



AVAILABLE:
5208 Warner Rd
Westerville, OH 43081



Location Overview:

- Approx 1.5 acres available for sale
- Positioned at a full movement signalized intersection
- Located just north of SR 161

For more information, contact:

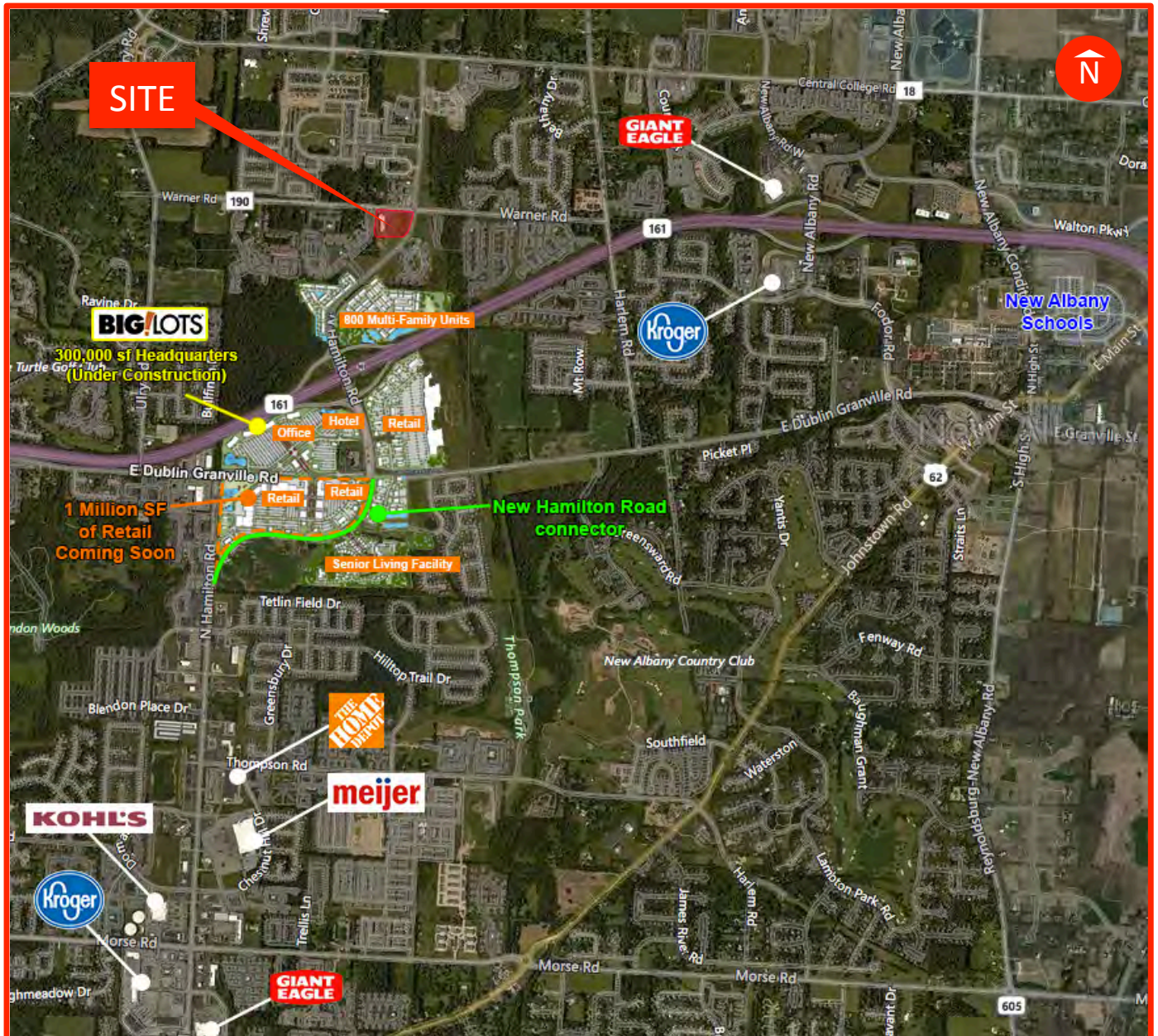
Jeff Mattingly
O: (614) 410-0300
C: (614) 403-8006
jeff_mattingly68@hotmail.com

7870 Olentangy River Rd.
 Suite 300
 Columbus, OH 43235
www.cardinal-commercial-com

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Total Population:	8,280	26,648	54,735
Total Households:	3,919	12,292	24,592
Med. Household Income:	\$91,238	\$91,116	\$92,062

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.





