



# COOPER ROAD

## DEVELOPMENT LAND

Land Development Opportunity at the Gateway to Westerville



NEWMARK





# The Site



## Excellent Location at the Gateway to Westerville

Quick and easy access to the Columbus highway system, sitting less than 1 Mile to the I-270 interchange at Cleveland Avenue

Under **1 Mile** to Uptown Westerville, **2 Miles** to Polaris, **5 Miles** to Easton, **11 Miles** to Downtown Columbus and **12 Miles** to the Intel Site





# Property Summary



**32.374 AC**

Total Land Size

Available land site can be divided into smaller parcels.



**Current Zoning:**

**PD – Planned Development District**

Allows for mixed-use with office, retail and residential.



**Development District:**

**West Main Street Strategic Location**

As described in the 2016 Westerville Strategic Plan.

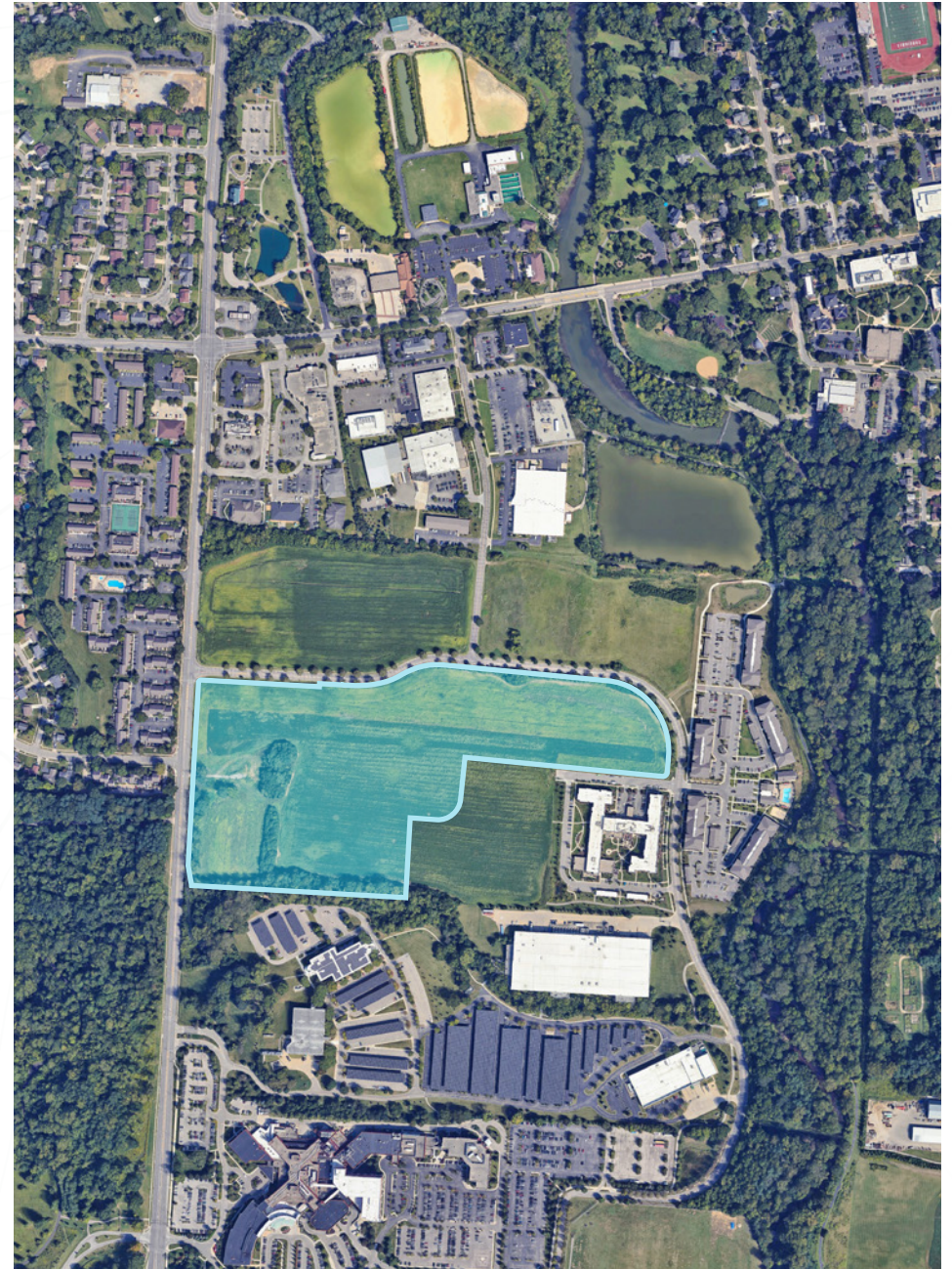
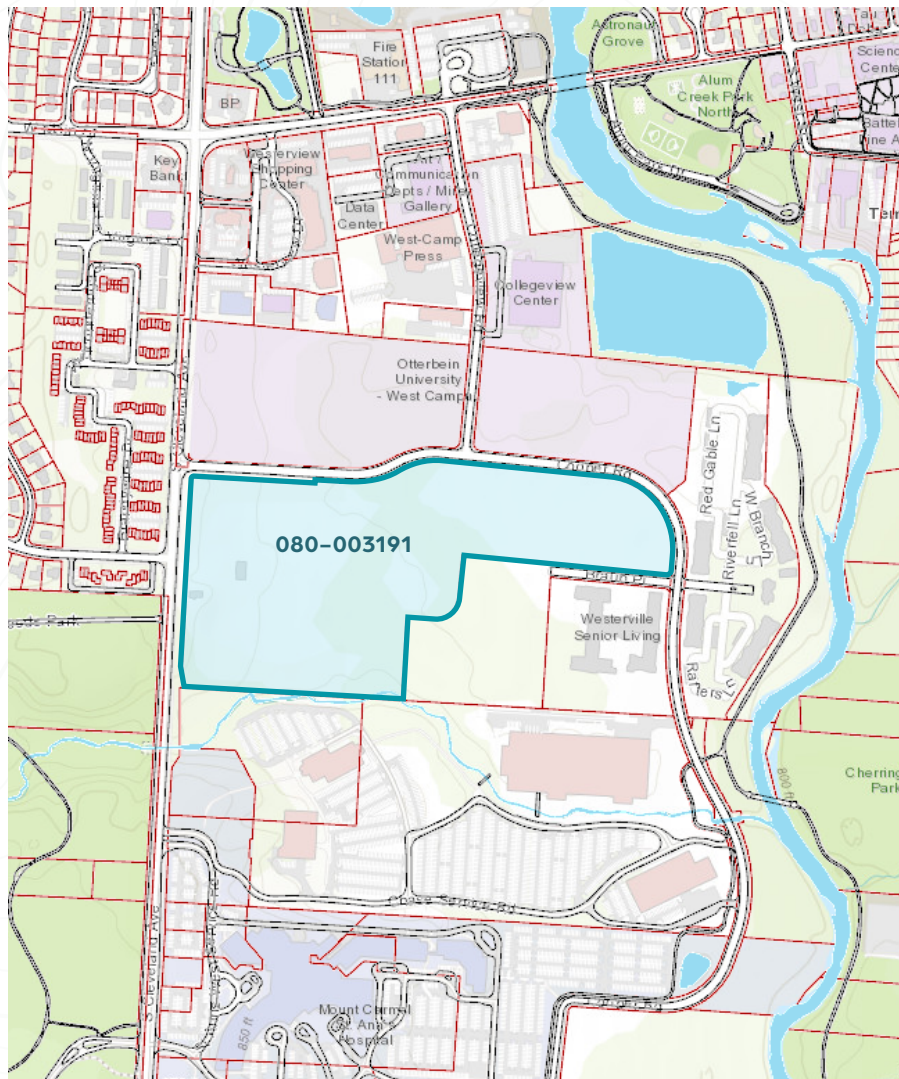








