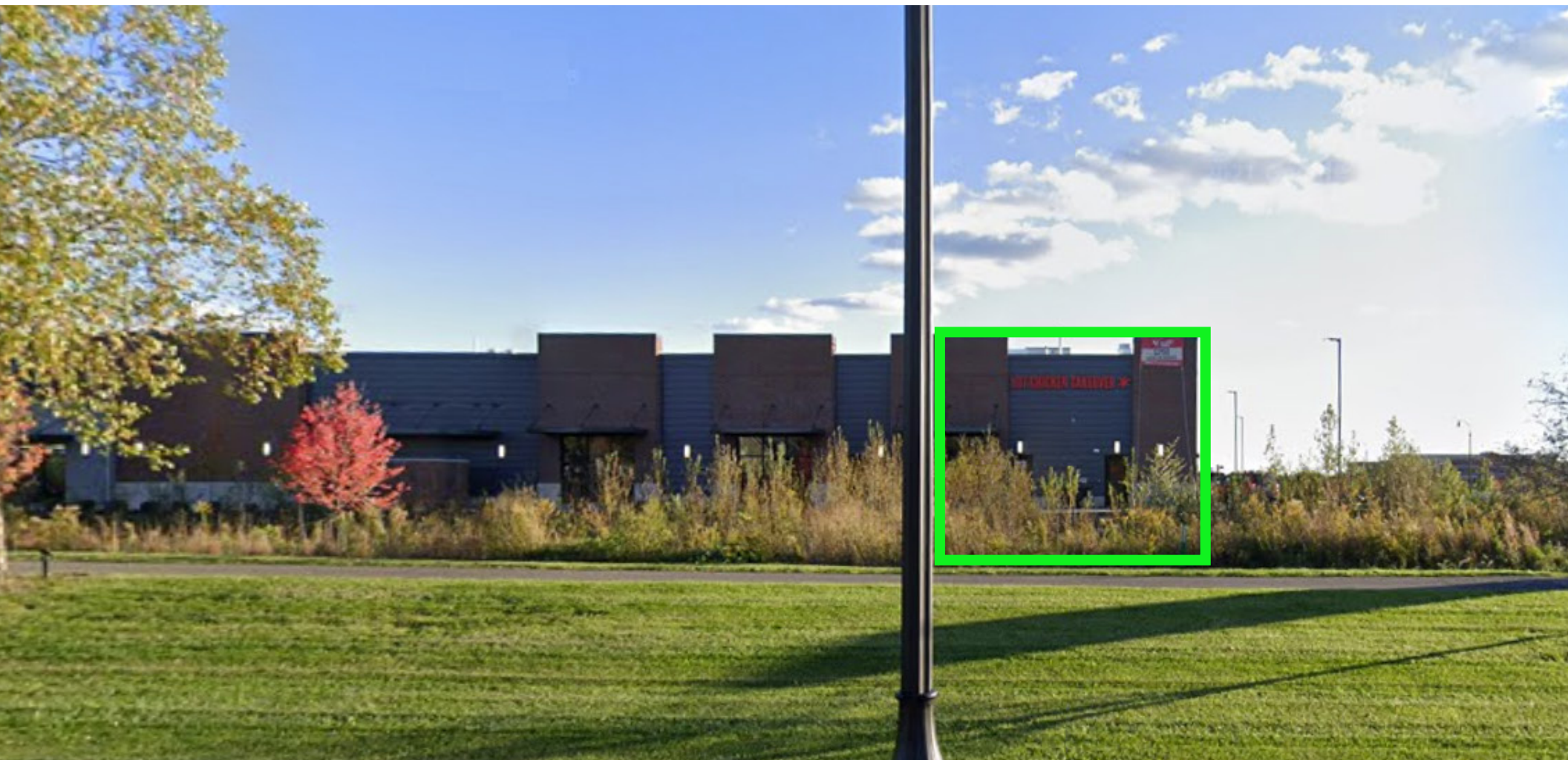


# Restaurant With Drive Thru Window

435 Polaris Pkwy Suite 101, Westerville, OH



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# Property Overview

**435 Polaris Parkway, Westerville, OH 43082**

*Westar Place - Suite 101*

Bring your brand to one of Central Ohio's hottest dining and retail destinations! This high-visibility restaurant space with drive-thru is now available for lease on Polaris Parkway, just steps from Polaris Fashion Place and surrounded by thriving neighborhoods and top national retailers.

