

# LEASE

## THE SHOPPES AT WEDGEWOOD

10726 Sawmill Pkwy Powell, OH 43065



### LOCATION DESCRIPTION

The Shoppes at Wedgewood is situated in Powell, OH, a vibrant and rapidly growing community in Delaware County. The area boasts a high median household income and excellent demographics, attracting a diverse and affluent clientele. Nearby points of interest include the scenic Liberty Park, the renowned Columbus Zoo and Aquarium, and the upscale retail and dining options in the area. Additionally, the location benefits from its proximity to major highways, ensuring easy access for shoppers from surrounding neighborhoods. This dynamic retail environment is perfect for businesses looking to thrive in a bustling, high-traffic area.

### PROPERTY HIGHLIGHTS

- Range of suite sizes to fit tenant needs
- 311 On-site parking spaces
- Infill site anchored by Target
- Along desired shopping corridor
- Possible drive-thru at the end cap suite

### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,600 - 10,383 SF
Lot Size:	6.073 Acres
Building Size:	41,446 SF

### PROPERTY WEBSITE

[bit.ly/10726SawmillPkw](http://bit.ly/10726SawmillPkw)

#### Bill Davis

(614) 588-7561

[bdavis@cbc-aspire.com](mailto:bdavis@cbc-aspire.com)

#### Tom Velalis

(614) 354-6556

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#### Andrew Sylvester

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# ELEVATION

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**EAST PARTIAL BUILDING ELEVATION (A)**

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS			
ITEM	MANUFACTURER	COLOR	NOTES
<b>CAST STONE VENEER</b>			
CS-1	ANCHOR BLOCK	TECTURE STONE LIMESTONE	ASHLAR / MATCH MORTAR
<b>STRUCTURAL MASONRY VENEER</b>			
SM-1	LEE BUILDING BLOCK	MAXBRIC CLAIBORNE	STANDARD FINISH / STANDARD MORTAR
SM-2	LEE BUILDING BLOCK	MAXBRIC JACKSON	STANDARD FINISH / STANDARD MORTAR
<b>EIFS</b>			
EF-1	DRYVIT		
<b>ALUMINUM STOREFRONT (PRE-FINISHED)</b>			
STF-1	TUBELITE	CHAMPAGNE	
<b>PRE-FINISHED METAL</b>			
MTL-1	DMI	CHAMPAGNE	
<b>AWNINGS</b>			
	BY TENANT	COLOR / PATTERN BY TENANT	
<b>PAINT</b>			
P-1	BENJAMIN MOORE	COLOR #1038, "EVERLASTING"	
P-2	BENJAMIN MOORE	COLOR # 1039, "STONE HOUSE"	
P-3	BENJAMIN MOORE	COLOR #40-48, "JACKSON TAN"	



**EAST PARTIAL BUILDING ELEVATION (B)**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION (B)**

SCALE: 1" = 20.00'

DEVELOPER OPTION ON SOUTH ELEVATION ONLY:

