

780 S State Street
Westerville, OH 43081

Retail For Lease



ANCHOR END UNIT - VISIBLE TO 46,700+ VEHICLES/DAY

Available Retail Space:
#780 - 3,900 SF

Lease Rate: \$24.50 psf NNN
Operating expenses \$7.50 psf

- Dynamic retail location on highly trafficked S State Street in Westerville, just north of I-270
- Very visible building signage
- Previous tenant is bank - beautiful high-end build out
- 10'x20' vault with cash room
- 3 teller lanes at rear with pneumatic system
- Possible expansion at rear to add 1,600 +/- SF or parking
- Ample parking in front and rear of building



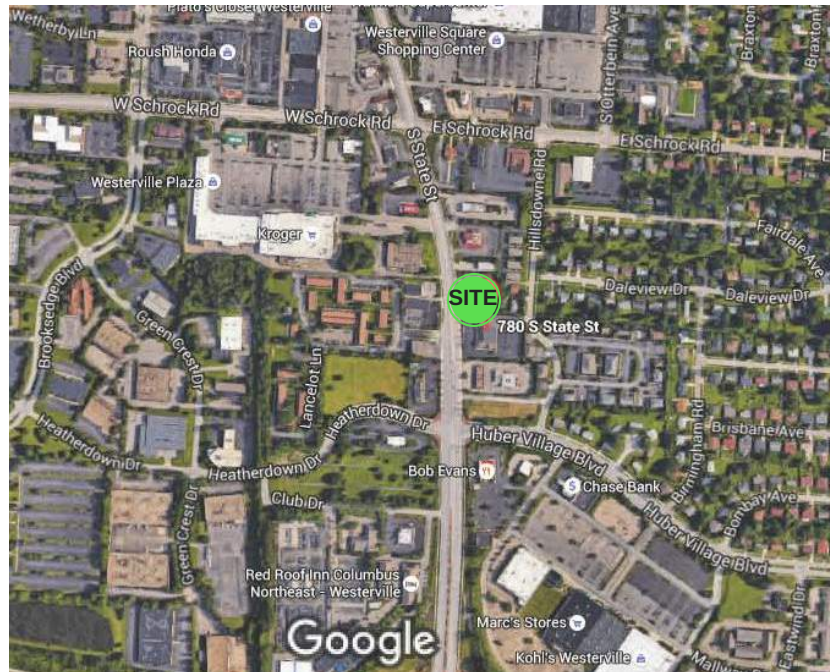