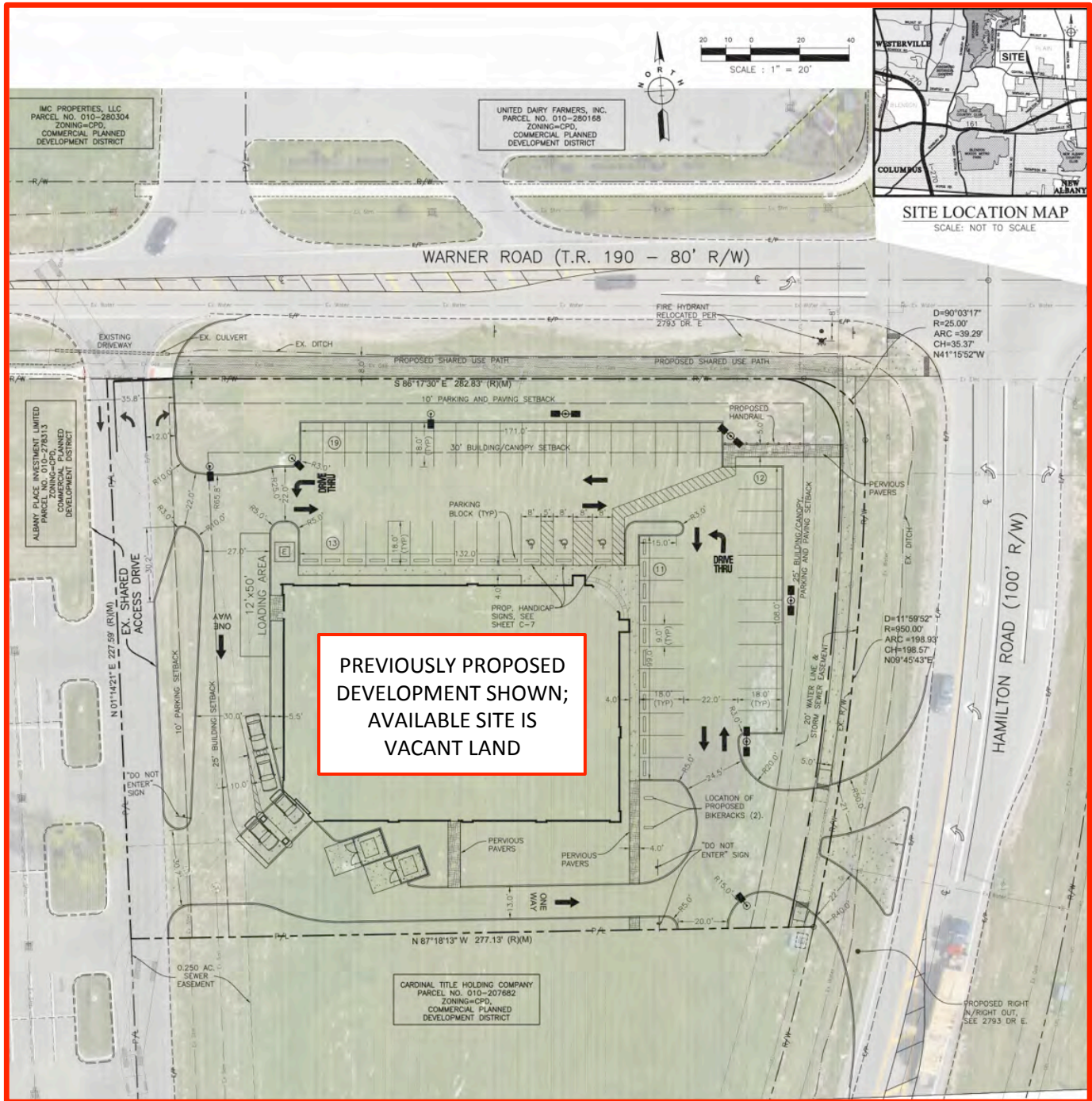
Location Highlights:

- Prime location surrounded by dense residential, retail and office space
- Minutes north of a new 320 acre mixed use development
 - Construction in the immediate market to include 800 multi-family units and over 1.5 million sf of retail, hospitality and office space
- 300,000 sf Big Lots Corporate HQ is being built just south of the site

TRAFFIC COUNTS:

- 8,000+ ADT on Hamilton Road; 64,000 ADT on nearby SR 161

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



Site Plan

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.