



westwood
COMMERCIAL
REAL ESTATE CO.

For Sale

\$600,000

Zoning: Downtown Business District

209 S. Liberty

- APN: 319-431-02-025-007
- .25 Acres
- \$295,500

217 S. Liberty

- APN: 319-431-02-025-008
- .30 Acres
- \$354,500

Contact:

Douglas D. Smith

Commercial Realtor®

Westwood Commercial

Real Estate Co.

doug.smith@westwoodohio.com

(614) 869-7139

209 - 217 S. Liberty Street

Powell, OH 43065

Prime Development Land

Property Overview:

- **Lots are located in front of and adjacent to the southern terminus of Village Green Park.** The Village Green site in downtown Powell envisions approximately 12 acres of re-imagined public open space, mixed-use development and enhanced pedestrian connectivity to act as a catalyst for revitalizing the core of the city.
- **Lots can be sold individually or together and there is a price benefit to purchasing both properties together.** 209 S. Liberty has a 55' frontage and 217 S. Liberty has 83' of frontage. Both lots are approximately 200' deep.
- **All utilities are at the street** including sewer.
- **Zoning is Downtown Business District** which supports commercial/mixed-use and redevelopment without the need to rezone. This zoning is intended to support commercial, business, retail and mixed-use developments compatible with a walkable scale.
- Traffic counts on S. Liberty are 11,000+

Community Profile



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Community Profile: Downtown Powell

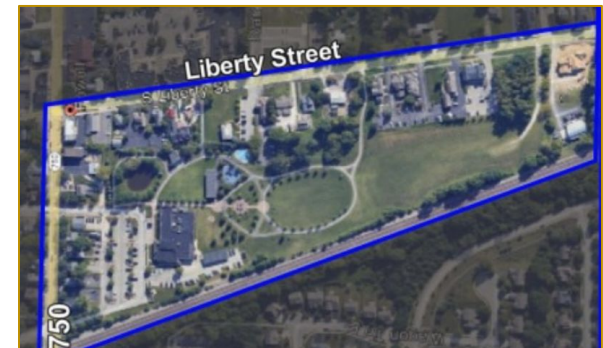
Downtown Powell, Ohio is a walkable, high-income suburban community in Delaware County experiencing active reinvestment and redevelopment including the City's Downtown/Village Green Master Plan and the development of the new Bennett Farm Park. With an affluent and family-oriented population, strong housing values, and ongoing infrastructure and streetscape improvements, the area is primed for high-quality boutique retail, and professional office projects. These two vacant lots are ideally positioned to benefit from the city's downtown momentum and the growing demand for distinctive infill opportunities in one of Central Ohio's most desirable communities.

Powell Highlights

- Affluent suburb with median household income around \$190,000.
- Located within Delaware County, one of Ohio's fastest-growing regions.
- City implementing Downtown/Village Green Master Plan for redevelopment and walkability with potential access adjacent to these lots and the development of Bennett Farm Park.
- High homeownership (~89%) and strong residential stability.
- Mixed-use, retail, and boutique office uses are in high demand.
- Surrounded by locally owned restaurants, parks, and community amenities.
- Low vacancy rate creates confidence for investors.
- Pedestrian-friendly downtown with active civic events and festivals.
- City-supported façade and development incentives encourage infill projects.
- Ideal timing for developers seeking catalytic infill sites in a thriving, design-focused community.



