

# Prime Land Available on Polaris Parkway

**WESTAR VILLAGE**  
Westerville, Ohio

## 20 ACRES AVAILABLE FOR SALE OR LEASE WILL SUB-DIVIDE

Excellent Polaris Parkway location between I-71 and SR-3

Signalized access directly onto Polaris Parkway with additional access via Africa Road/Polaris Parkway traffic signal

Next to Ohio Health's Westerville campus, office and retail

Site features strong demographics, impressive daytime population and convenient location

Situated in Delaware County, with significant growth in retail, office and housing over the past several years



### KEY DEMOGRAPHICS

	FIVE-MILE RADIUS
POPULATION	149,694
DAYTIME POPULATION	142,416
MEDIAN AGE	35 years
HOUSEHOLDS	59,334
AVERAGE HOUSEHOLD INCOME	\$82,118
HOUSEHOLDS EARNING MORE THAN \$75,000	49.3%

### DAILY TRAFFIC COUNTS

Polaris Parkway - 29,700  
Cleveland Avenue - 8,230

### FOR MORE INFORMATION

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