



70 S Cleveland Avenue

70 S Cleveland Avenue, Westerville, Ohio 43081

Property Features

- Year Built 1990 (Built to Suit)
- 19,851 SF Medical Office Building
- First Floor Medical Office Space of 10,935 SF
- Lower Level Office/Admin Space of 8,916 SF
- Elevator Access to the Lower Level
- 1 Mile from Mt. Carmel St. Ann's Hospital
- 32,700 Daily Traffic Count (2022)
- Highly Visible Monument Signage
- Five Year NNN Sale Leaseback-Inquire for more Details
- Do Not Disturb Tenant

Sale Price: \$2,975,000

Cap Rate: 7.5%



For more information:

Matt Gregory, SIOR, CCIM

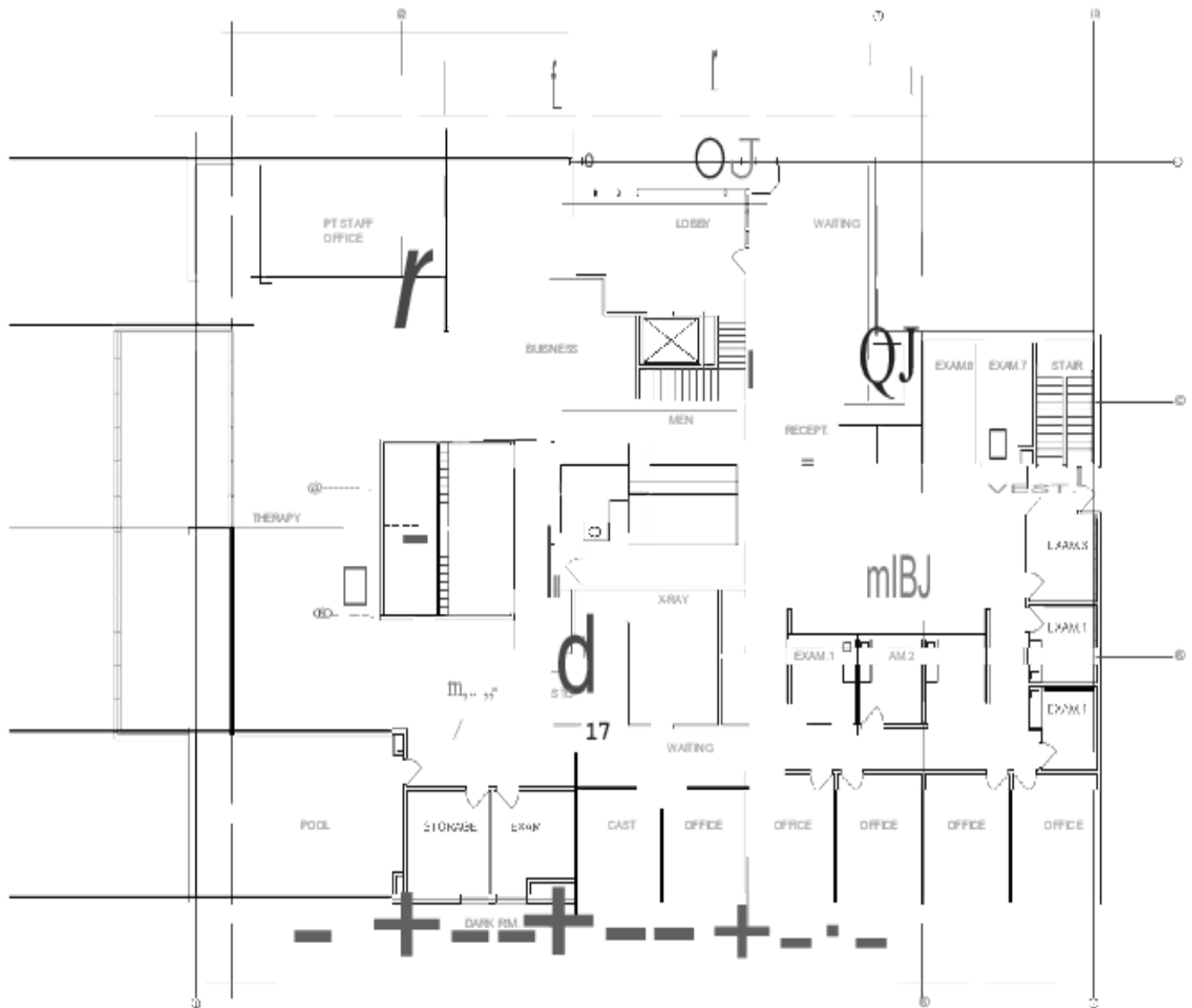
614 629 5234 • mgregory@ohioequities.com

