

POWELL CENTER

RETAIL FOR SUBLEASE

120-180 E. OLENTANGY STREET, POWELL, OHIO 43065.



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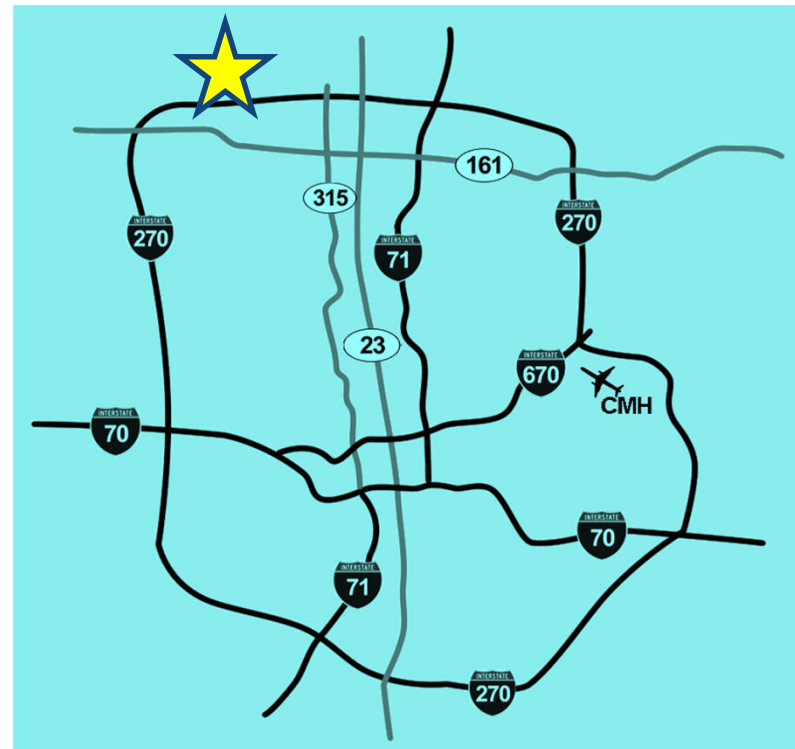
PROPERTY HIGHLIGHTS

POWELL CENTER

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120-180 E. OLENTANGY STREET, POWELL, OHIO 43065

