

FOR LEASE



103 Commerce Park Dr, Westerville, OH 43082

103 Commerce Park Drive Unit A & B

- Two excellent units with an excellent office park location near downtown Westerville.
- Total of 2,830+/- Sq Ft available (Units are connected so one company can lease the entire space):
 - Unit A - 1,687 +/- Sq Ft
 - Unit B - 1,143 +/- Sq Ft
- Beautiful well taken care of professional office park with easy access to everything.
- Ample green space and plenty of parking.
- Tenant pays utilities.



[Click Here for Video](#)

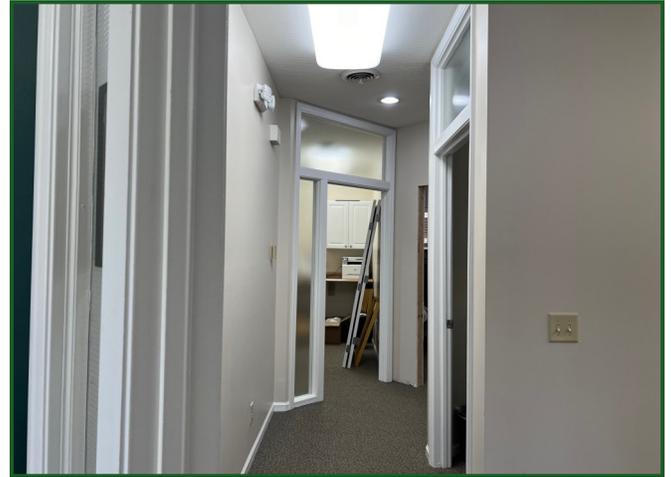
BEST CORPORATE REAL ESTATE
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WWW.BESTCORPORATEREALESTATE.COM
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EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



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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Unit A