**Bill Davis**  
 (614) 588-7561  
 bdavis@cbc-aspire.com

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# SITE PLAN

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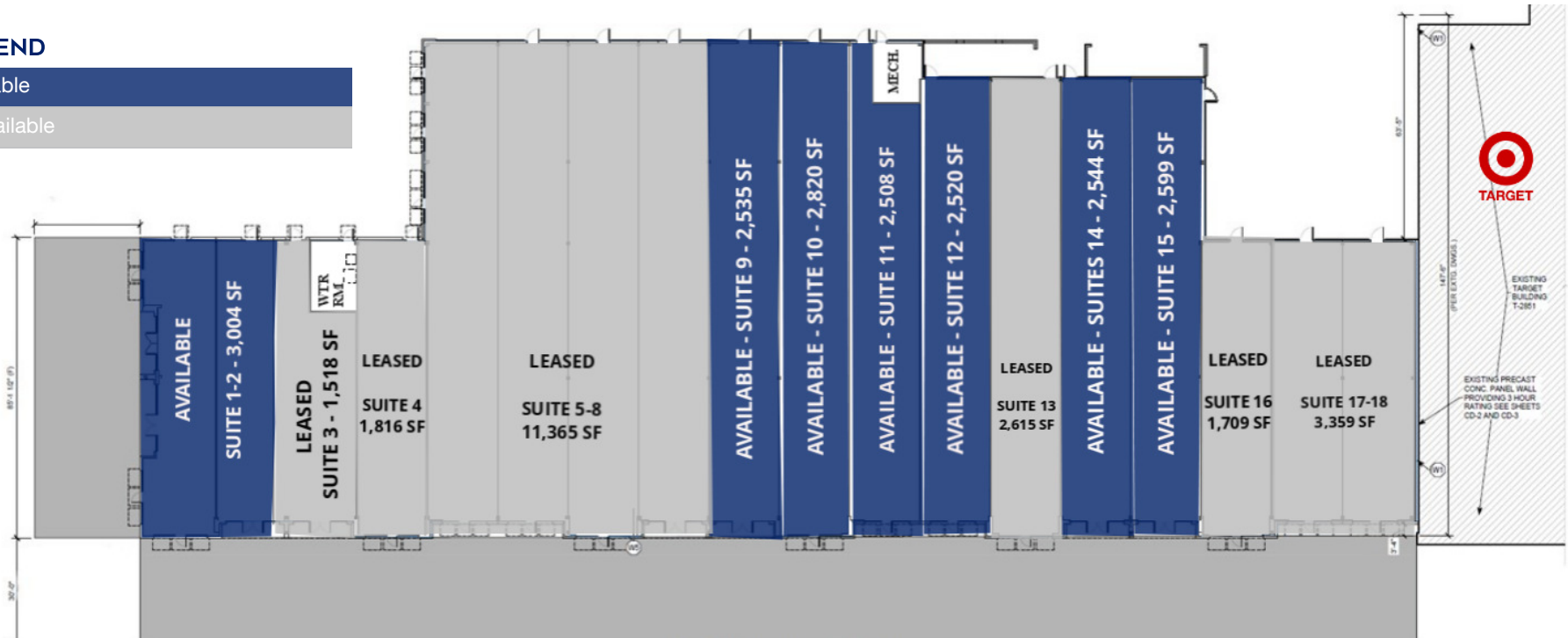
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### LEGEND

Available

Unavailable



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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10726 Sawmill Pkwy, Suite 1-2	3,004 SF	NNN	\$32.00 SF/yr	Available - End Cap
10726 Sawmill Pkwy, Suite 3	1,518 SF	NNN	\$32.00 SF/yr	Leased
10726 Sawmill Pkwy, Ste 4	1,816 SF	NNN	NA	Leased
10726 Sawmill Pkwy, Suite 5-8	11,365 SF	NNN	NA	Leased
10726 Sawmill Pkwy, Suite 9	2,535 - 10,383 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 10, Suite 11, and Suite 12
10726 Sawmill Pkwy, Suite 10	2,820 - 10,383 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 9, Suite 11, and Suite 12
10726 Sawmill Pkwy, Suite 11	2,508 - 10,383 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 9, Suite 10, and Suite 12
10726 Sawmill Pkwy, Suite 12	2,520 - 10,383 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 9, Suite 10, and Suite 11
10726 Sawmill Pkwy, Suite 13	2,615 SF	NNN	NA	Leased
10726 Sawmill Pkwy, Suite 14	2,544 - 5,143 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 15
10726 Sawmill Pkwy, Suite 15	2,599 - 5,143 SF	NNN	\$32.00 SF/yr	Available - Can be combined with Suite 14
10726 Sawmill Pkwy, Ste 16	1,709 SF	NNN	NA	Leased
10726 Sawmill Pkwy, Ste 17-18	3,359 SF	NNN	NA	Leased