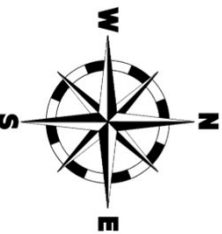
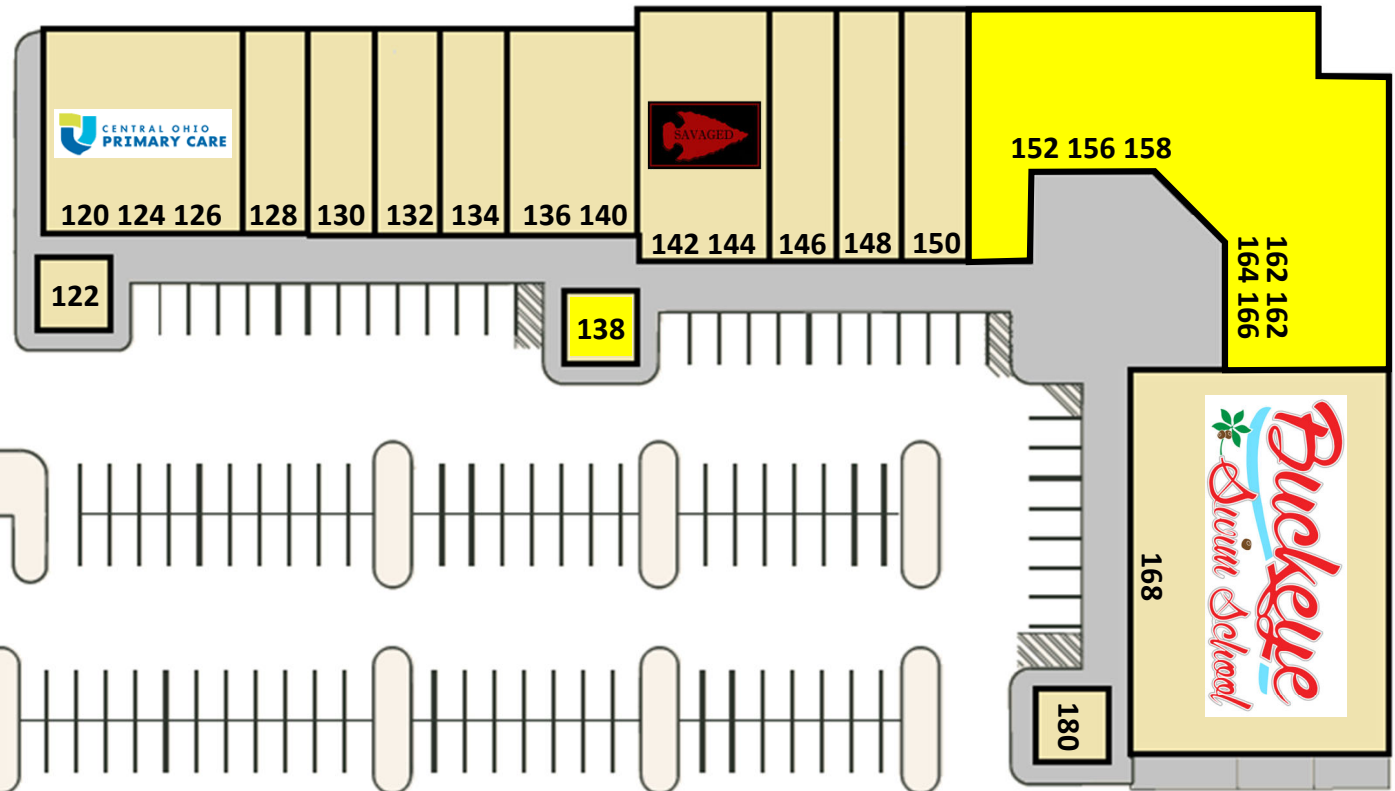
- +/- 513 SF in-line space available
- +/- 9,788 SF in-line sublease available
- Retail opportunity in a very limited availability corridor
- 13,063 vehicles per day on East Olentangy Street (MPSI: 2023)
- 1-mile average household income: \$180,302
- Close proximity to the Muirfield Village Golf Club and the Columbus Zoo and Aquarium
- Parking ratio: 6.32 per 1,000 SF
- Signalized intersection at East Olentangy Street and Grace Drive
- Lease rate: \$20.00 psf NNN with estimated operating expenses: \$7.02 per SF (RE taxes: \$1.88 Insurance: \$0.70 CAM: \$4.44)



CENTER PLAN

TENANT ROSTER

Suite	SF
120 Central Ohio Primary Care	3,600
122 Concierge Real Estate	513
128 Massage One	1,200
130 Event Thyme Catering	1,200
132 J & F Nail Salon	1,200
134 Star Pups Grooming	1,200
136 U.S. Home Pro	2,215
138 AVAILABLE	513
142 Savaged Strength	3,200
146 Stretch Lab	1,600
148 Muse Hair Studio	1,600
150 Dr. Liana Goetz	1,600
152 AVAILABLE: sublease	9,788
168 Buckeye Swim School	9,495
180 Brennan Music	620