Peter Merkle

614 629 5240 • pmerkle@ohioequities.com

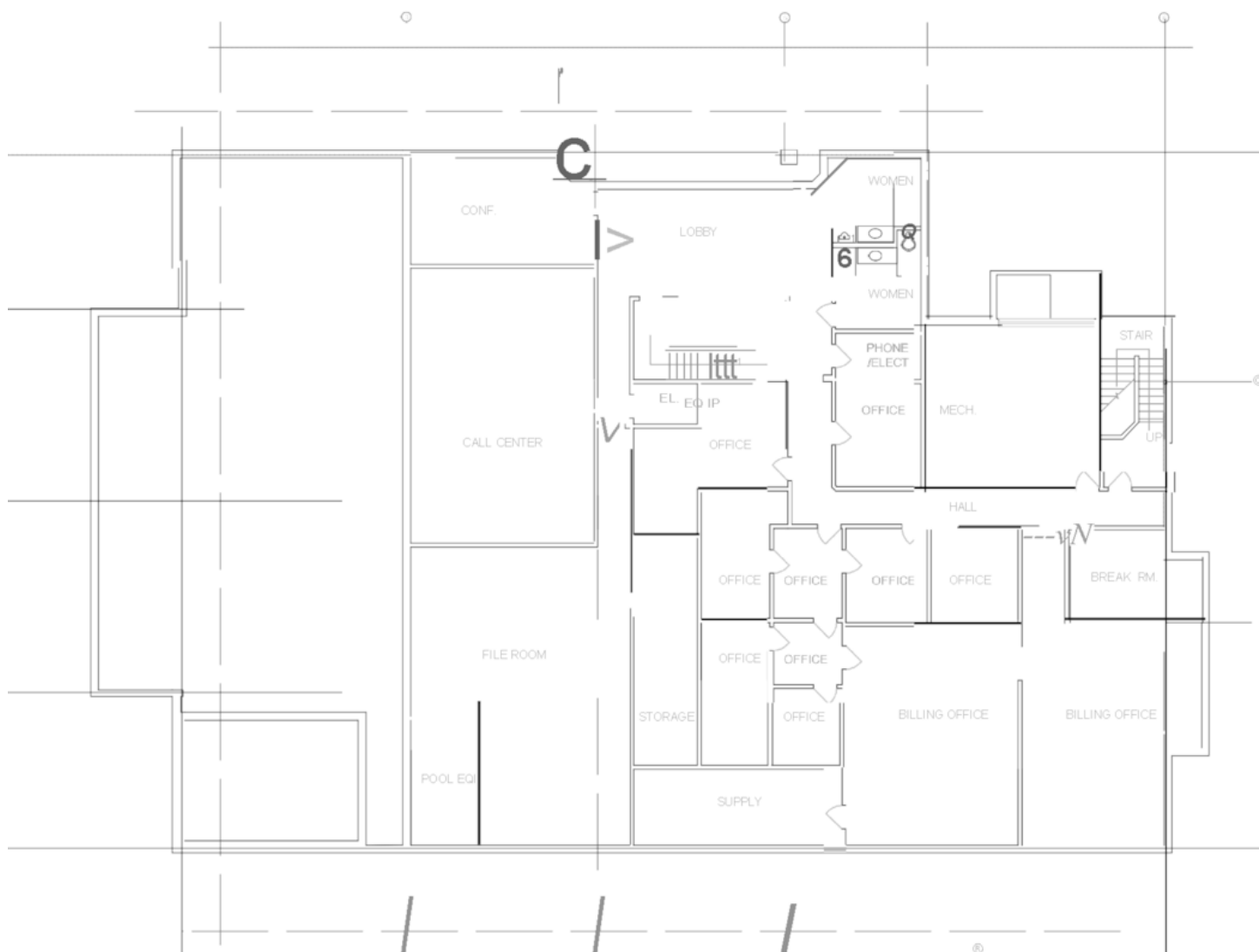






ORTHO NEURO WESTERVILLE

FIRST FLOOR PLAN 1/8" = 1'-0"