CoHatch's New Powell Location - Opens Late 25



Powell's Village Green Redevelopment Project

Downtown Powell, Ohio is a walkable, high-income suburban community in Delaware County experiencing active reinvestment and redevelopment

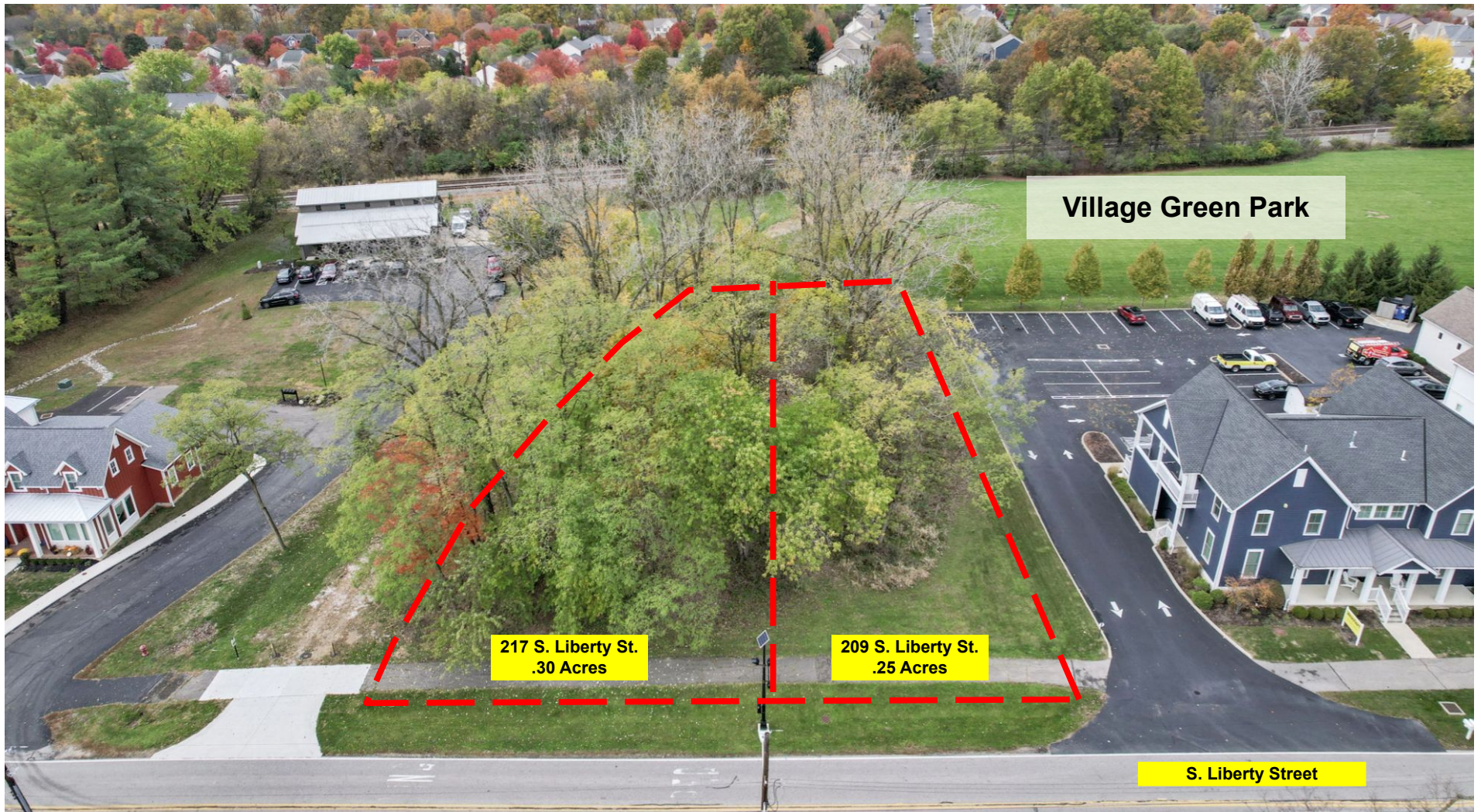
Aerial Photos



