

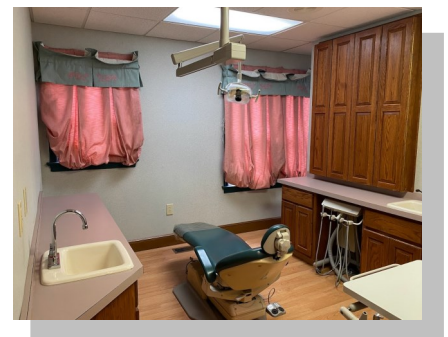
FOR SALE



\$345,000

460 S State Street, Westerville, OH 43081

- +/- 2,063 Sq Ft Former Dentistry Office with 1st floor, 2nd floor, and lower level
- Large two car garage behind building with approx. 10 car space parking lot at rear of property
- Located on highly visible, and desirable State Street in the Westerville, Ohio suburb
- Fully built out Dentist office with three work stations, reception and conference area
- Private offices with production rooms and kitchenettes



Click Here for Video

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
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PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREAL ESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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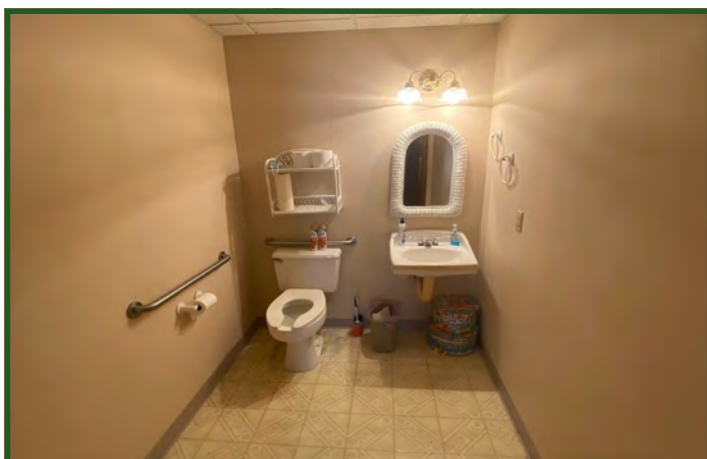