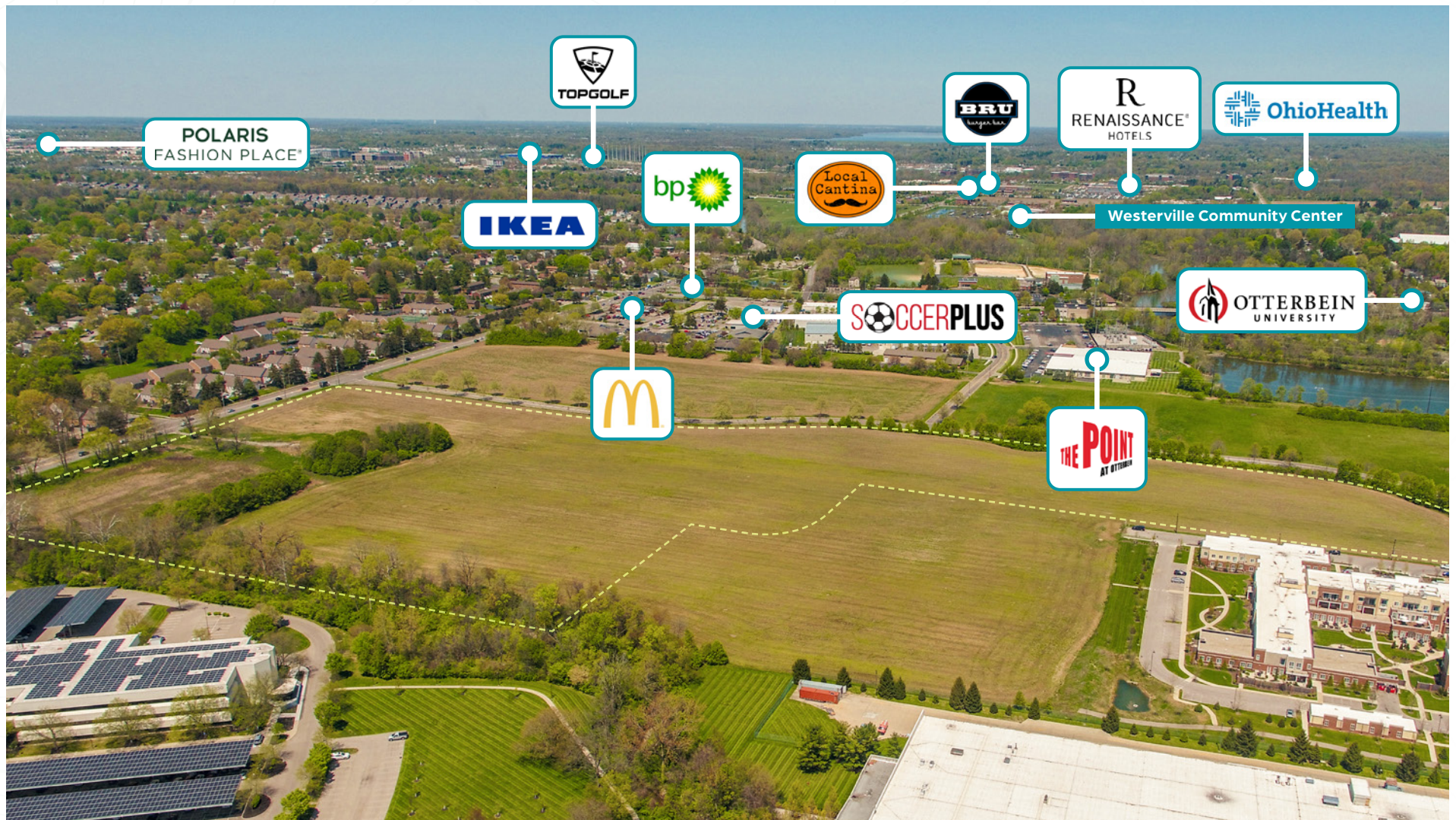
# Parcel Map







# Neighbors to the North







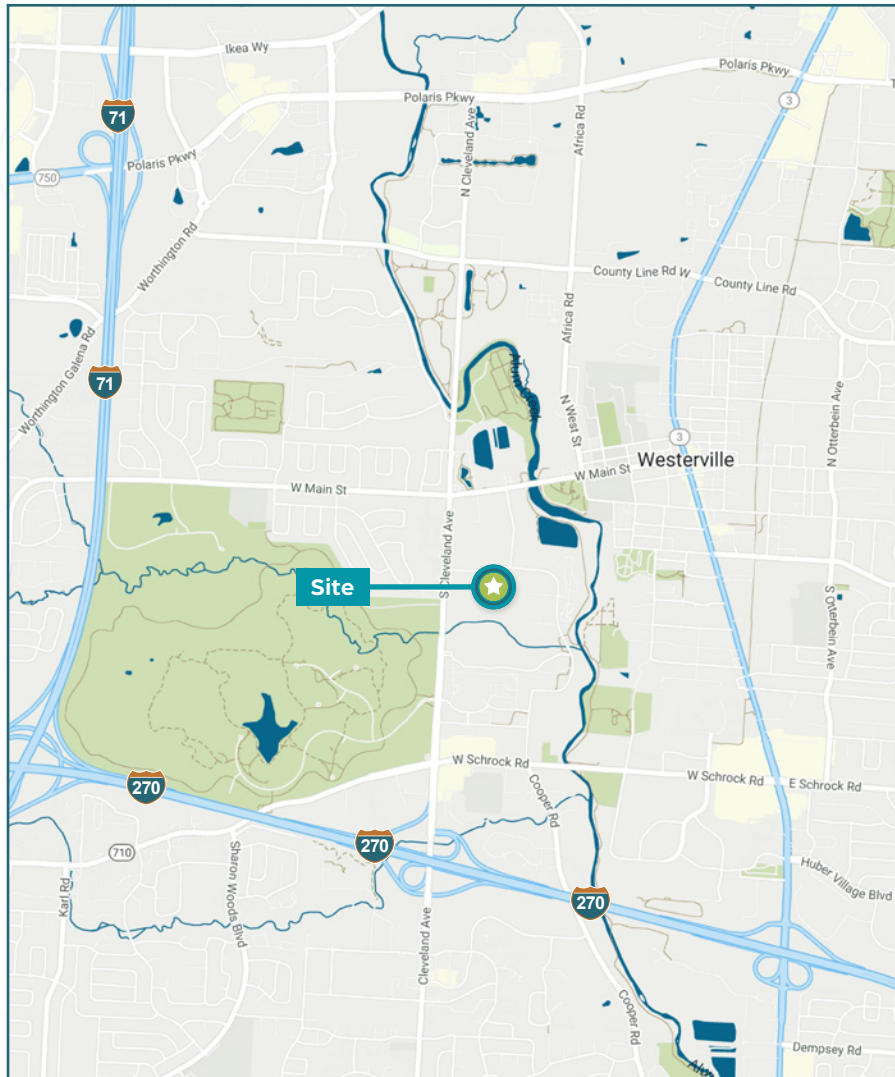
# Neighbors to the South







# City of Westerville



**38,466**

Residents



**57.9%**

College Educated



**40.6**

Median Age



**\$103,617**

Median Income



**14,939**

Households



**\$320,500**

Median Home Value





# Area Demographics

		ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	2023 Population	8,432	103,319	246,907
	2028 Projected Population	8,504	104,424	252,033
	Growth 2010–2022	1.0%	0.8%	1.1%
	Growth 2022–2027	0.2%	0.2%	0.4%
	Bachelor’s Degree or Higher	47%	39%	42%
	Median Age	33.4	36.9	37.2
HOUSEHOLDS	2023 Households	3,004	41,678	98,906
	2028 Projected Households	3,028	42,083	100,747
	Growth 2010–2023	1.0%	0.8%	1.1%
	Growth 2023–2028	0.2%	0.2%	0.4%
	Average Household Size	2.4	2.4	2.4
	Median Household Income	\$95,064	\$77,289	\$76,965
	Average Household Income	\$112,098	\$95,376	\$98,508
	Median Home Value	\$236,189	\$228,221	\$245,659
	Median Year Built	1973	1981	1984
	Owner Occupied	1,873	24,511	61,119
	Renter Occupied	1,155	17,572	39,628





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For more information, please contact:

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