

WESTERVILLE DEVELOPMENT

270 South State Street , Westerville, OH 43081



CoStar
POWER BROKER
2017 Top Firm Award



ALEKSANDRA KALETA

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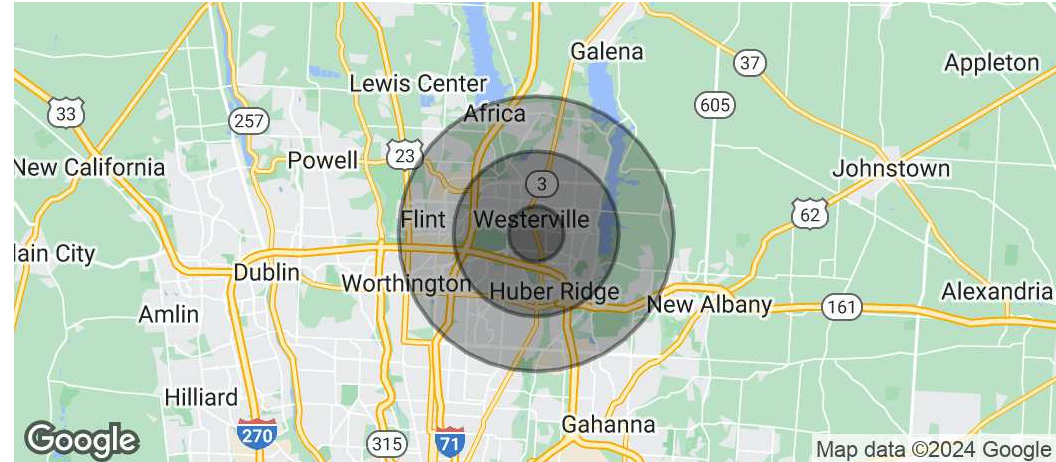
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OFFERING SUMMARY

Available SF: 1,300 - 4,000

Lease Rate: Negotiable

Lot Size: 1.2 Acres

Building Size: 14,265

PROPERTY HIGHLIGHTS

- Brand new mixed-use building
- 3,934 sqft of retail space - divisible
- 18 residential units
- 71 parking spots (36 for residential and 35 for retail)
- Patio available
- 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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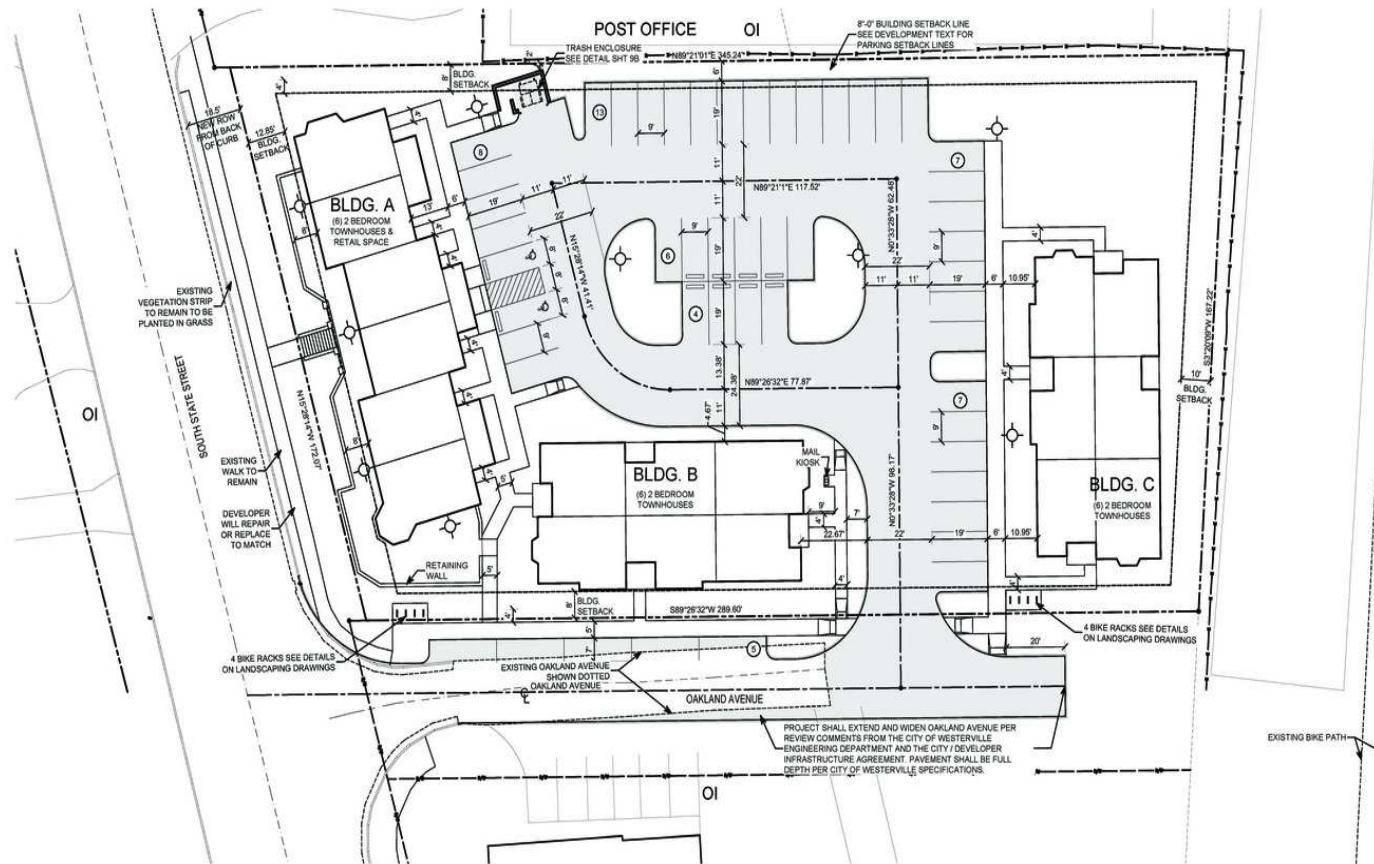
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SITE INFORMATION

