



Shops of Westar II:
FORMER RESTAURANT SPACE
 For Lease: 496 Polaris Parkway
 Westerville, OH 43082-7986



Location Overview:

- **Building Square Footage:** 17,199 Total
- **Square Footage Available :** 8,690 sq. ft.
Divisible: 4,850 sq. ft. Unit A
 3,840 sq. ft. Unit B
- **Year Built:** 2007
- **Desired Term:** 10-year NNN
- **Rental Rate:** \$32.00
- **NNN Expenses :** \$8.20
- All FF&E Included. Large Patio.**
- **Traffic Counts:**

Polaris Pkwy./SR-750	29,700
Cleveland Ave.	24,900
Interstate 71	124,000

Liquor License Available.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population:	2,211	62,967	160,512
Total Households:	872	23,867	63,946
Average HH Income:	\$132,687	\$107,977	\$93,756

For more information, contact:

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Location Highlights:

- The Shops II of Westar is a neighborhood retail center located on 2.4 acres at Polaris Parkway and Cleveland Ave approximately one mile from Interstate 71 and Polaris Fashion Place in one of the most dense mix of retail and office space in the Columbus Metro Area. Within a 3 mile radius of the center there are 4,500,000 square feet of office space.
- Situated in Delaware County, the fastest-growing county in Ohio, the area has experienced significant growth in retail, office and housing for the past several years. **Within a mile of the center, the population has increased 64% since 2000 and the average household income is \$124,495.**



The Shops II at Westar are an exceptional retail opportunity with strong demographics, **impressive daytime population (142,416)** and a convenient location. The attractive brick, stone and glass exterior design complement the center and make it a focal point along the Polaris corridor. The property is located at a signalized intersection, enjoys excellent viability & is adjacent to (3) 145,000 square feet, 100% leased office buildings housing 600 employees of Huntington, Cigna & Met Life.