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Aerial Photos



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Proximity Map



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Parcel Map



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Village Green
Park

S. Liberty Street

209 S. Liberty
.25 Acres

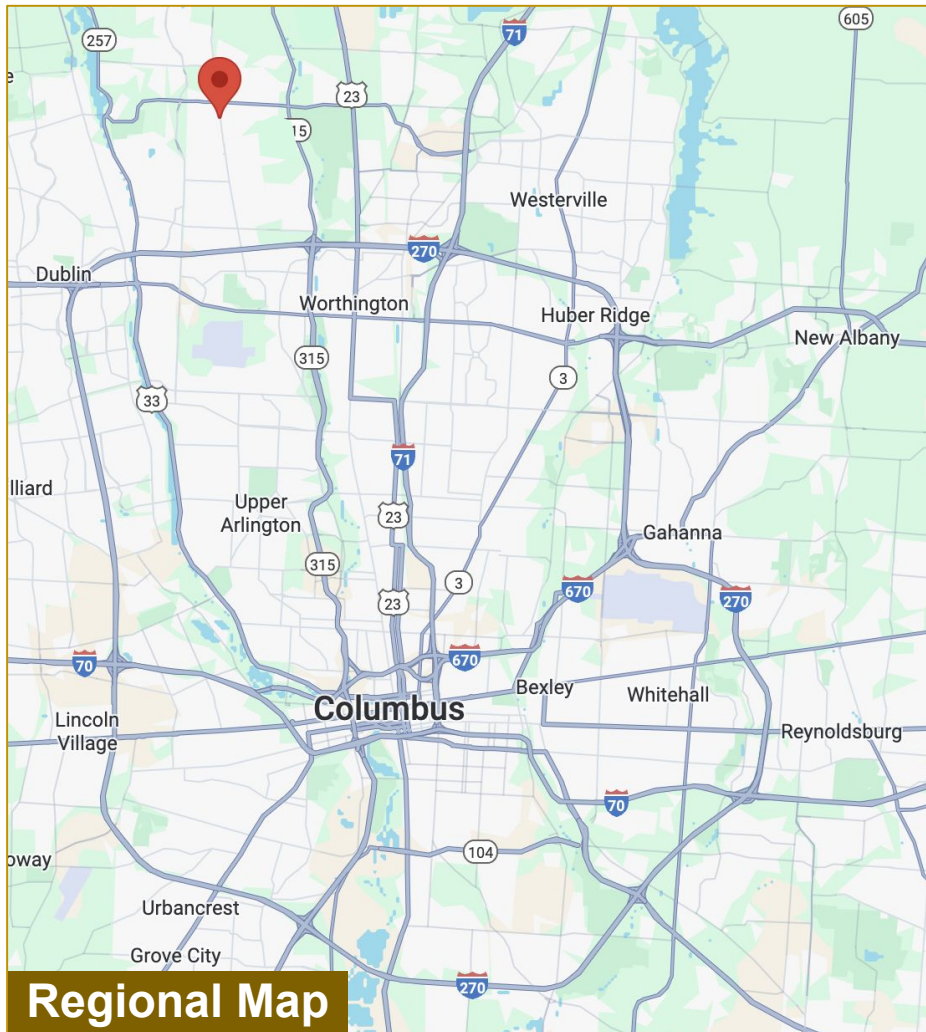
217 S. Liberty
.30 Acres

Location Map

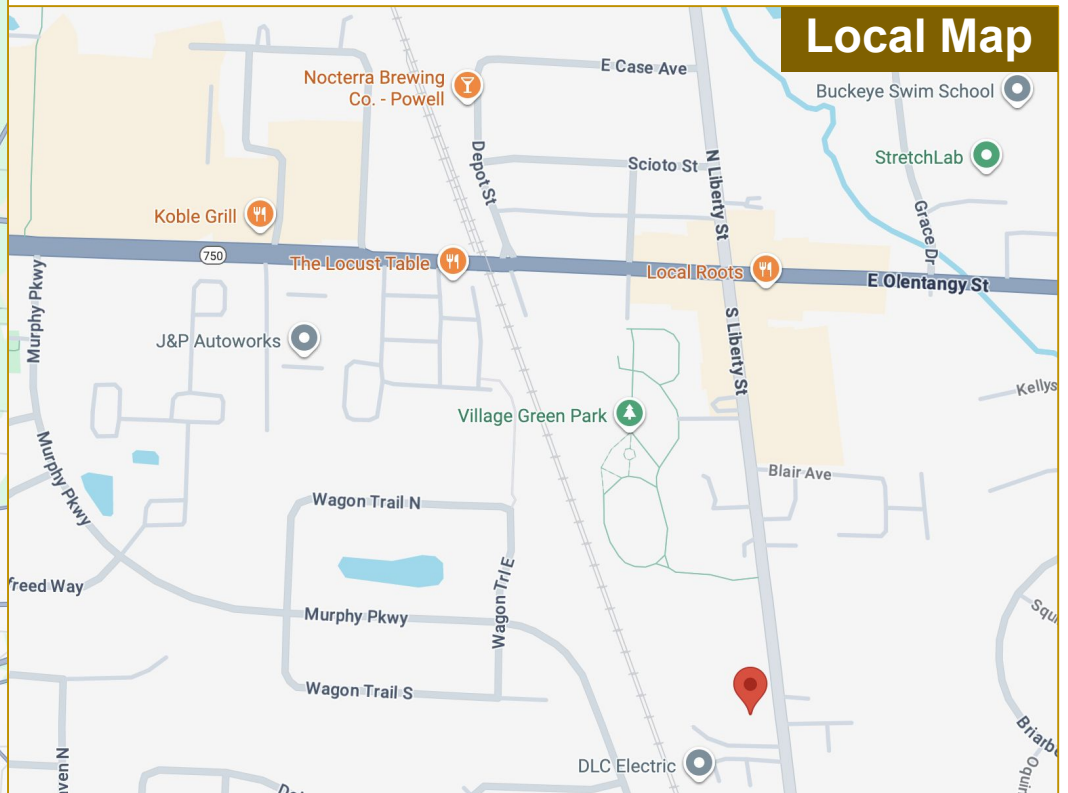


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Regional Map



Local Map

Proximity Map



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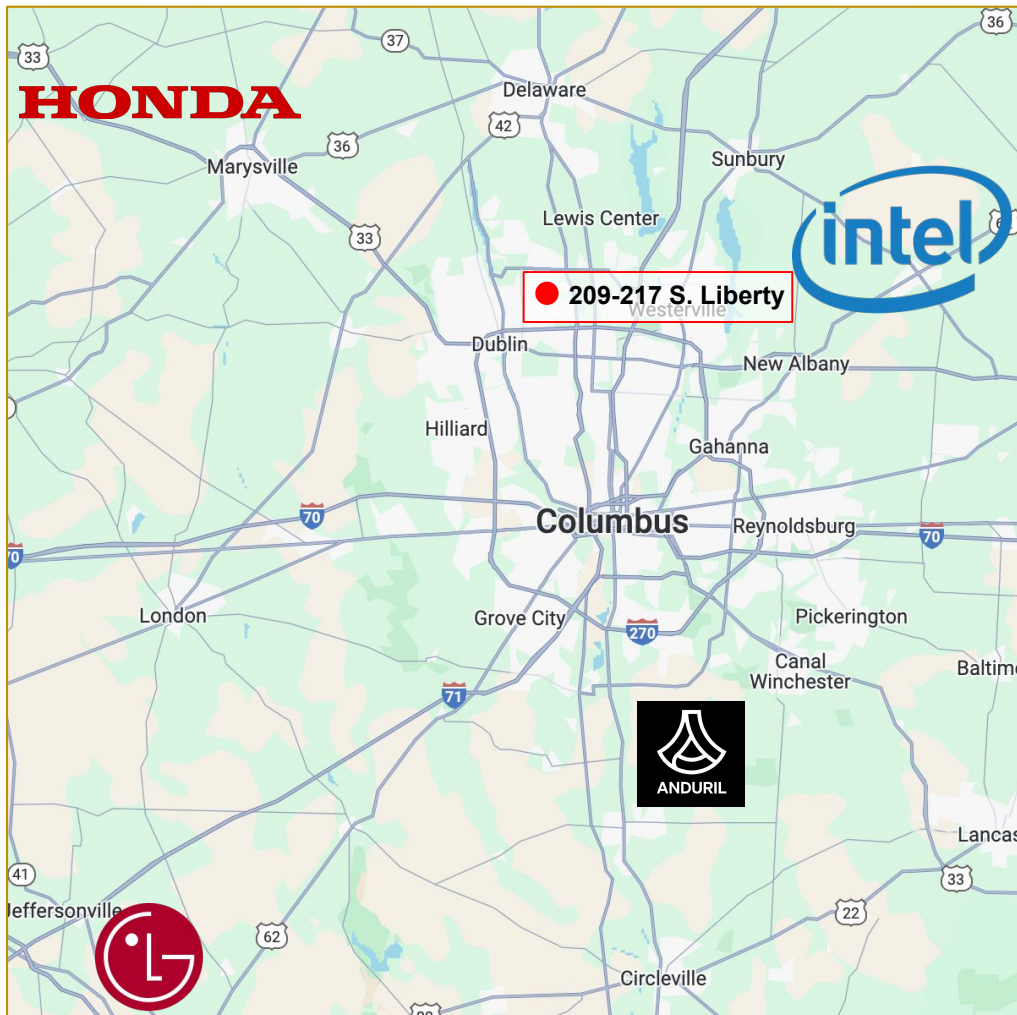
Drive Times