This space offers everything a successful restaurant needs: an existing drive-thru and pick-up window to serve guests on the go, a turnkey interior that requires minimal build-out thanks to its prior use as a popular chicken restaurant, and a welcoming outdoor patio for guests to enjoy meals outside. Positioned along Polaris Parkway, the property benefits from heavy daily traffic counts, unmatched visibility, and easy access to I-71, Cleveland Avenue, and Africa Road. With a strong trade area made up of office workers, retail shoppers, and growing residential communities, this location provides consistent dining traffic throughout the day and week.

## Property Highlights

- Restaurant with Drive Thru
- Unmatched exposure - heavy traffic from surrounding area
- Strong Trade Area – *Surrounded by office workers, retail workers, shoppers, and a growing residential community—ideal for all-day dining traffic*

## Property Summary

**Lease Rate:** \$40.00 SF/YR

**CAM Rate:** \$11.50 SF/YR

**Available SF:** 2,967 SF

**Traffic Count:** 29,804

**Traffic Count St:** Polaris Parkway

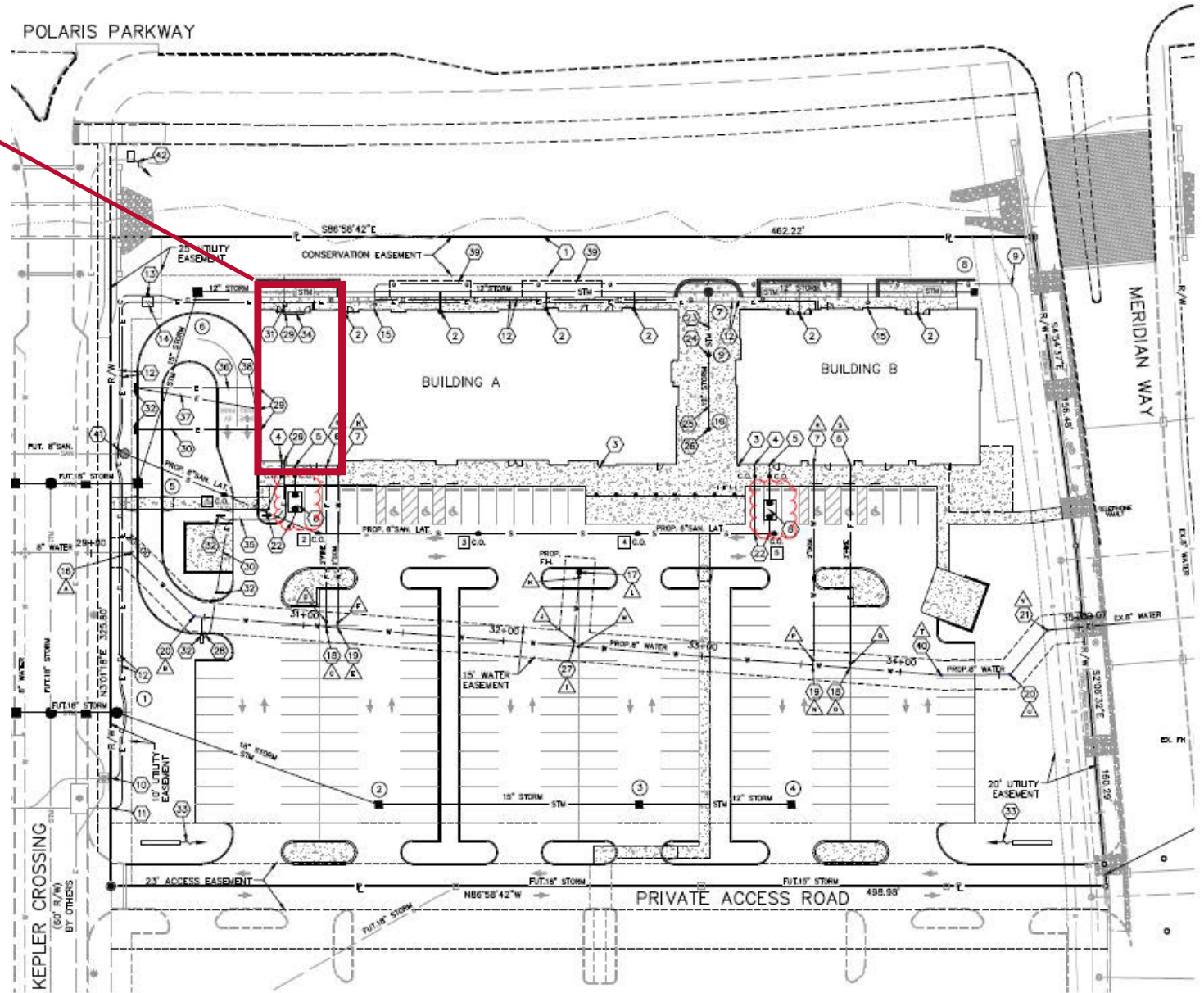
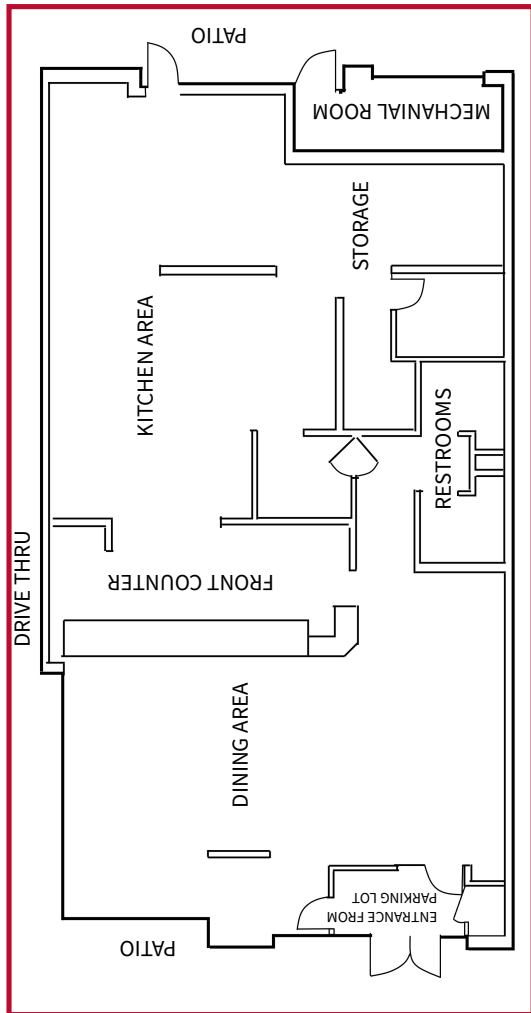
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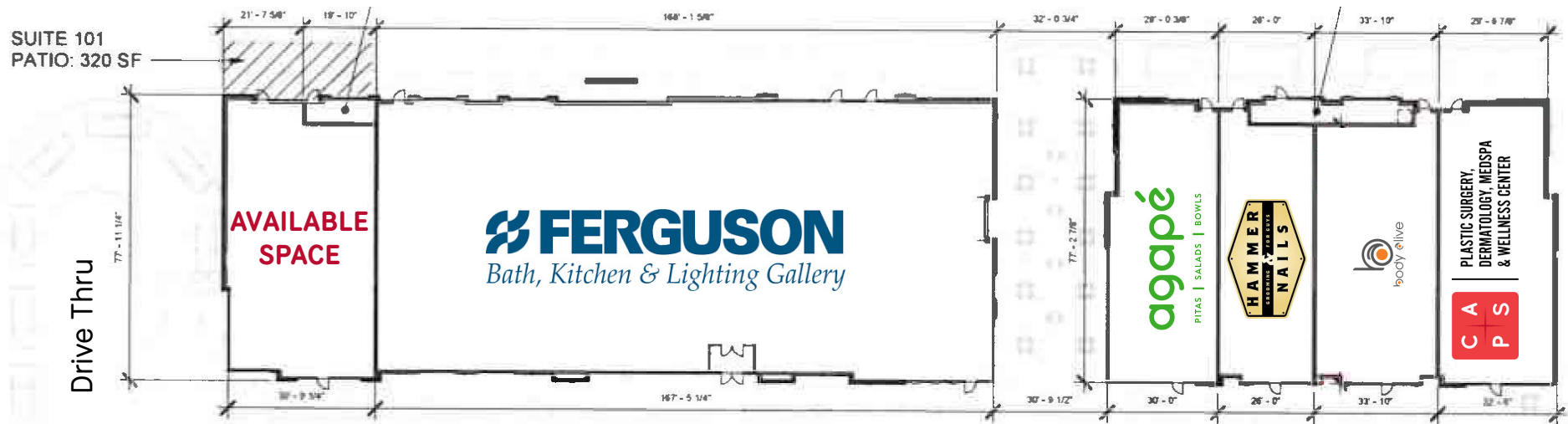
# Site Plan & Floor Plan (Unit 101)



