



FOR LEASE - WILL DEMISE

Office Property

300 W SCHROCK ROAD
WESTERVILLE, OHIO

Area Available

60,000 SF

Rental Rate

\$12.50/SF Net

Availability

April 1, 2027

Parking

691 Parking Spaces (11.5 spaces per 1,000 RSF)

Property Highlights

- Versatile single-story building
- Open layout
- Building is backed-up by an 800kw Cummins diesel generator
- High parking ratio (11.5 spaces per 1,000 RSF)
- Excellent highway access
- High visibility address with monument signage
- Plentiful area amenities within 1 mile: restaurants, grocery stores, banks, hotels, healthcare, and retail

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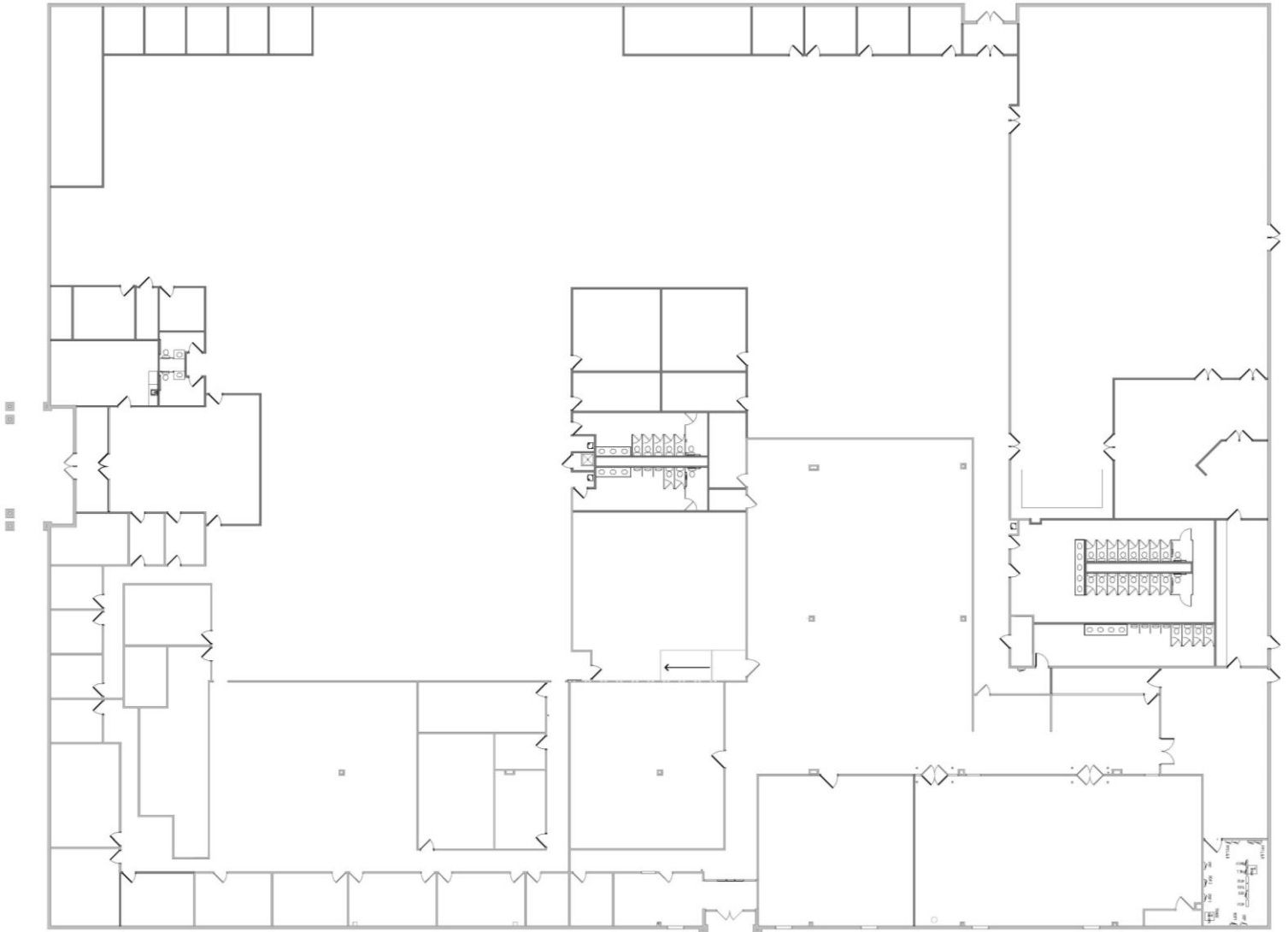


