

FOR SALE

\$2,700,000



FOR LEASE

\$11-13/SF NNN

8692-8724 Olde Worthington Rd, Westerville, OH 43082

- 3 Buildings Total: +/- 22,800 SF
- 8724 Olde Worthington Rd (**For Lease**): +/- 9,800 SF at \$13.00/SF NNN (\$5.00/SF) - *Space is Divisible*
 - Includes multiple private offices, conference rooms, kitchenettes with Class A finishes
- 8692 Olde Worthington Rd (**For Lease**): +/- 7,000 SF Office at \$11.00/SF NNN (\$4.00/SF) - *Space is Divisible*
- 8692 Olde Worthington (Leased): +/- 6,000 SF Warehouse
- Excellent location close to major highway I-71
- Built between 1998-2000
- Located in close proximity of Polaris Parkway, Polaris Trade Area, and high-traffic Polaris Fashion Place



Click Here for Video

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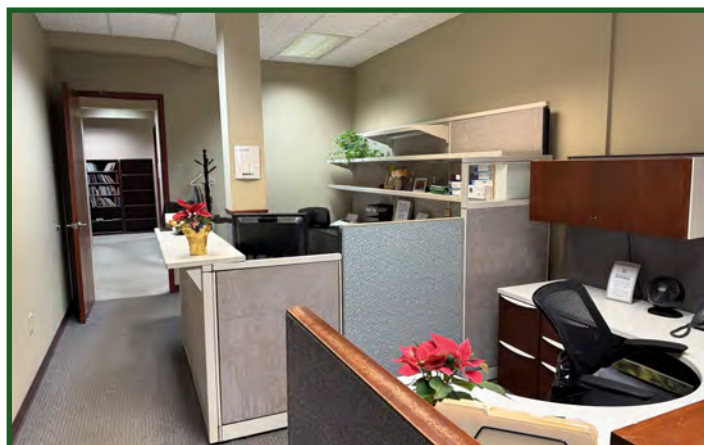
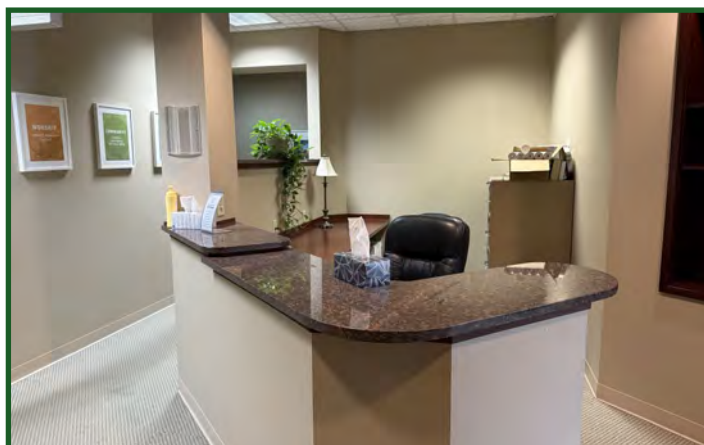
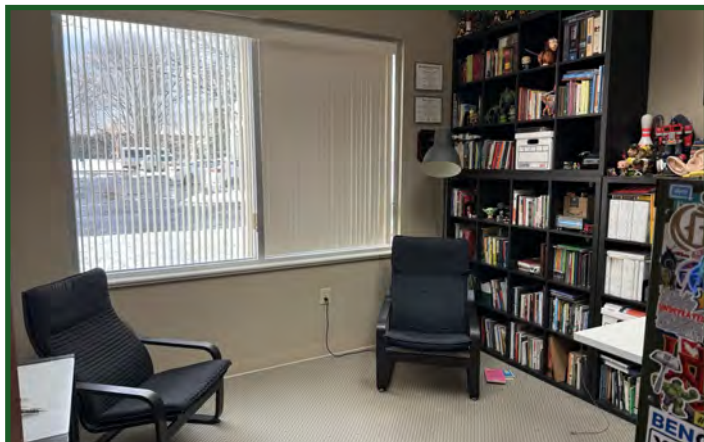