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Aerial Page



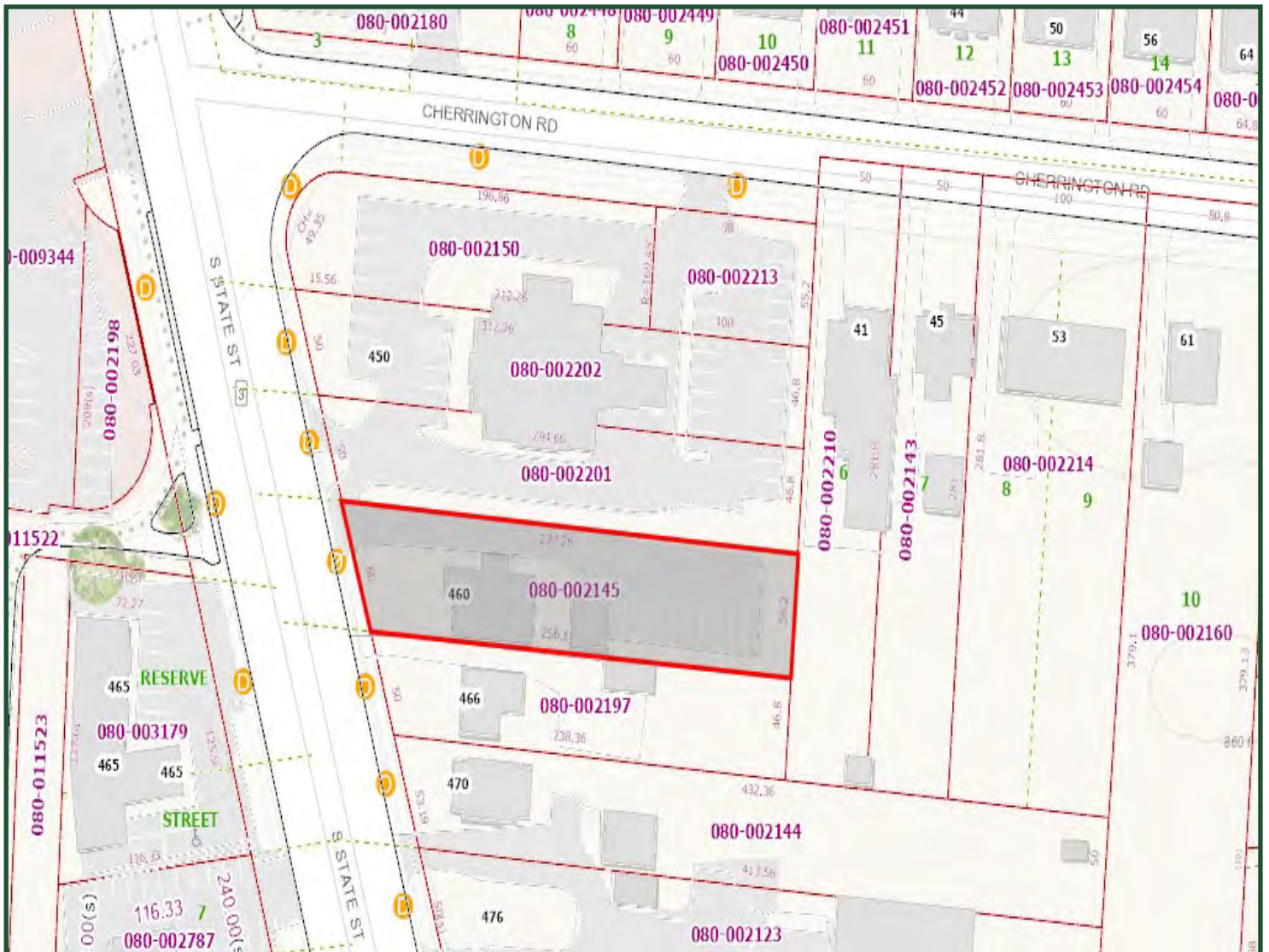
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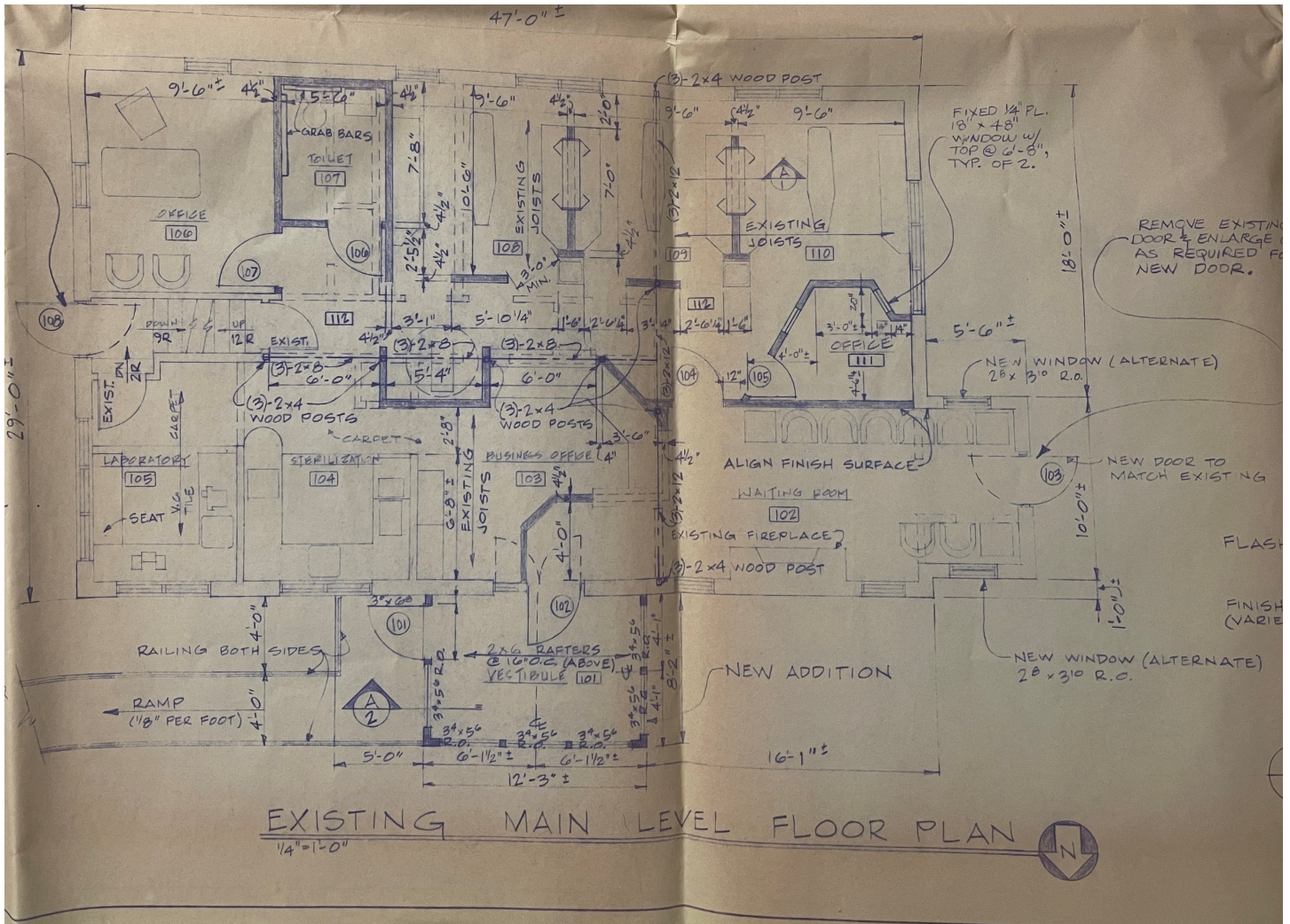
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Layout