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

REQUIRED:
 $36 \times 4.5 = 30.5 = 31$ SPACES
 $3,600 / 250 = 14.4 = 15$ SPACES
 CODE REQUIRED PARKING = 56 SPACES

PROPOSED:
 $18 \text{ UNITS} \times 1.70 = 30.6 = 31$ SPACES
 $3,600 / 260 = 13.86 = 14$ SPACES
 PROPOSED PARKING SHOWN = 45 SPACES

POSSIBLE FUTURE PARKING:
 ON STREET = 5 SPACES

280/290 SOUTH STATE STREET SITE PLAN

SCALE: 1" = 20.00'

03/23/2018
 REVISED 06/11/2018
 REVISED 08/21/2018
 REVISED 03/25/2019
 REVISED 04/15/2019
 REVISED 05/22/2019



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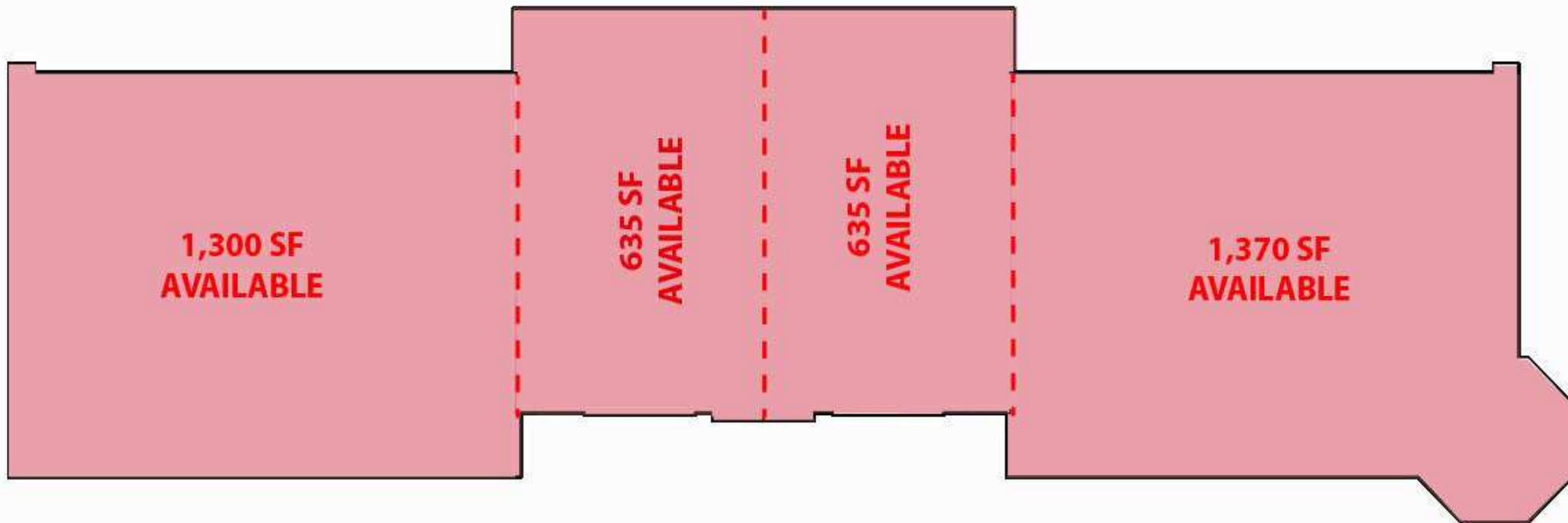
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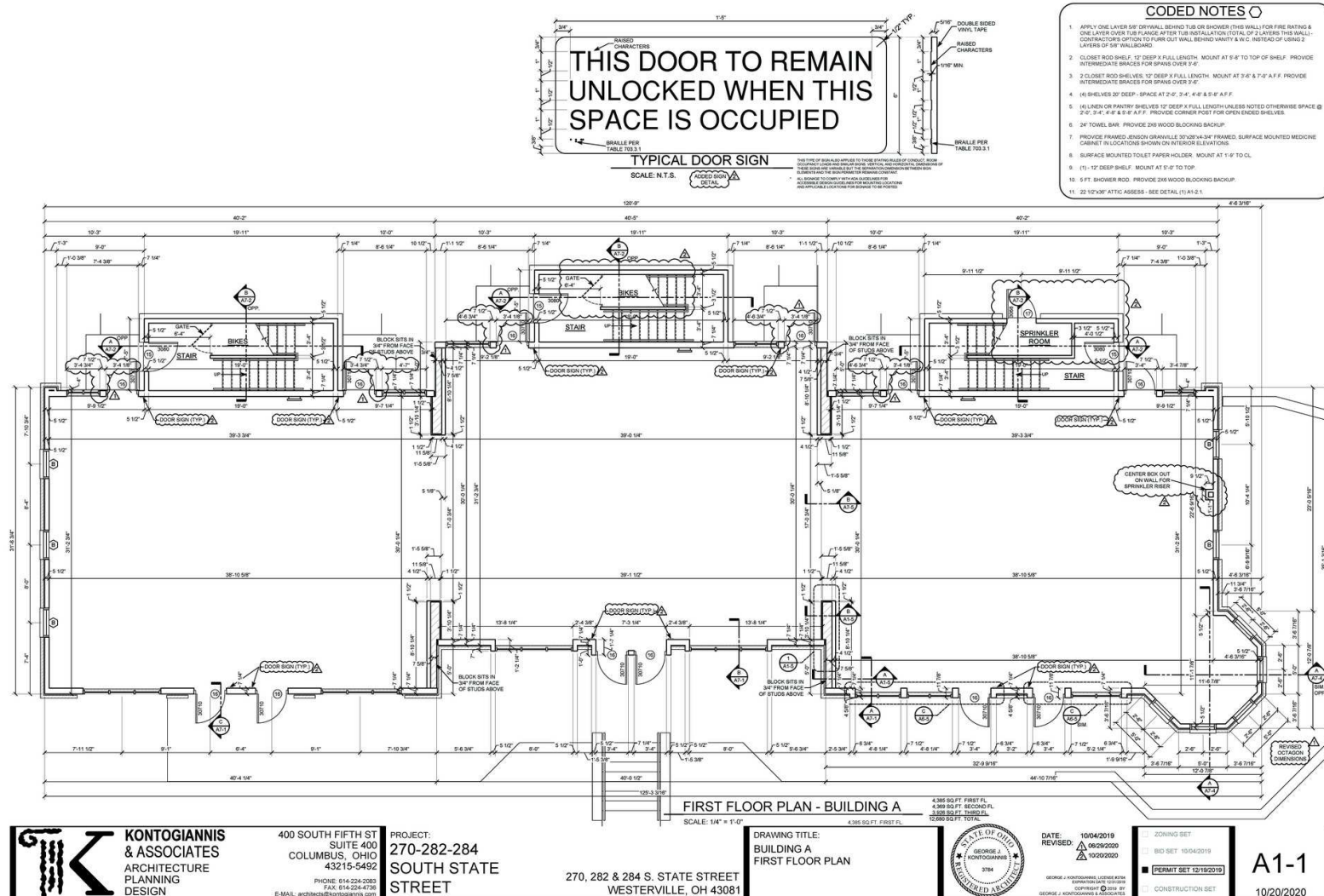
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