

12 S Cleveland Avenue  
Westerville, OH 43081

For Sale



## Retail Redevelopment

- Prime corner in Westerville available for office / retail development.
- Existing brick office building with over 25,000 SF of paved surface lot.
- Traffic count over 35,000 cars per day.
- Over 300' of frontage on Cleveland Avenue.
- This site boasts a variety of possibilities with a signalized intersection and separate signalized entrance along with outstanding highway access.
- Sale Price: Negotiable

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



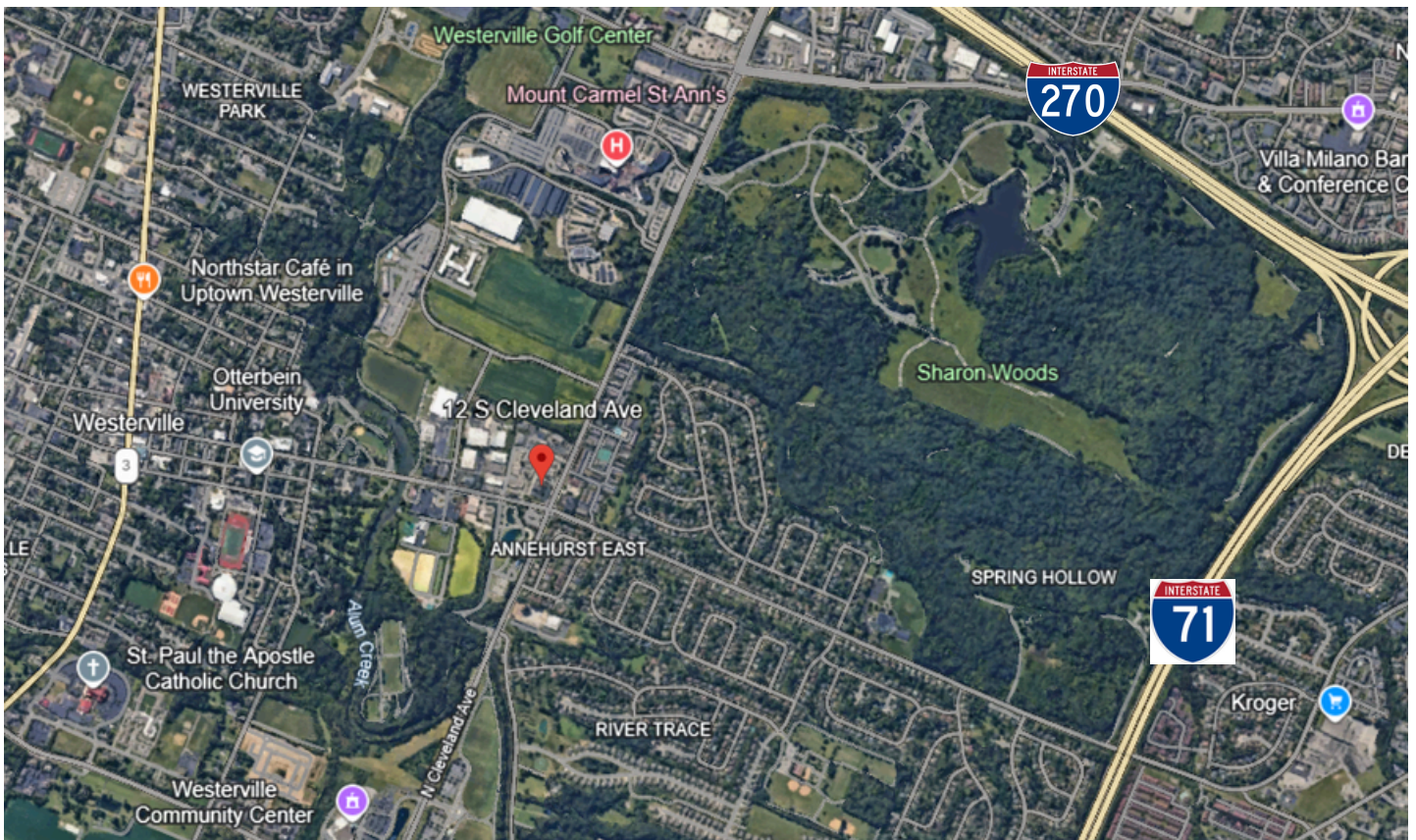
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www.AltterraRE.com