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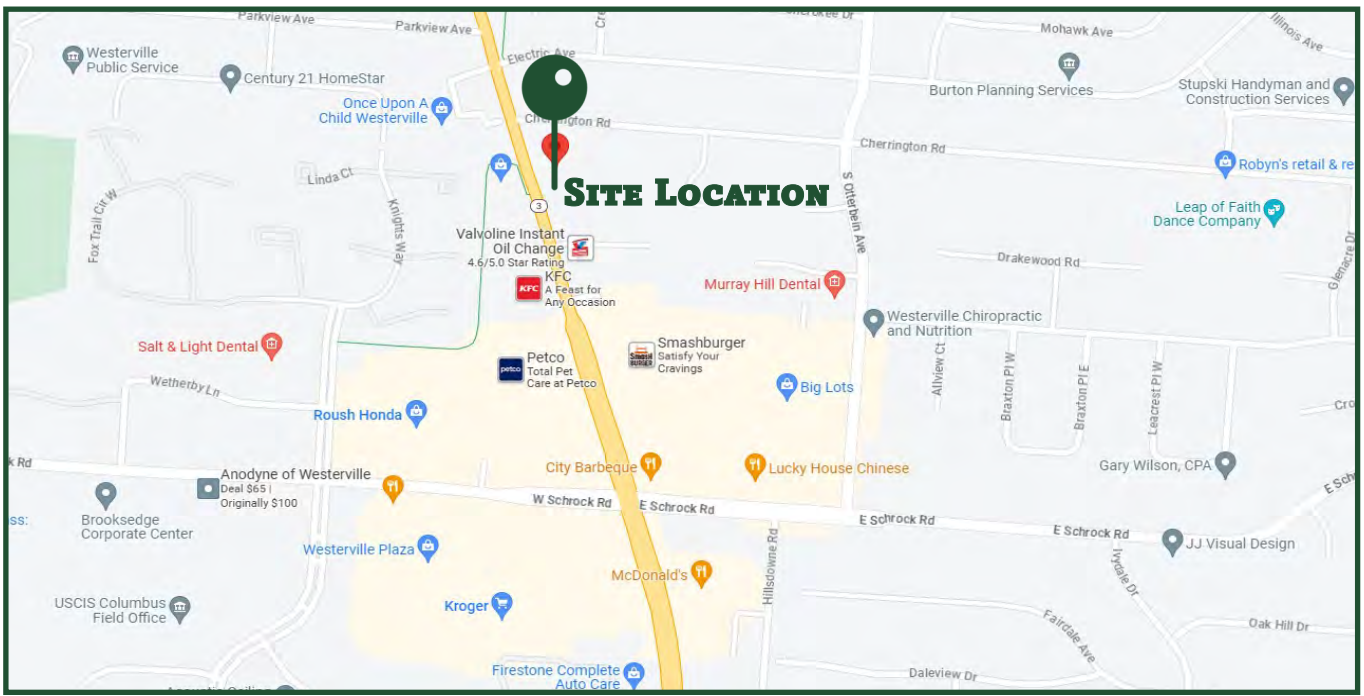
Local Amenities