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Property Information

LEGAL

Property Description: 3-Buildings (Two-Office, One-Warehouse)
Price: \$2,700,000 or \$11-13/SF of Divisible Lease Space
Parcel Numbers: 318-443-02-004-001 & 318-443-02-004-000
Occupancy: 26%

LAND

Land Acreage: +/- 2.04 Acres
Current Zoning: Office
County: Delaware
Jurisdiction: Westerville

STRUCTURAL

Building Square Footage: 9,800 SF + 7,000 SF + 6,000 SF = 22,800 SF Total
Floors Above Ground: 1
Year Built: 1998-2000

ADDITIONAL INFO

Drive-in Doors: 3 Drive-In
Lot Specifics: 0
Parcel Benefits: Easy Access to I-71 and Polaris Parkway
Fees and Associations: None
Water/Sewer System: Public Water, HVAC (Rooftop Systems)
Real Estate Taxes (2024): \$72,285

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Aerial



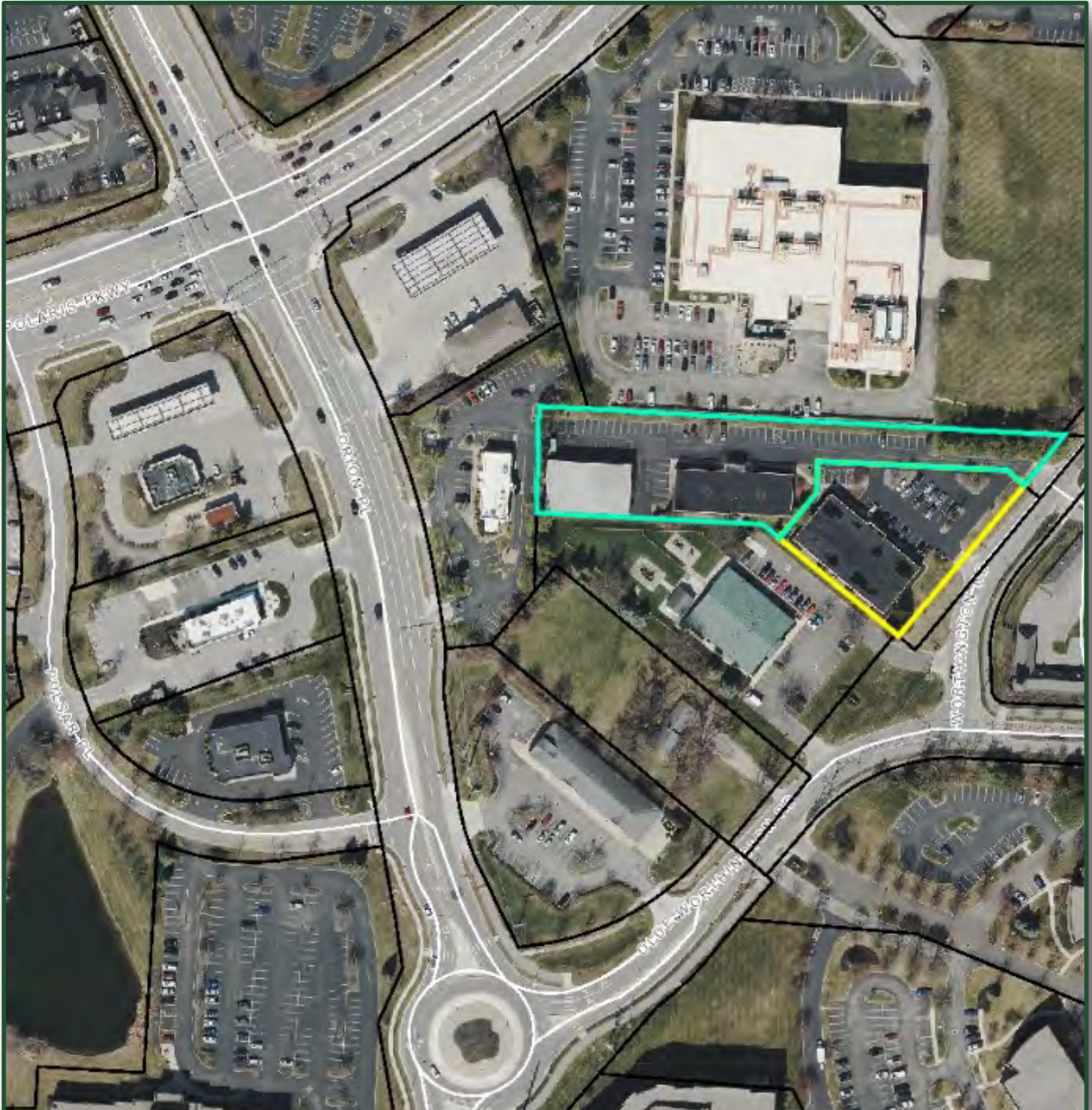
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Trade Aerial