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This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.

Drive Times to the following landmarks:

Miles	To	Miles	To
2	OH 315	17	Downtown Columbus
3	Columbus Zoo	20	John Glenn Int
4	US 23	26	Intel - Ohio One
5	Polaris Fashion Place	32	Anduril Industries
5	I-270	40	Honda America
6	I-71	55	LGES Battery Plant

Demographics



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 217 Liberty St, Powell, OH 43065

CITY, STATE

Powell, OH

POPULATION

62,763

AVG. HHSIZE

2.67

MEDIAN HH INCOME

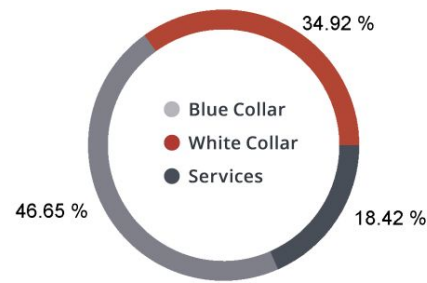
\$100,465

HOME OWNERSHIP

Renters: **6,093**

Owners: **17,160**

EMPLOYMENT



54.83 %
Employed

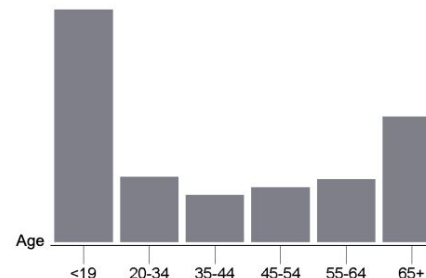
1.04 %
Unemployed

EDUCATION

High School Grad: **13.82 %**
Some College: **19.96 %**
Associates: **6.49 %**
Bachelors: **61.14 %**