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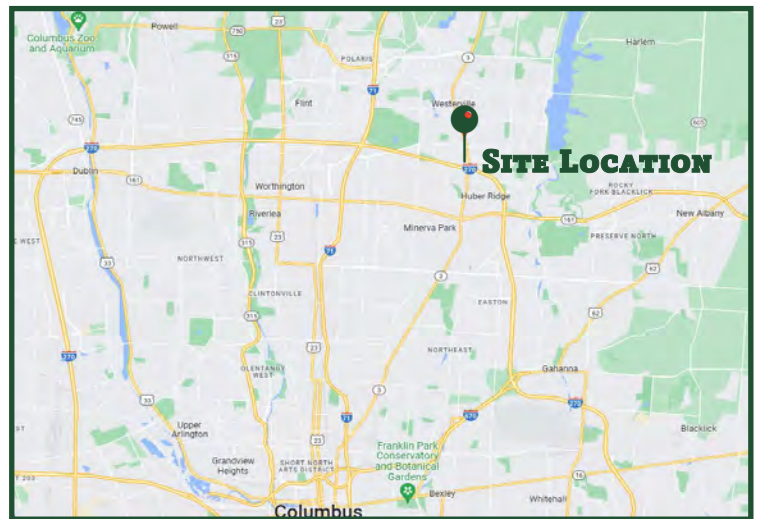


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TRAFFIC COUNT

Street	Avg Daily Volume
S STATE ST—CHERRINGTON RD	24,046
S STATE ST—SUGAR GROVE SQ	25,133
W SCHROCK RD—S STATE ST	30,452



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023) 	9,987	96,345	245,292
Households (2023) 	3,937	38,710	99,267
Avg Household Income (2023) 	\$98,815	\$95,423	\$95,247

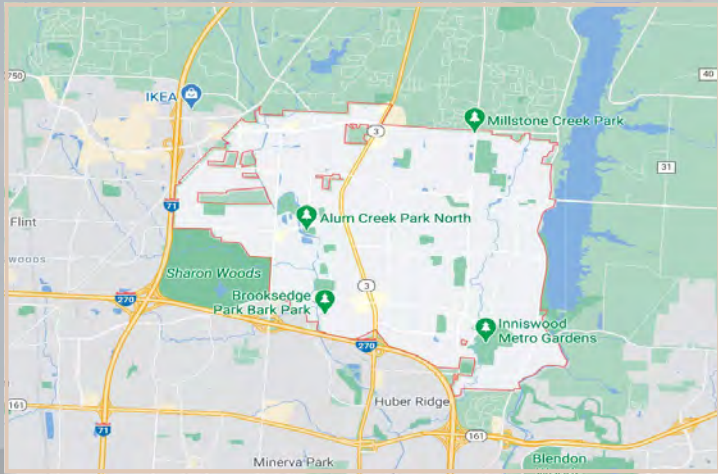
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Westerville Overview



Westerville, Ohio is located just 15 minutes northeast from the Downtown Columbus area. Westerville is located in both Franklin and Delaware County with a growing population of 38,466 residents. The city is home to multiple parklands, a 50+ mile trail system as well as a state-of-the-art community recreation center. With a variety of shops, restaurants, breweries, hotels, and activities Westerville offers something for all residents. Westerville boasts as a highly walkable community with easy access to public transportation, with The John Glenn Columbus International Airport 10 miles from the city. Westerville is home to strong school districts as well as in close proximity to Otterbein University.

Fast Facts



Population:
38,466



Total Households:
14,797



Median Household
Income:
\$96,279

Notable Employers



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