

WESTERVILLE DEVELOPMENT | 280-290 SOUTH STATE STREET

280-290 South State Street , Westerville, OH 43081



CoStar
POWERBROKER
2017 Top Firm Award



280/290 SOUTH STATE STREET
BLDG A - SOUTH STATE STREET ELEVATION.

SCALE: 1" = 1/8"

03/23/2018

JOE NAZAR

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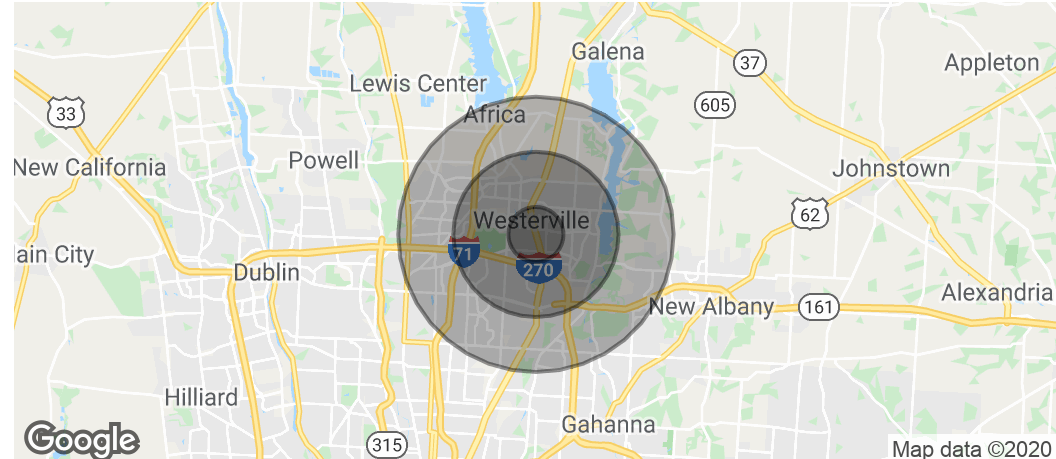
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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OFFERING SUMMARY

Available SF: 3,600 SF

Lease Rate: Negotiable

Lot Size: 1.2 Acres

Building Size: 9,000

PROPERTY HIGHLIGHTS

- Estimated completion date, November 2020
- Mixed-use building with 3,600 square feet of retail space available. 18 residential units. 56 parking spots.
- 28,000 VPD

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,022 | 36,705 | 94,049 |
| Total Population | 11,206 | 92,249 | 231,859 |
| Average HH Income | \$89,638 | \$93,989 | \$90,359 |

NEARBY RETAILERS



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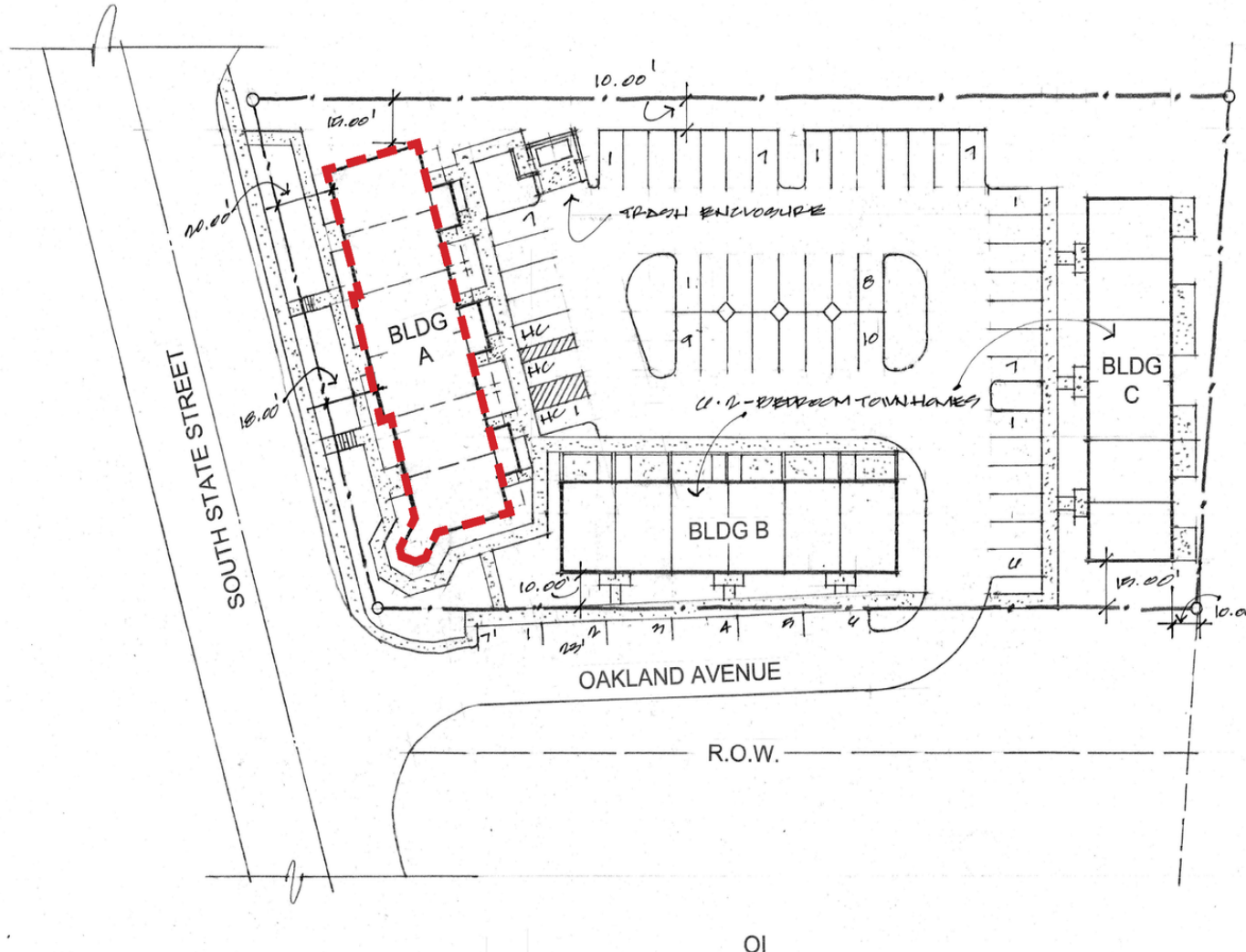


gilbert group
RETAIL REAL ESTATE



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SITE INFORMATION

| | |
|---------------------|---------------------------|
| SITE SIZE: | 1.2 ACRES |
| MULTI-FAMILY UNITS: | 18-2 BEDROOM UNITS |
| SITE DENSITY: | 15 UNITS / ACRE |
| COMMERCIAL SPACE: | 3,600 SQ.FT. NET RENTABLE |

PARKING TABULATION

18 UNITS x 2 + 1 VISITOR PER 4 UNITS = 32 + 4.5 = 37 SPACES

COMMERCIAL SPACE 3,600 / 250 SQ.FT. = 14.4

PARKING REQUIRED = 53 SPACES

PARKING SHOWN = 56 SPACES

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