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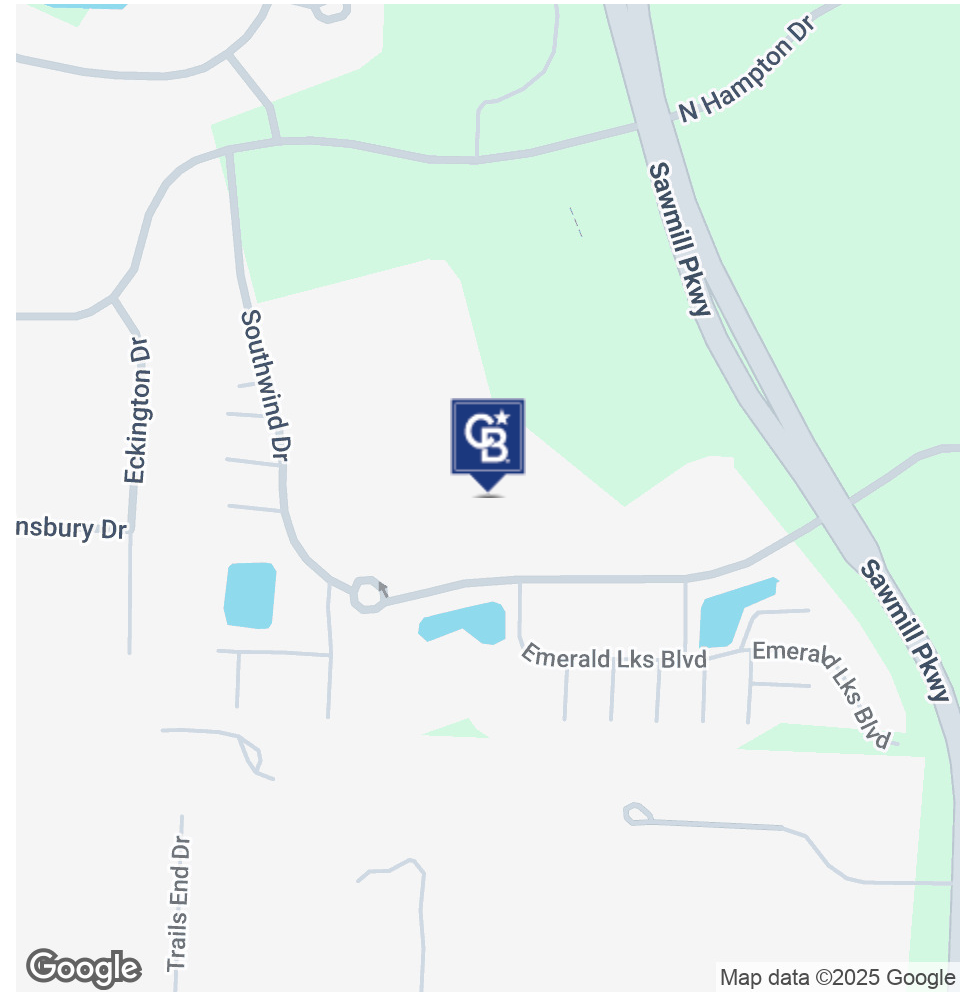
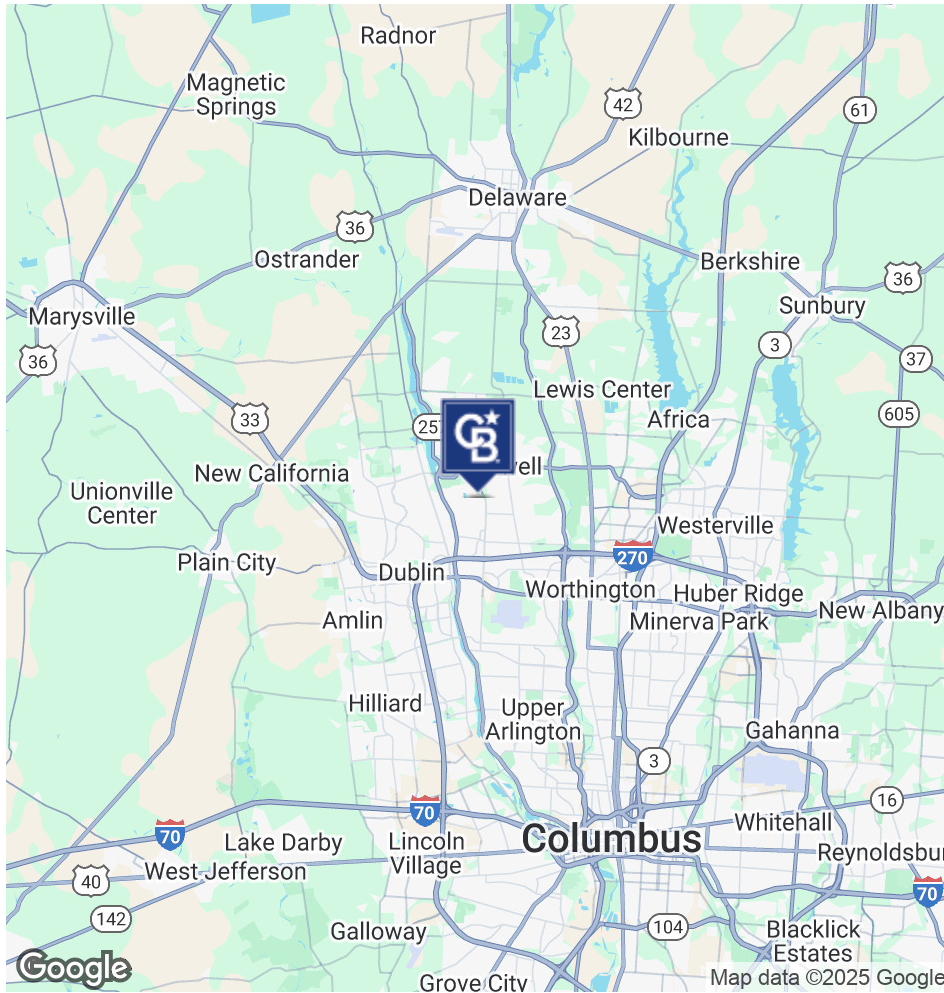