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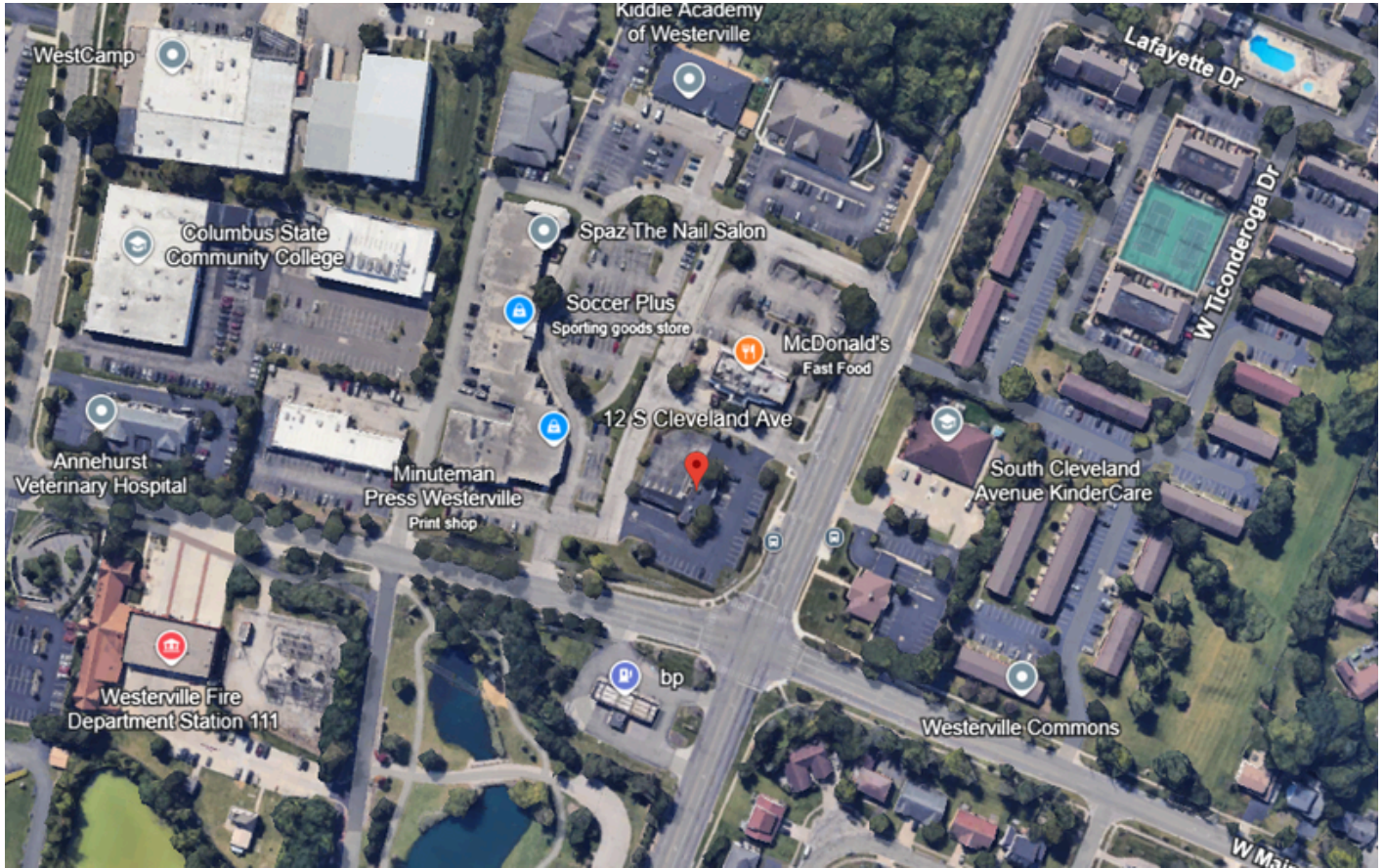
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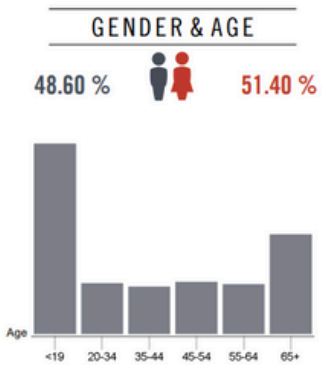
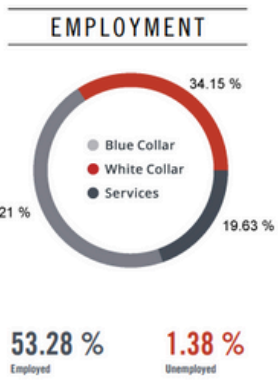
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### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 12 S Cleveland Ave, Westerville, OH 43081

CITY, STATE	<b>Westerville, OH</b>
POPULATION	<b>169,007</b>
AVG. HHSIZE	<b>2.45</b>
MEDIAN HH INCOME	<b>\$69,486</b>
HOME OWNERSHIP	
Renters:	<b>28,048</b>
Owners:	<b>40,524</b>



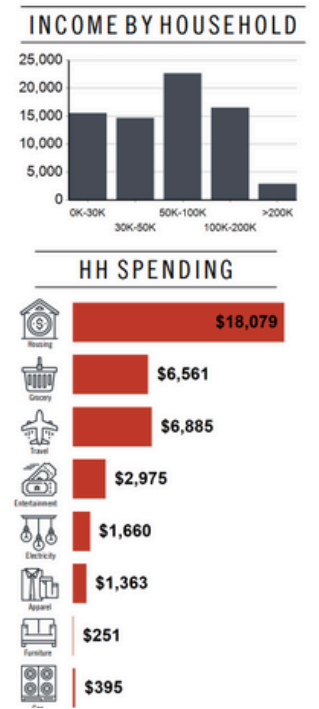
#### RACE & ETHNICITY

White:	<b>77.31 %</b>
Asian:	<b>1.80 %</b>
Native American:	<b>0.00 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>12.10 %</b>
Hispanic:	<b>4.70 %</b>
Two or More Races:	<b>4.08 %</b>

#### EDUCATION

High School Grad:	<b>22.39 %</b>
Some College:	<b>23.63 %</b>
Associates:	<b>6.57 %</b>
Bachelors:	<b>44.93 %</b>

### Catylist Research



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