



**412 POLARIS PARKWAY  
WESTERVILLE, OHIO 43082**

- Square Feet: 3157 SF
- Desired Term: 5-10 Years
- Rental Rate: \$30.00 PSF
- NNN Expenses: \$9.62 PSF
- Co-Tenants: Rusty Bucket, Third Federal, Vaqueros
- Shadow Anchors: Children’s Learning Adventure, 380,000 sq ft of occupied office adjacent.
- Close Proximity: Renaissance Hotel, Fresh Thyme, Planet Fitness, IKEA, Top Golf
- Call to arrange showing.



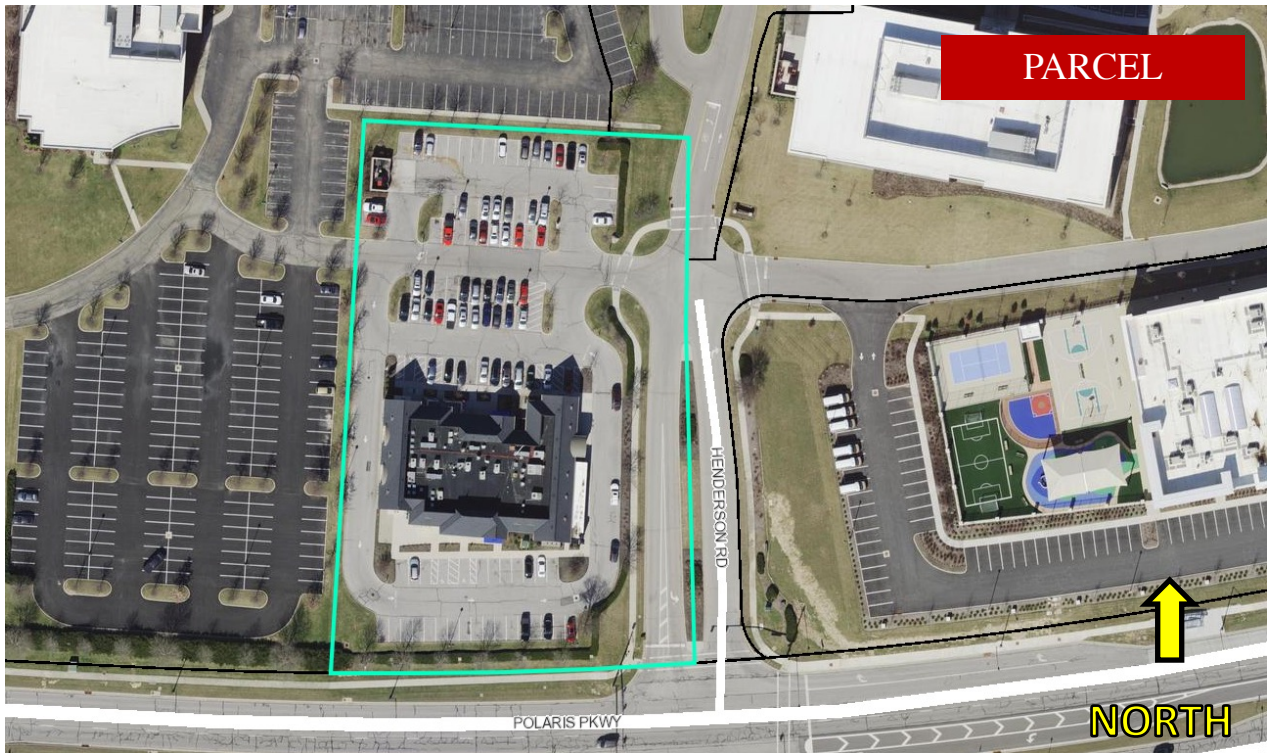
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<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
Total Population:	2,430	73,623	181,971	598,323
Total Households:	1,035	27,270	71,335	245,073
Avg. Household Income:	\$150,192	\$133,060	\$108,157	\$102,288







This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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