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Unit B



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Aerial

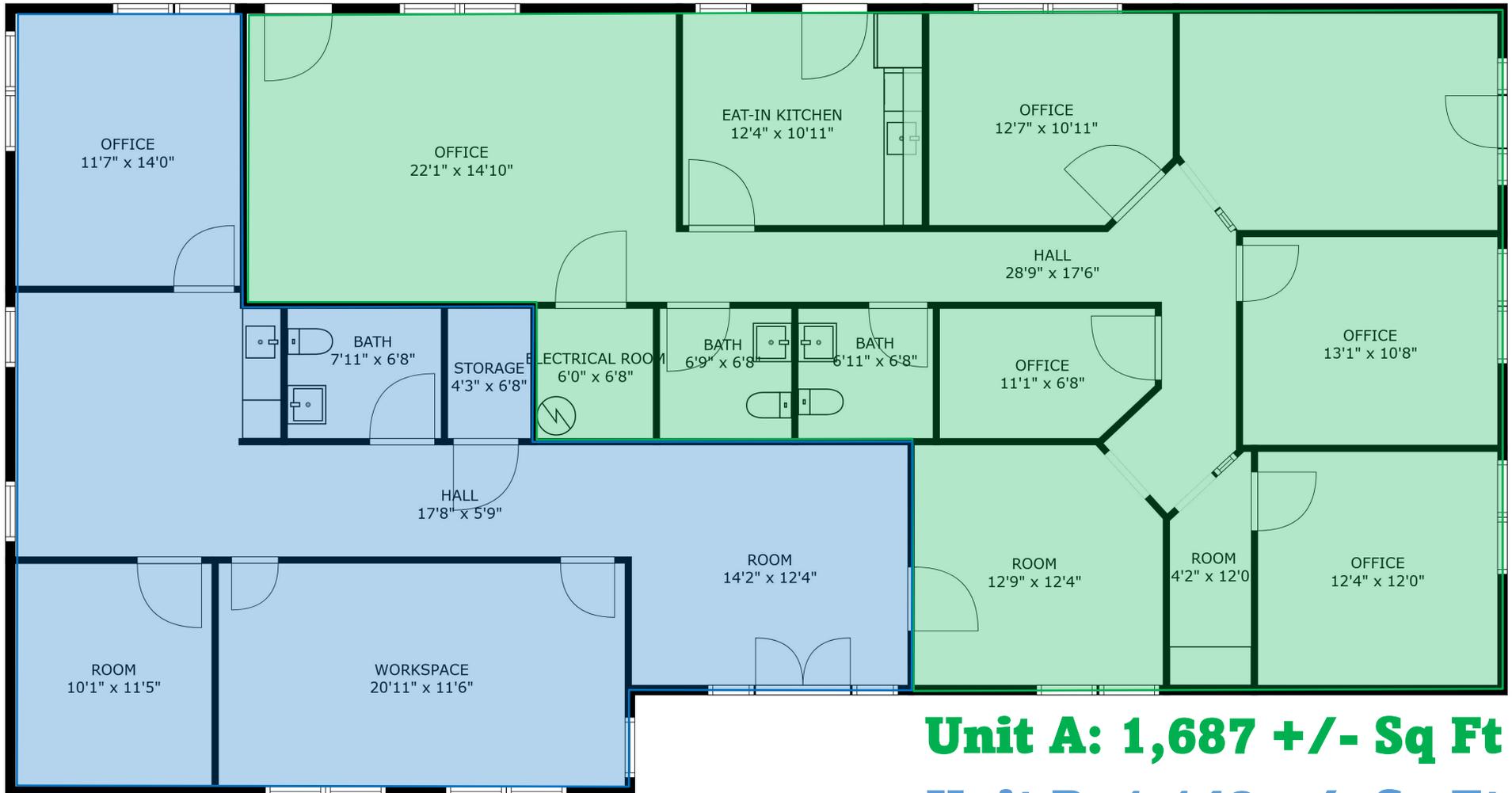


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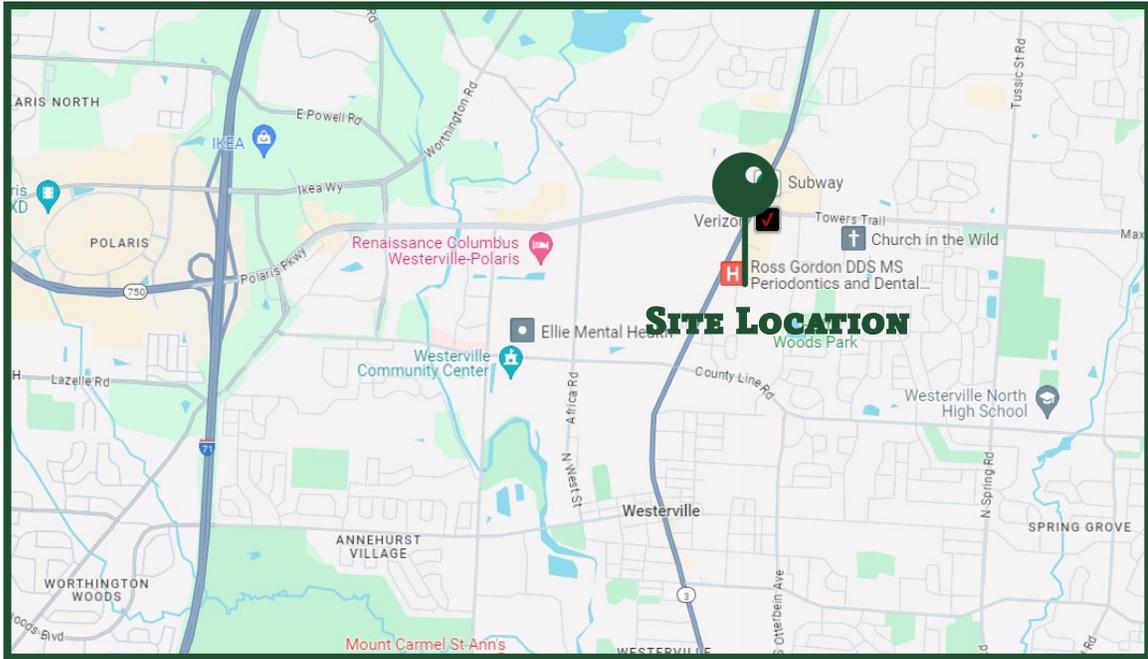
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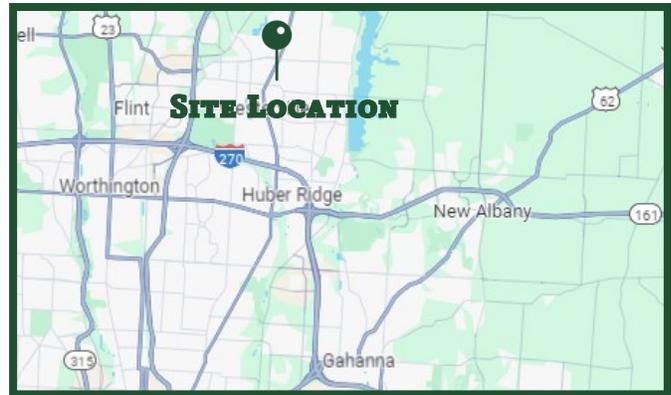


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
N STATE ST - HOFF RD	17,374
N STATE ST - ASHBROOKE DR	16,146
WEST COUNTY LINE ROAD - N STATE ST	18,057



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	4,788	46,695	124,682
Households (2020) 	6,096	23,824	61,838
Avg Household Income (2020) 	\$90,771	\$103,897	\$83,745

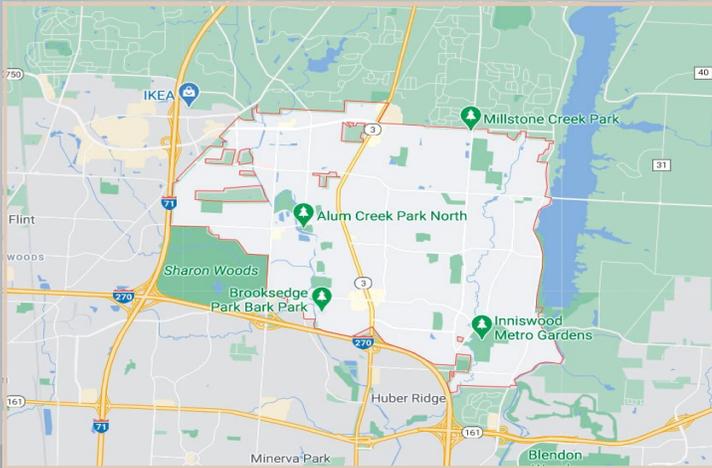
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Westerville Overview



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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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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