



WEST PARK PLAZA

111 Huber Village Boulevard
Westerville, OH 43081

**Approx. 2 Acres
Available for Development**

**Build to Suite Anchor
up to 80,000+/- SF**



PROPERTY FEATURES

West Park Plaza is a 216,957 SF shopping center situated on the corner of I-270 and SR 3 in Westerville. The Property is well positioned to serve the surrounding trade area, characterized by a stable housing market, growing population and a solidly middle class bedroom community.

Located in Westerville, a northeastern suburb of Columbus with a population of 36,000 and growing with high incomes.

The Westerville trade area sits to the southeast of the Polaris regional retail area anchored Polaris Fashion Mall and north of the Easton Towne Center market area that combined include most every regional draw retailer located in the market.

The center boasts a great tenant mix with soft lines leading the lineup complimented by the grocery/discount apparel, household products, health and beauty and home furnishings.



DEMOGRAPHICS

(2026 estimates)

	Population	Households	Average HH Income	Daytime Population
1 Mile	10,873	4,446	\$104,301	8,750
3 Miles	101,803	40,287	\$103,848	42,661
5 Miles	266,871	109,647	\$111,655	138,199
Trade Area	241,204	96,940	\$105,762	95,226

KEY TENANTS



TRAFFIC COUNTS

44,607 VPD - on S. State Street directly in front of the site.

141,900 VPD - on I-270 South of the site.



FRANK DASCENZO

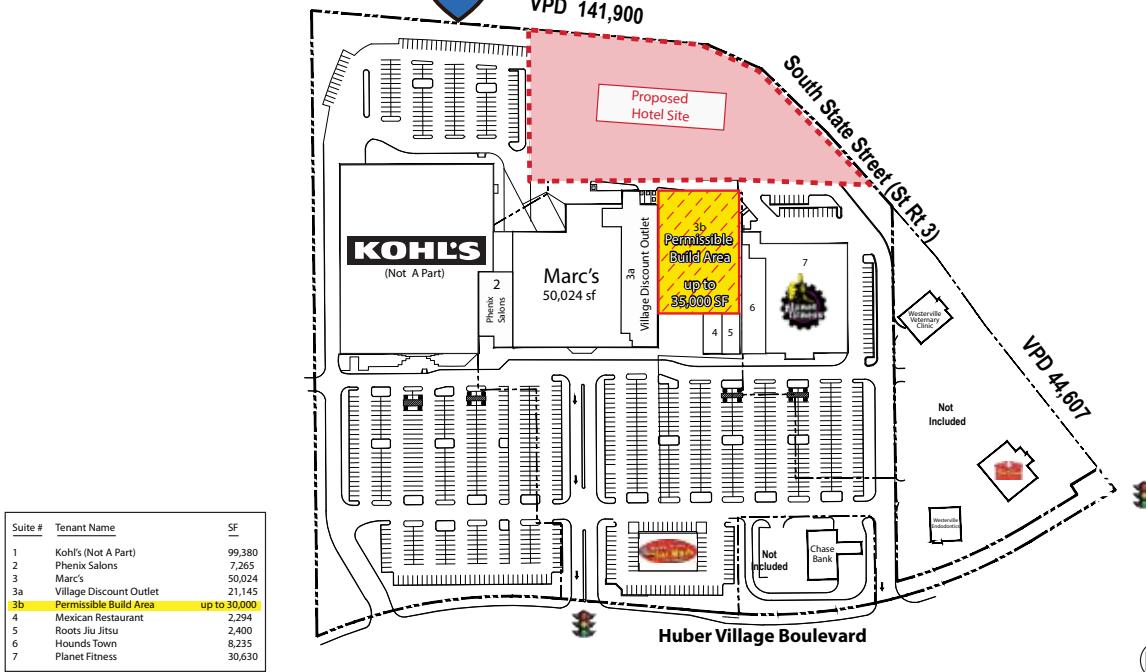
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VPD 141,900



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Westerville, OH
Retail Aerial