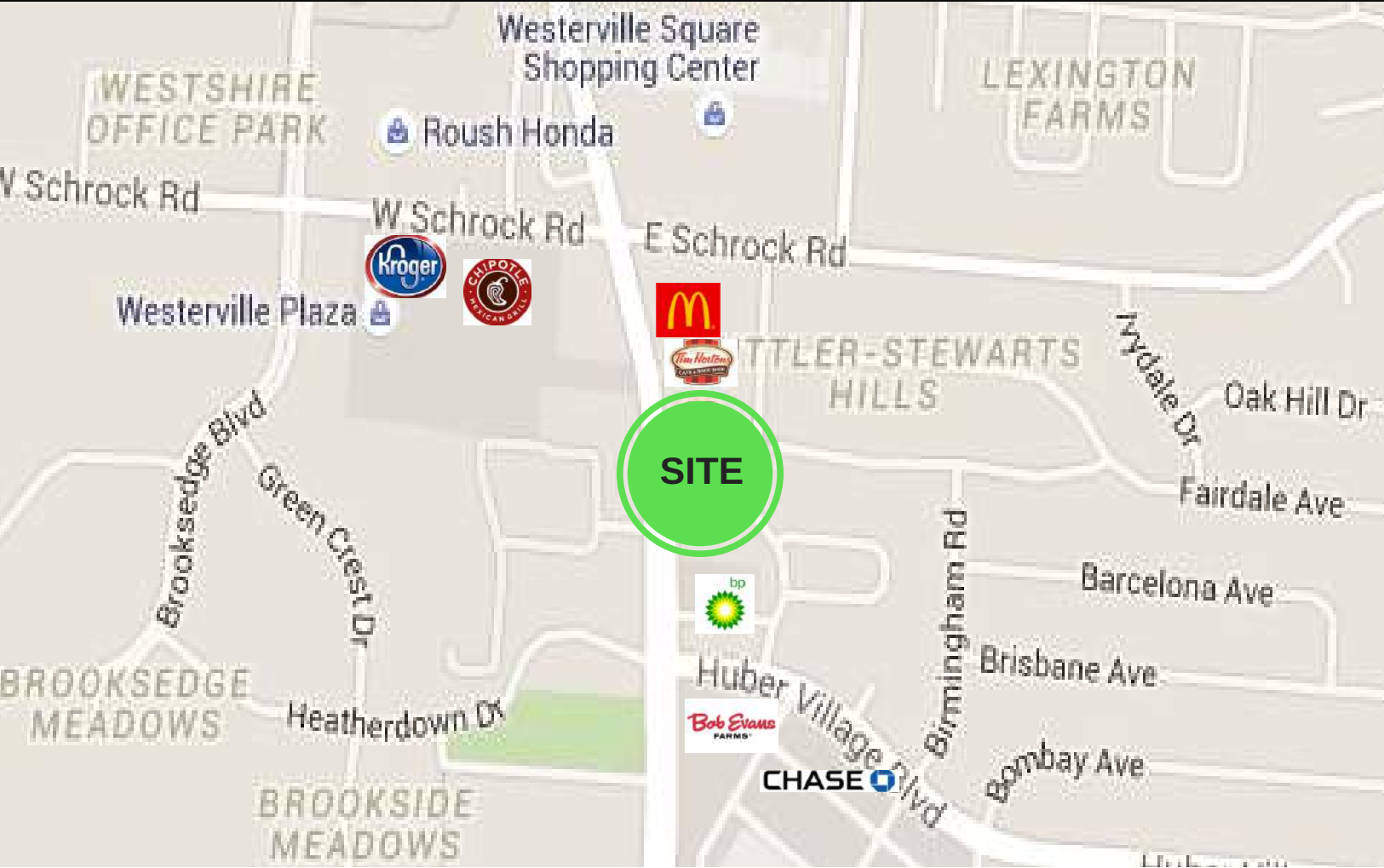
Daryl McKenzie
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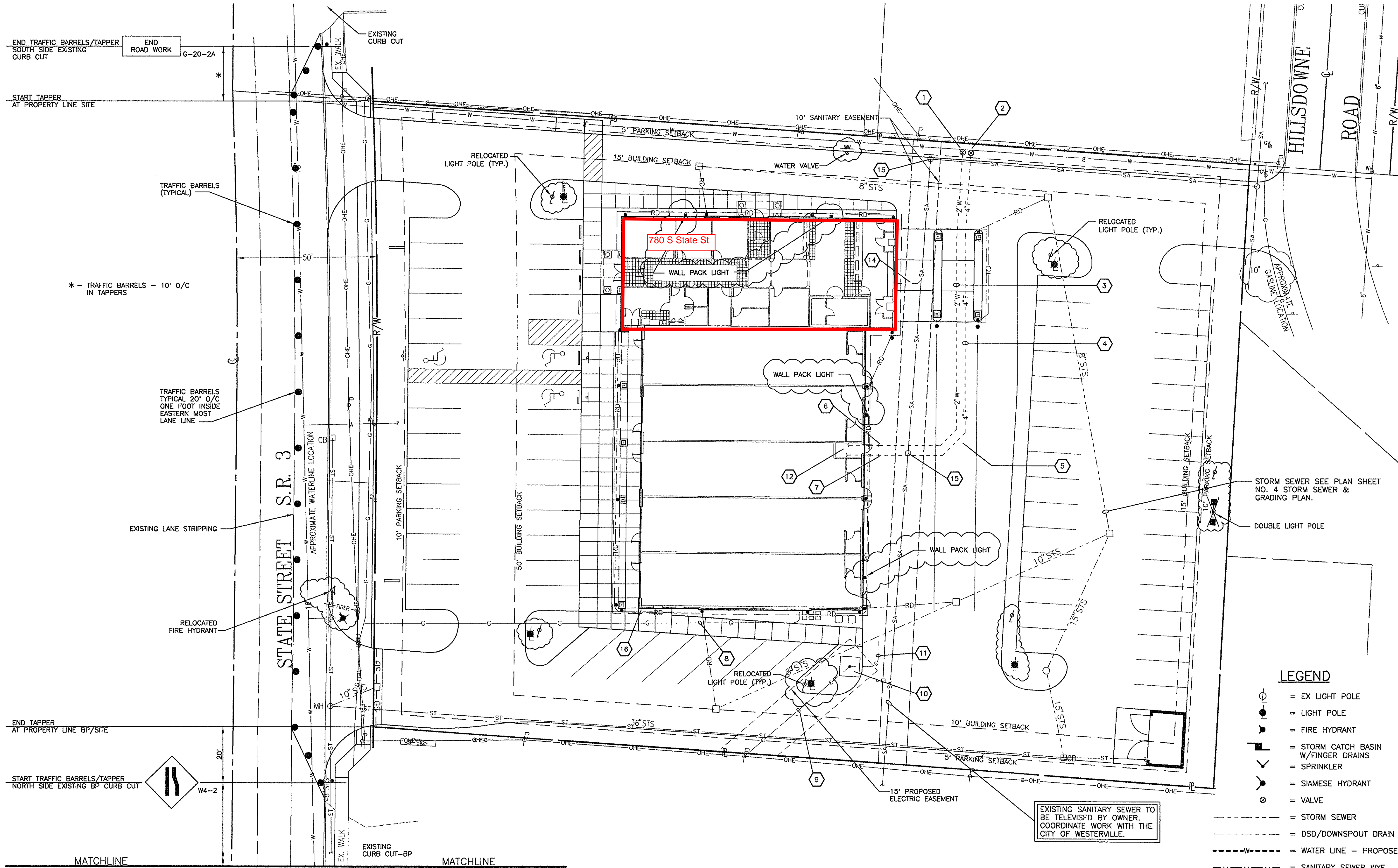
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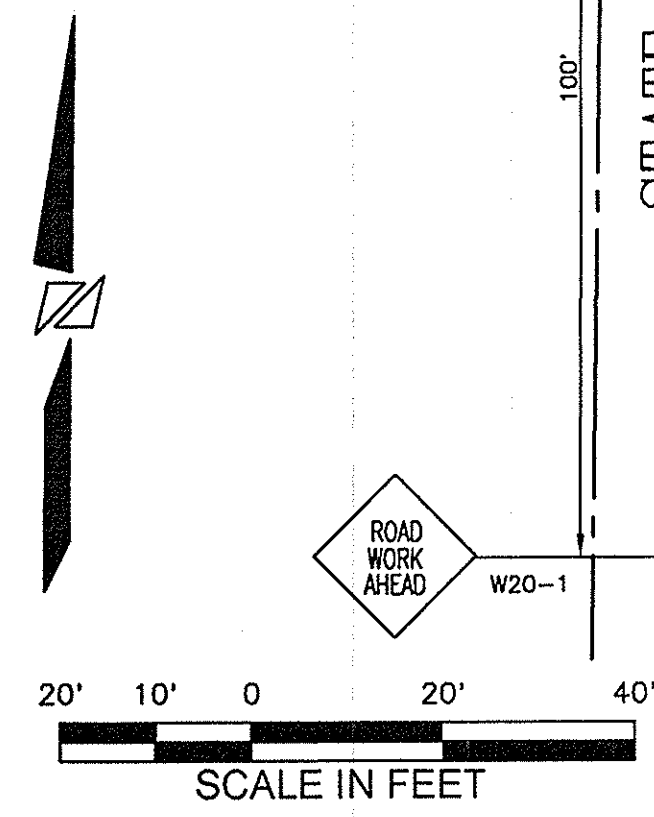
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PLAN NOTES