GENDER & AGE

49.52 % **50.48 %**

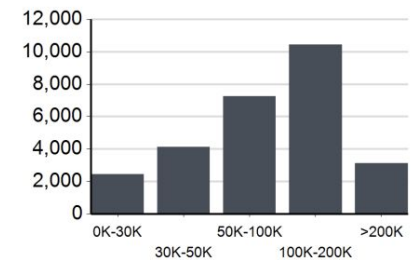


RACE & ETHNICITY

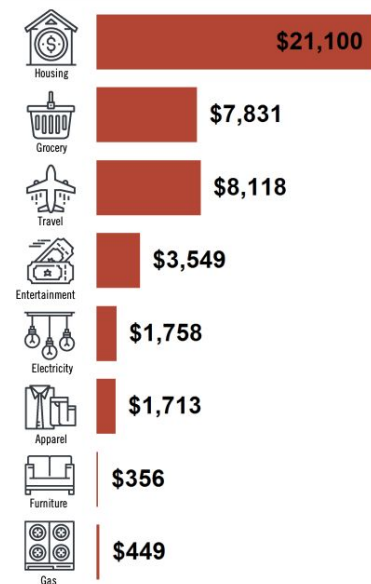
White: **89.34 %**
Asian: **6.06 %**
Native American: **0.03 %**
Pacific Islanders: **0.00 %**
African-American: **1.05 %**
Hispanic: **1.65 %**
Two or More Races: **1.88 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Demographics

