

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**



More Information:



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.

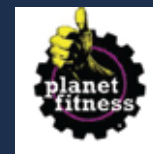


DEMOGRAPHICS

(2025 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	10,934	4,432	\$106,278	8,785
3 Miles	102,095	40,171	\$102,285	42,472
5 Miles	266,671	108,873	\$109,219	152,654
Trade Area	240,631	96,101	\$103,934	95,241

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.



SELECT STRATEGIES REALTY

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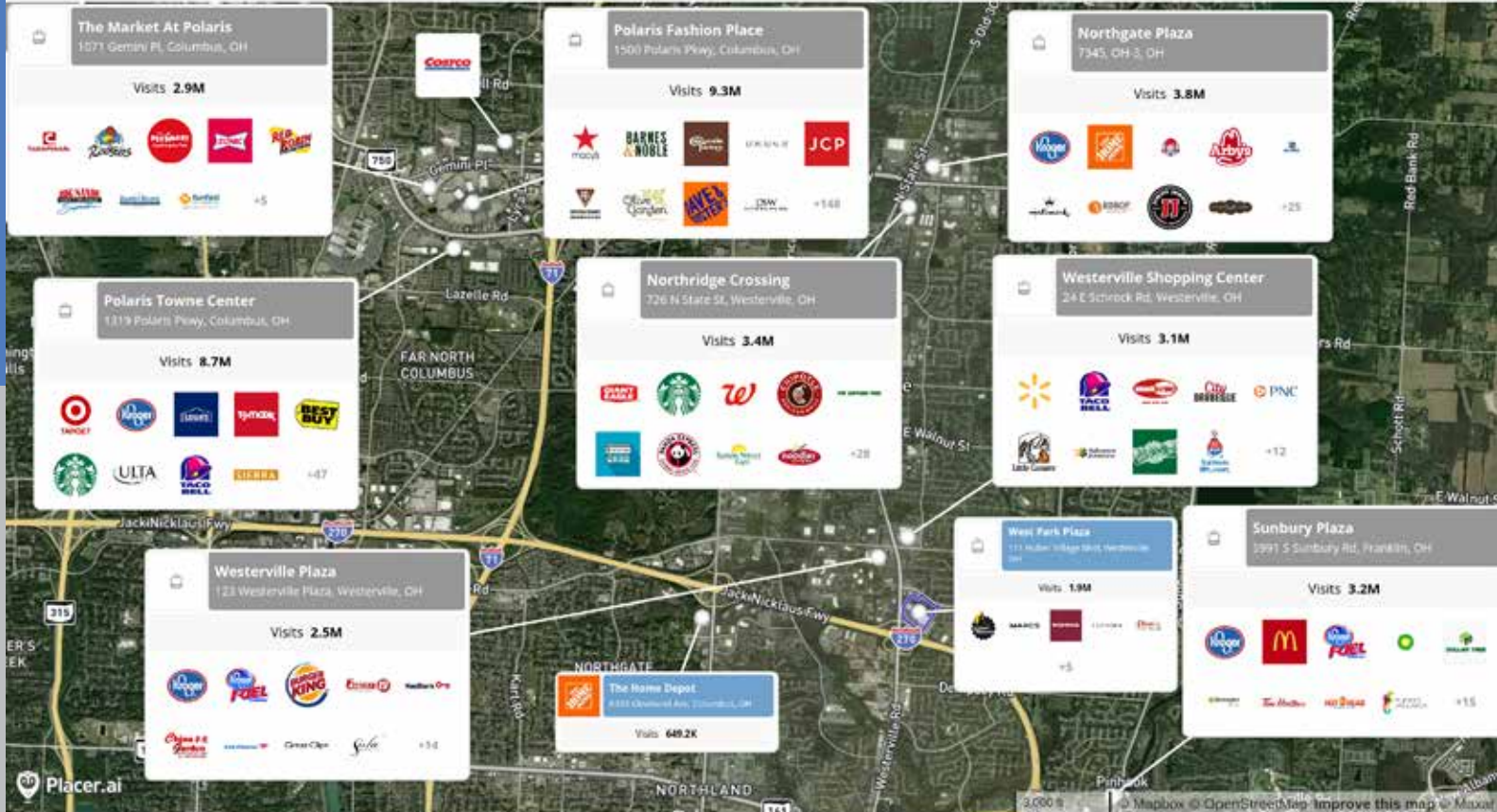
VPD 141,900



Suite #	Tenant Name	SF
1	Kohl's (Not A Part)	99,380
2	Phenix Salons	7,265
3	Marc's	50,024
3a	Village Discount Outlet	21,145
3b	Permissible Build Area	up to 30,000
4	Mexican Restaurant	2,294
5	Roots Jiu Jitsu	2,400
6	Hounds Town	8,235
7	Planet Fitness	30,630



West Park Plaza Retail Aerial



Apr 1, 2025 - Mar 31, 2026

Data provided by Placer Labs Inc. (www.placer.ai)