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TRAFFIC COUNT (2024)

Street	Avg Daily Volume
Polaris Pkwy - Orion Pl	49,241
Orion Pl - Pulsar Pl	16,429
Olde Worthington Rd - Orion Pl	12,871

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		3,195	49,053	138,964
Households (2023)		5,478	33,240	71,662
Avg Household Income (2023)		\$98,629	\$85,557	\$84,809

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Worthington

Regional Overview

Worthington, settled in 1803 by New England families, was named after Thomas Worthington, a prominent early Ohio statesman and 6th governor. Starting as a village in 1835, it became a suburb due to an electric street railway in 1893. Today, Worthington, Ohio remains a vibrant suburban community located just a short distance north of Columbus. Situated approximately 10 miles away from the vibrant city center, Worthington offers residents a peaceful retreat while maintaining easy access to the amenities and opportunities of Columbus. Its historic downtown area, lined with charming shops and eateries, continues to attract both locals and visitors.



14,786

residents (2020)



6,030

households



\$113,559

Median household
income

Community Organizations



EXPERIENCE
Worthington



Peggy R.
McConnell
Arts Center
of Worthington

Top Employers



METTLER TOLEDO



THE INFORMATION/IMAGES WERE GATHERED FROM <https://www.worthington.org/>

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DELAWARE COUNTY *Ohio*

Regional Overview

Delaware County, Ohio, is located just 25 miles north of Downtown Columbus. The county one of the fastest-growing metropolitan areas in the Midwest, offering a blend of suburban and rural living with a strong sense of community. The county is comprised of several cities, including Delaware, Powell, Sunbury, Dublin, and Westerville.

Delaware County's projected growth is supported by multiple new projects and investments. The Ohio Department of Transportation (ODOT) is implementing various transportation improvements due to future population increases—looking to enhance safety and address possible congestion issues. Additionally, the county is experiencing a significant economic boost from the Intel Corp. investment, which is the largest single private-sector investment in Ohio's history. This has spurred new economic development throughout several areas, including both residential and commercial projects across various townships, and is expected to create thousands of jobs. Delaware County's population is projected to increase by roughly 78% by 2050, marking it one of the only counties in Ohio that will experience such growth.



237,966

Population (2024)



84,413

Households (2024)



\$130,088

*Median Household Income
(2024)*

Popular Local Amenities

- Polaris Fashion Place Mall
- Tanger Outlets—Sunbury
- Shawnee Hills, and Multiple Breweries
- Top Golf, Cabelas, Ikea, Dick's House of Sport, and More!
- Historic Downtown Delaware
- Muirfield Village Country Club—Home of the Memorial Tournament
- Columbus Zoo and Aquarium
- Tartan Fields Country Club

Top Employers

JPMORGAN
CHASE & CO.



TOPGOLF



THE INFORMATION/IMAGES WERE GATHERED FROM co.delaware.oh.us, www.wikipedia.com, and census.gov

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Disclaimer And Confidentiality Agreement - Continued -

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