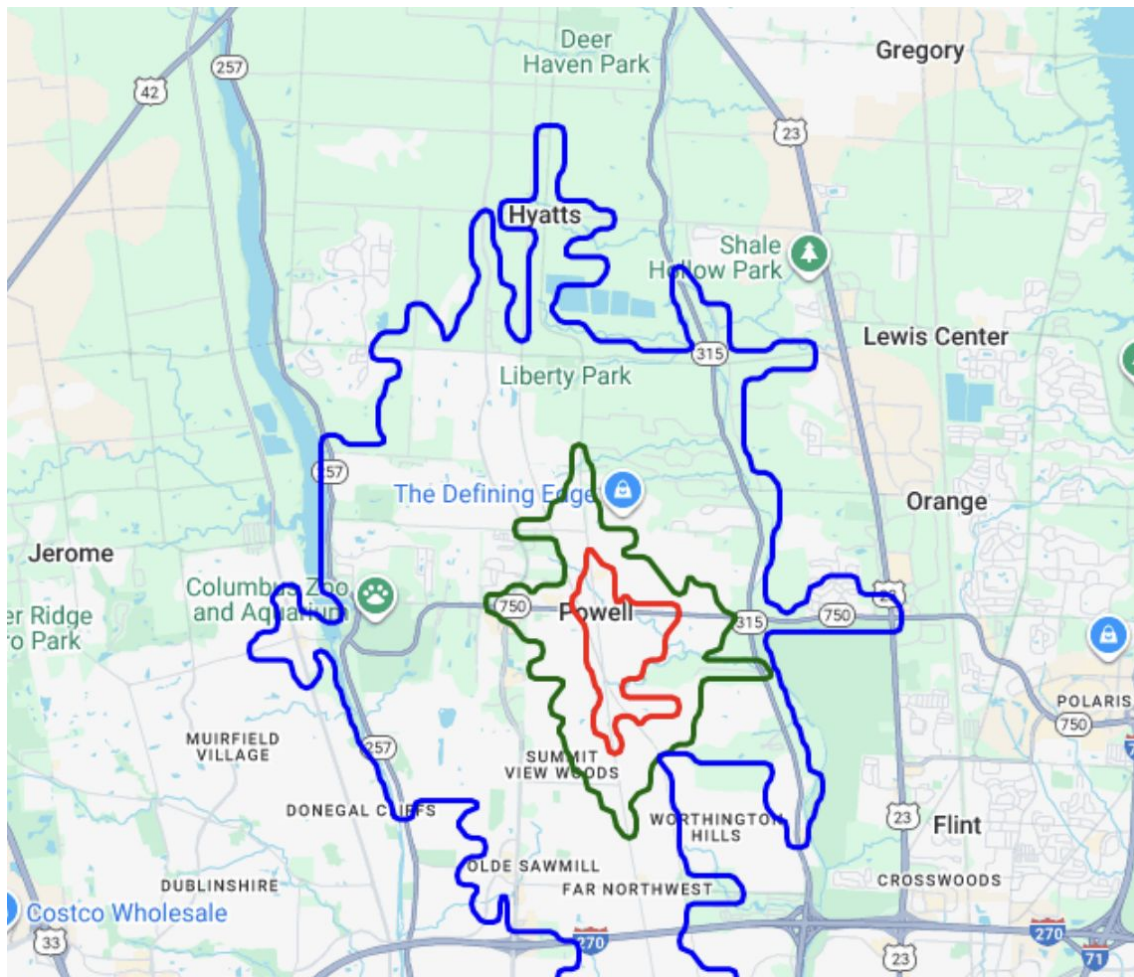


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Demographics



Population

Distance	Male	Female	Total
3- Minute	1,332	1,303	2,634
5- Minute	7,026	7,055	14,081
10- Minute	31,083	31,680	62,763



Demographics



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Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3- Minute	1,393	31	.54%
5- Minute	7,535	185	1.15%
10- Minute	34,414	653	1.35%

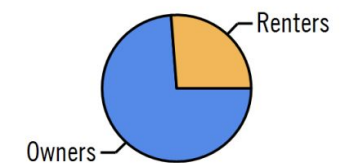
Home Ownership 3 Minute



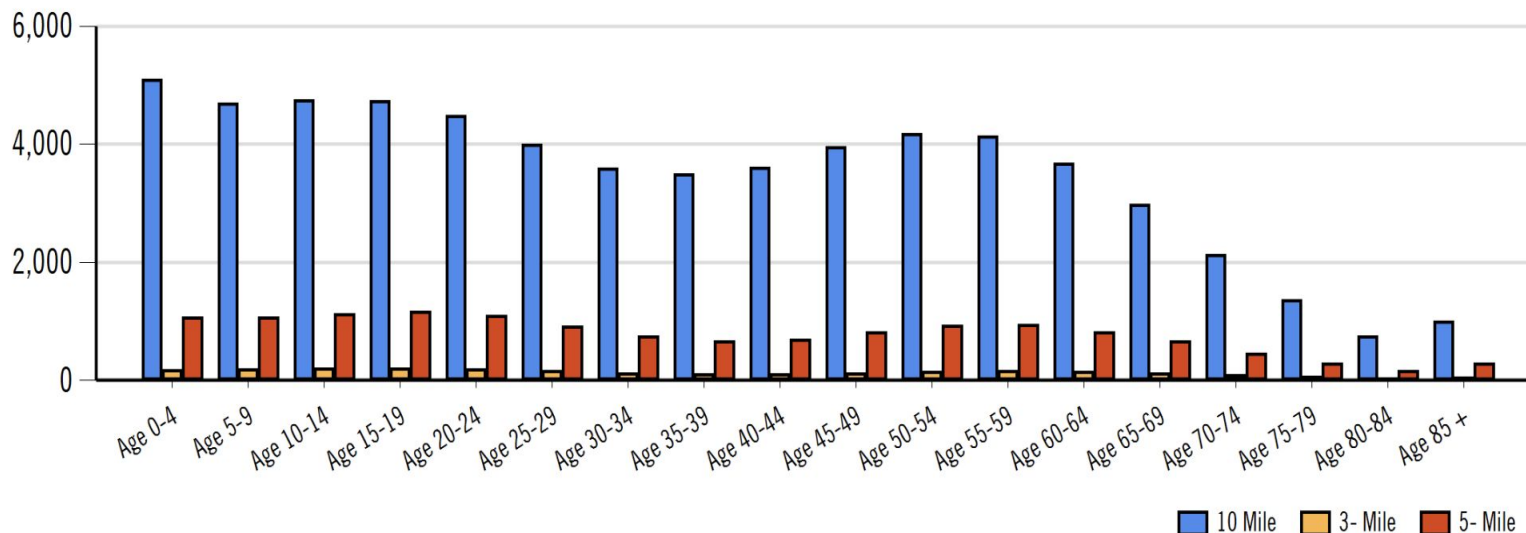
Home Ownership 5 Minute




Home Ownership 10 Minute



Population by Distance and Age (2020)





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EXCLUSIVELY LISTED BY:

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Thank you!