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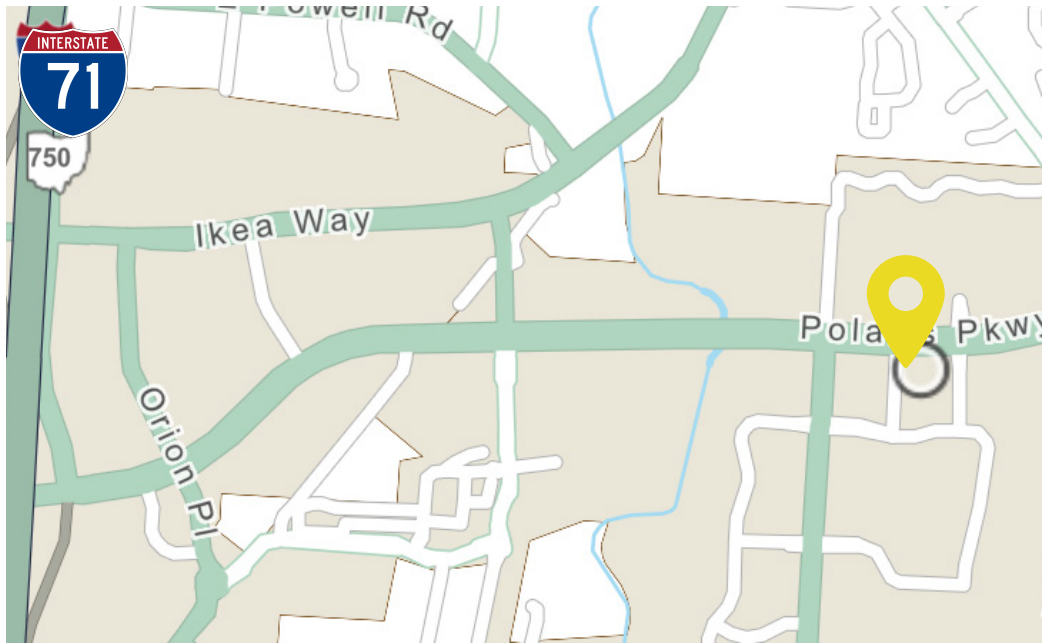
# Current Tenants



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# Market Overview - Westerville



## Demographic Snapshot

	2 miles	5 miles
Population	27,897	191,914
Households	11,163	74,497
Avg HHI	\$128,461	\$111,733
Businesses	2,989	12,152
Employees	34,276	125,100

## Notable Companies



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# About KRG



## EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



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# Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.