- 1 2" DOMESTIC WATER SERVICE TAP. PROVIDE 2" CURB STOP & BOX. INSTALL WATER BLOW-OFFS AS DIRECTED BY WESTERVILLE SERVICE DEPARTMENT.
- 2 4" SPRINKLER SERVICE TAP. PROVIDE 4" VALVE & BOX. INSTALL WATER BLOW-OFFS AS DIRECTED BY WESTERVILLE SERVICE DEPARTMENT.
- 3 2" DOMESTIC WATERLINE.
- 4 4" SPRINKLER LINE.
- 5 45° BENDS
- 6 CONNECT SITE WATERLINE TO 2" STUB FROM BUILDING.
- 7 CONNECT SPRINKLER LINE TO 4" STUB FROM BUILDING.
- 8 GAS SERVICE SHALL BE COORDINATED WITH COLUMBIA GAS OF OHIO. ORDERING GAS SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ROUTING SHOWN IS PICTORIAL REPRESENTATION ONLY - FINAL ROUTING & CONNECTION POINT TO BE DETERMINED BY COLUMBIA GAS. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL ITEMS REQUIRED BY COLUMBIA GAS TO PROVIDE SERVICE.
- 9 PRIMARY POWER SERVICE. CONTRACTOR SHALL COORDINATE THIS WORK WITH WESTERVILLE ELECTRIC. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL ITEMS REQUIRED BY WESTERVILLE ELECTRIC TO PROVIDE SERVICE.
- 10 PROPOSED 7' X 7' TRANSFORMER PAD. SEE ELECTRICAL PLAN.
- 11 SEE ELECTRICAL PLAN FOR SECONDARY POWER SERVICE LOCATION.
- 12 PROPOSED UTILITY ROOM. WATER SERVICE TO HAVE MASTER METER & BACKFLOW PREVENTER INSTALLED IN UTILITY ROOM. SEE PLUMBING PLAN FOR DETAILS.
- 13 REMOVE & REINSTALL EXISTING HYDRANT. HYDRANT SHALL BE MOVED 4' BACK FROM ITS CURRENT LOCATION. INSTALLATION SHALL BE PER CITY OF COLUMBUS STD. DETAIL L-6637 "TYPICAL HYDRANT SETTING-TYPE A". EXPOSE WATCH VALVE BOX & SET TO PROPOSED GRADE.
- 14 SANITARY LATERAL - 6" SDR-35 PVC @ 2.08% MIN. CONNECTION TO EXISTING SANITARY SEWER SHALL BE PER C.O.C. STD. DWG AA-S160. INSTALL CLEANOUT @ 5" OUTSIDE BUILDING FACE. SEE PLUMBING PLAN FOR DETAILS. SEE PLUMBING PLAN FOR INVERT AT BUILDING.
- 15 ADJUST MANHOLE'S TO PROPOSED GRADE - SEE GRADING PLAN SHEET NO. 4.
- 16 FIRE DEPARTMENT CONNECTION.



- LEGEND**
- = EX LIGHT POLE
 - = LIGHT POLE
 - = FIRE HYDRANT
 - = STORM CATCH BASIN W/FINGER DRAINS
 - = SPRINKLER
 - = SIAMASE HYDRANT
 - = VALVE
 - = STORM SEWER
 - = DSD/DOWNSPOUT DRAIN
 - = WATER LINE - PROPOSED
 - = SANITARY SEWER WYE
 - = ELECTRIC
 - = TELEPHONE
 - = GAS
 - = SANITARY SEWER EXISTING



REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE
1	AS-BUILT	1-7-08

PLAN PREPARED BY:
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CITY OF WESTERVILLE, OHIO
 PLANNING AND DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

THE VILLAGE PLAZA
 GUERNSEY BANK - 780 SOUTH STATE STREET
 STRIP CENTER - 784, 786, 788 & 792 SOUTH STATE STREET

UTILITY & MAINTENANCE OF TRAFFIC PLAN

SCALE: 1" = 20'
 SHEET: 6 / 9

CONTRACT DRAWING NO. _____
 ENGINEERING NO. 2005-040