

FOR SALE OR LEASE



\$785,000 OR \$15.50 PSF NNN

861 Eastwind Drive, Westerville, Ohio 43081

Former Day Care for Sale in Westerville, Ohio

- +/- 4,500 Sq Ft Free-Standing Commercial Building
- Former KinderCare
- Excellent Access to I-270
- Full Commercial Kitchen, and Plenty of Natural Light
- Monument Signage Available on the +/- 0.58 Acre Lot
- Licensed to allow up to 99 students
- CAM Charges Estimated to be \$3.57 PSF



BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Property Description:	Freestanding Commercial Building
Price:	\$785,000
Parcel Number:	080-003076
Occupancy:	0%

LAND

Land Acreage:	+/- 0.58 Acres
Current Zoning:	Commercial
Possession:	August 1, 2025

STRUCTURAL

Building Square Footage:	+/- 4,500
Floors Above Ground:	1
Year Built:	1974

ADDITIONAL INFO

Lot Specifics:	11 Dedicated Parking Spaces
Water System:	Westerville
Sewer System:	Westerville

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Parcel View

*Line Drawings are Approximate



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Nearby Amenities



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TRAFFIC COUNT

Street	Avg Daily Volume
Huber Village Blvd	6,705
S State Street	31,682
I-270	147,048

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		8,959	63,022	161,430
Households (2020)		7,394	33,091	80,142
Avg Household Income (2020)		\$79,218	\$69,848	\$69,831

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