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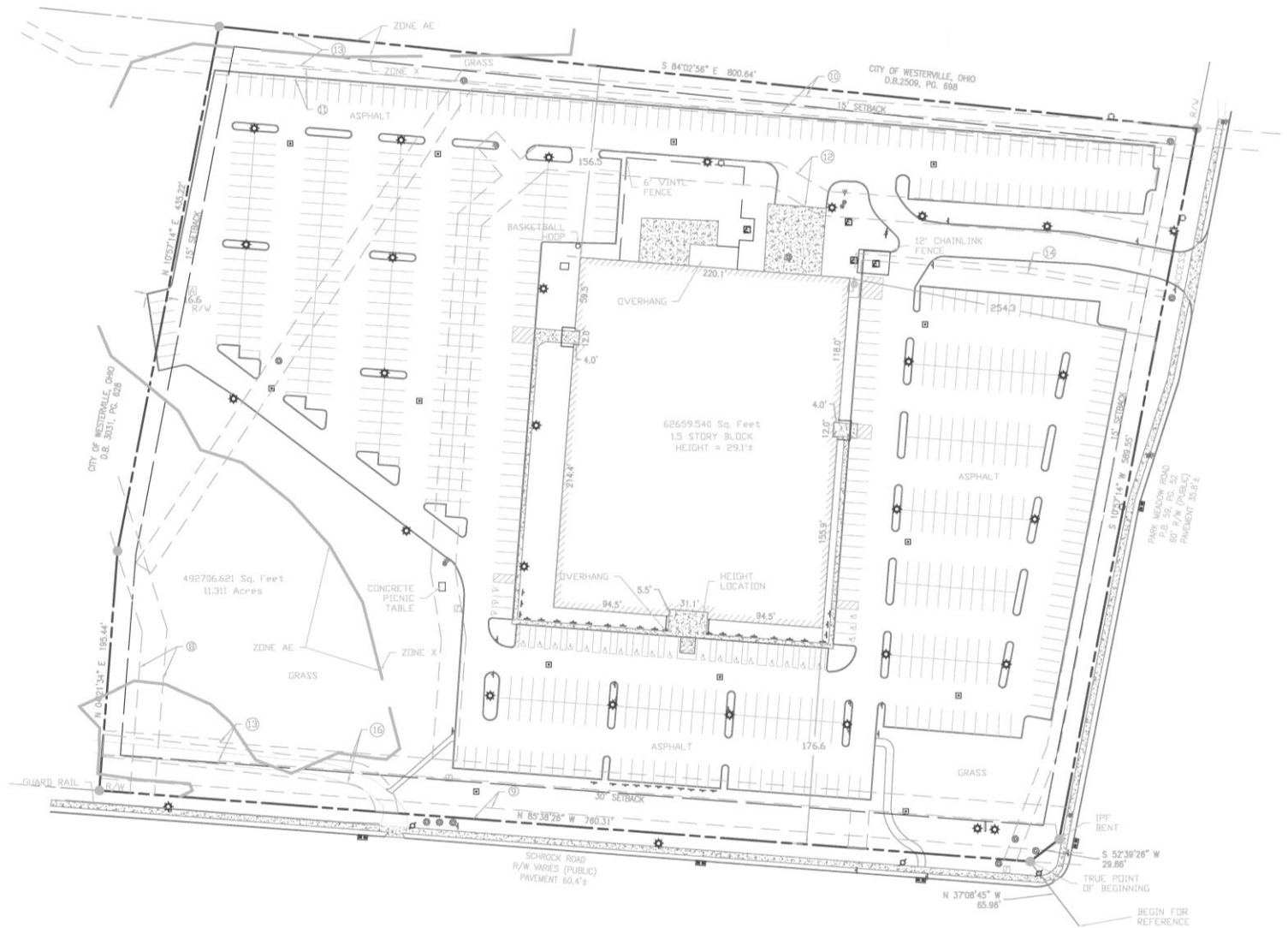
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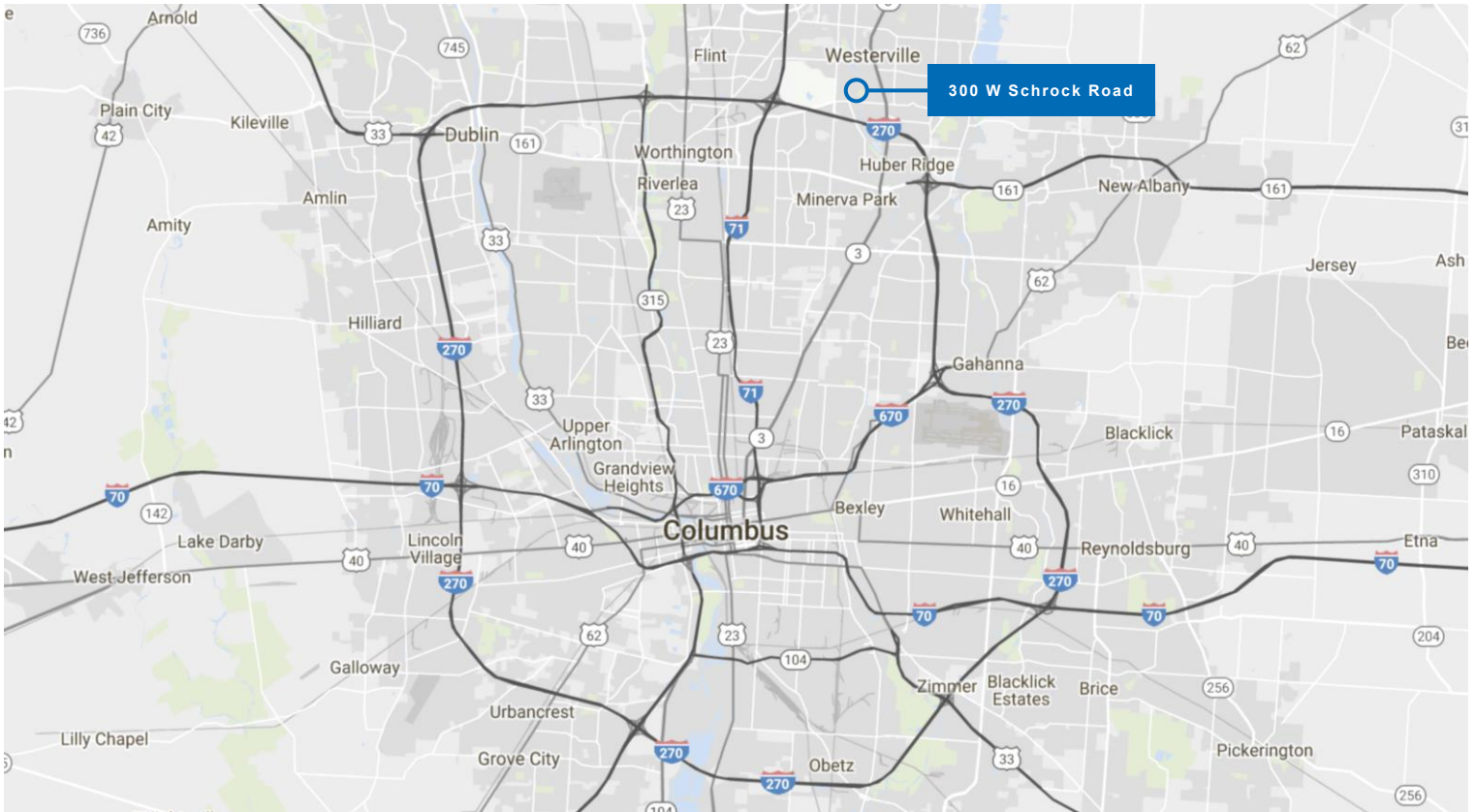
EXISTING FLOOR PLAN



SITE PLAN



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AREA AMENITIES

DINING

Starbucks, Chipotle, Wendy's, McDonald's, Tim Hortons, Arby's, City Barbeque, First Watch, Taco Bell, Bob Evans, KFC, Smashburger, Massey's Pizza, Burger King, Pizza Hut, Dunkin', Papa John's, Panera Bread among several others

GROCERY

Kroger, Walmart Supercenter, Aldi

BANKING

Chase, Huntington, PNC, KeyBank, US Bank, FC Bank, United Midwest Savings Bank

GENERAL

CVS, Home Depot, Auto Care, carwashes, Planet Fitness, Kohls, Verizon, T-Mobile, BP, Turkey Hill, Shell, Sheetz, Speedway

LODGING

Aloft, Embassy Suites, Red Roof Inn

HEALTHCARE

St Ann's full-service hospital (Mount Carmel)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,308	105,885	265,333
MEDIAN HH INCOME	\$69,306	\$80,543	\$82,504
TRAFFIC	22,255 VPD at W Schrock Rd and Park Meadow Dr E		