ORTHO NEURO WESTERVILLE

LOWER LEVEL PLAN 1/8"=1'-0"



ROOF	2012
CHILLER	2014
PARKING LOT ASPHALT	2018
HOT WATER TANK	2019
CAST IRON DRAIN PIPES	2019
CONCRETE BACK SIDE WALK	2019
FIRST FLOOR PAINT	2020
FIRST FLOOR FLOORING	2020
RETAINING WALL	2020
FRONT SIDE WALKS	2020
FRONT STONE REPAIR	2020



WESTERVILLE, OHIO

A dynamic and progressive city in the heart of the Columbus Region, Westerville has a rich history driven by purposeful development. The City's diverse business base features some of America's leading global brands such as Vertiv, DHL, JP Morgan Chase, ABB, Bank of America and Nationwide Insurance along with a broad range of healthcare companies located on the Medical Mile.

These companies and many others take advantage of Westerville's forward-thinking approach to infrastructure: from efficient and reliable municipal utilities to investment in a unique city-owned data center. The WeConnect data center provides companies with the most advanced technologies available, all powered by a publicly-owned fiber optic network throughout the city. To further enhance global access and connectivity, Westerville offers immediate access to a comprehensive interstate system and is just minutes from John Glenn International Airport (CMH).

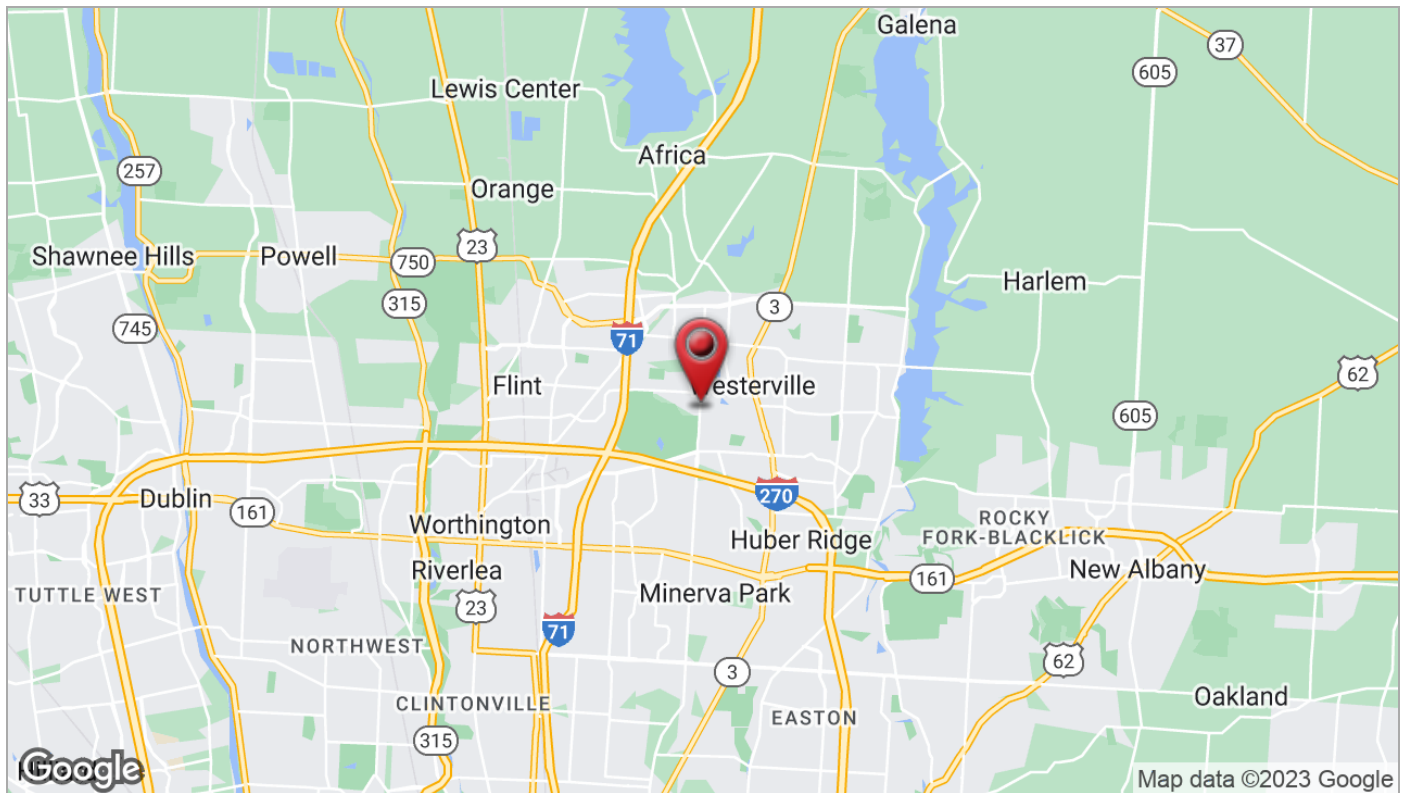
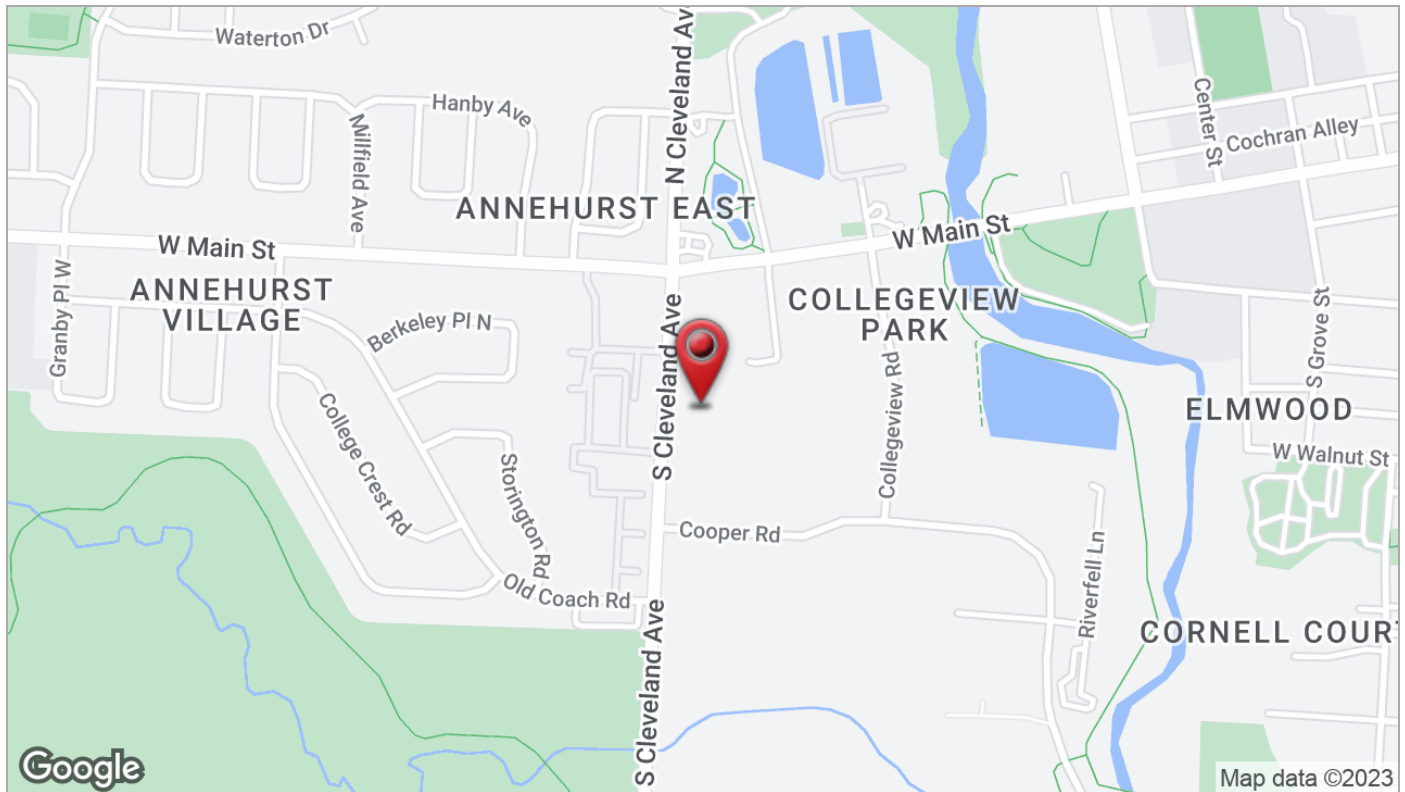
CURRENT DEMOGRAPHICS