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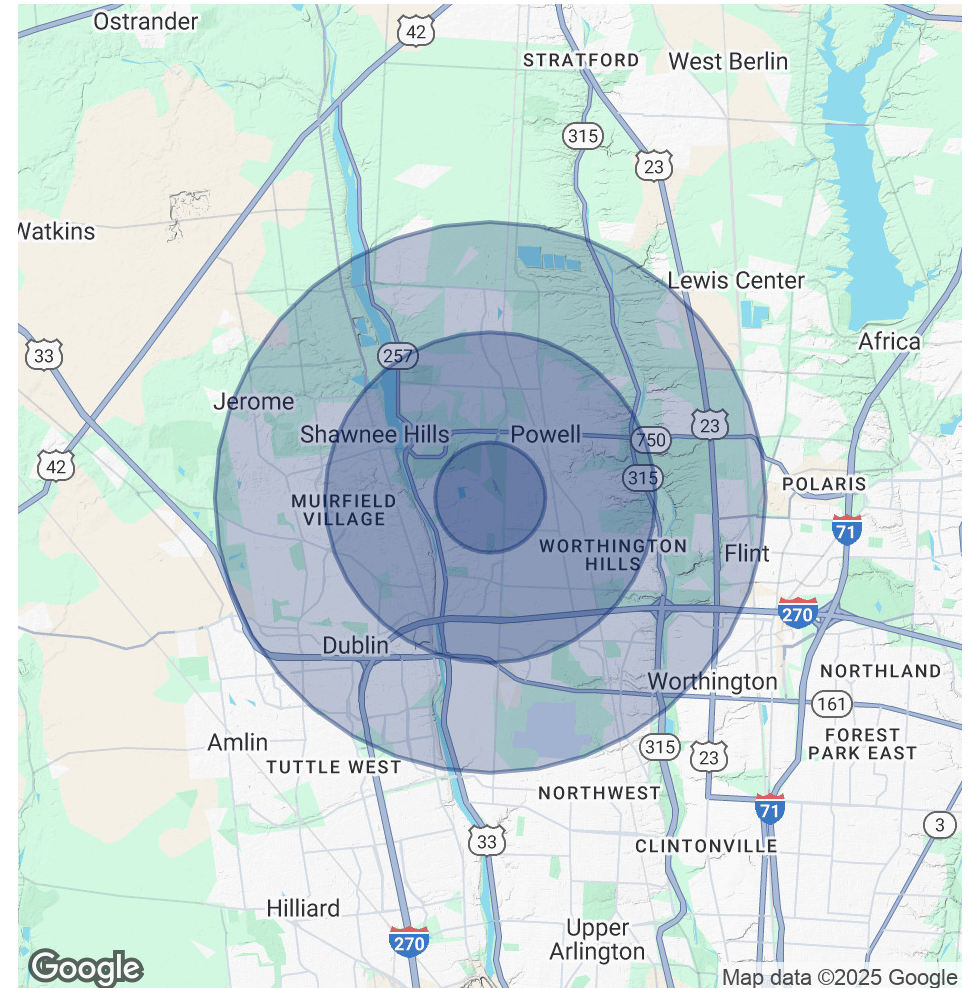
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,747	66,776	159,695
Average Age	39.6	39.3	38.5
Average Age (Male)	39.1	38.7	37.5
Average Age (Female)	40.3	39.9	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,476	25,654	63,102
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$145,850	\$145,811	\$134,907
Average House Value	\$344,465	\$332,333	\$321,607

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
4,768	BRADFORD CT BETWEEN SAWMILL PKWY AND SAWMILL RD	2-WAY	2022
29,085	SAWMILL RD BETWEEN SUMMIT VIEW RD AND BERBER ST	2-WAY	2022
14,550	OLENTANGY ST BETWEEN SAWMILL PKWY AND LIBERTY ST	2-WAY	2022



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