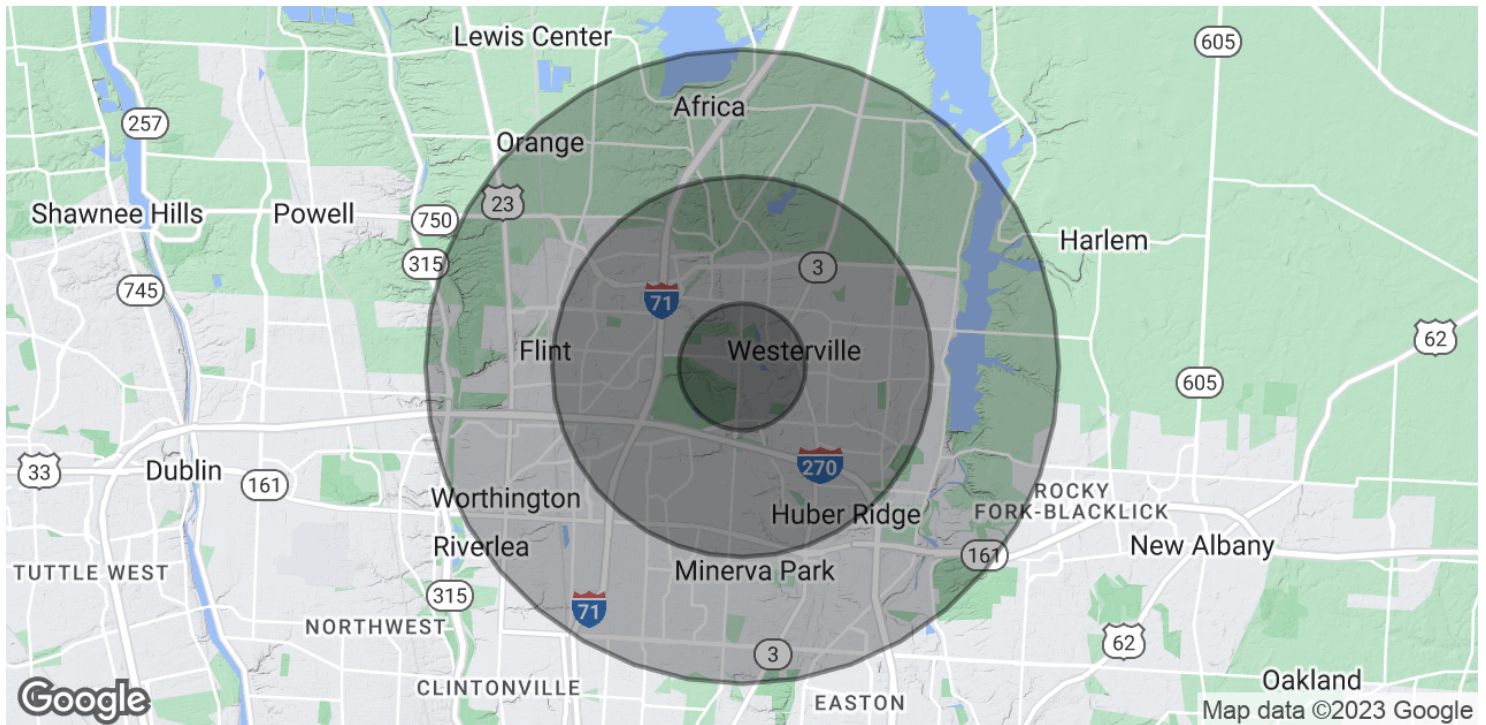
Residents	91,079
Median Age	37.2
Households	36,613
Median Household Income	\$91,673

NOTABLE EMPLOYERS









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,718	105,156	253,008
Average Age	33.5	36.0	36.0
Average Age (Male)	34.0	35.5	35.8
Average Age (Female)	33.5	36.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,355	42,619	98,966
# of Persons per HH	3.3	2.5	2.6
Average HH Income	\$106,700	\$81,122	\$89,465
Average House Value	\$229,867	\$181,144	\$206,698

* Demographic data derived from 2020 ACS - US Census