equity brokerage

www.equity.net

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SPACE PLAN



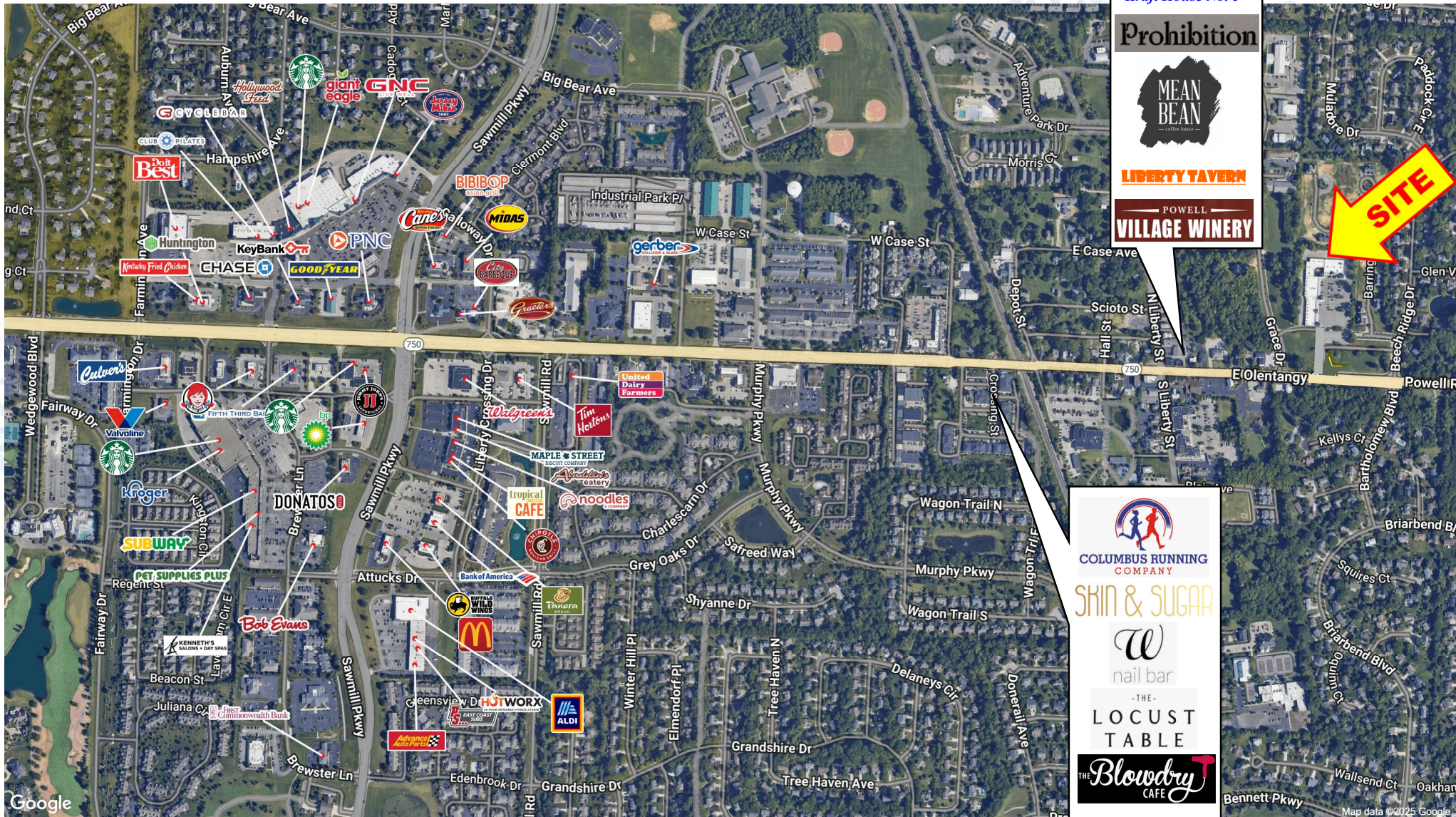
NEW BENNETT FARM PARK



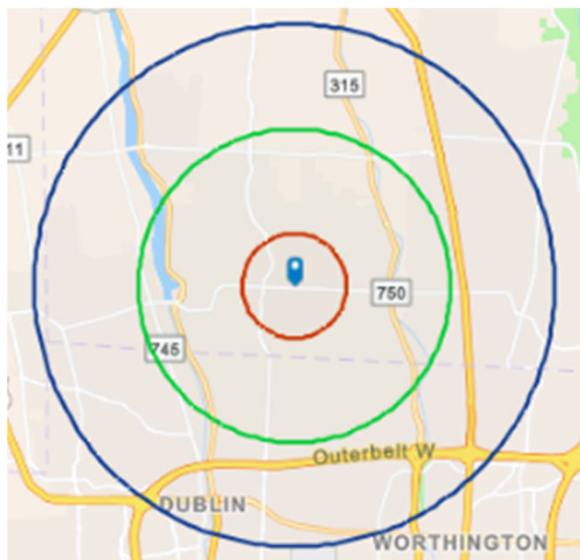
Planned & Potential Amenities

1. Shared use path extension
2. New restroom facility
3. Event lawn with meadow overlook swings
4. Rolling meadow
5. Potential mountain biking trails
6. Trail network
7. Flat meadow
8. Overlook
9. Wetland boardwalks
10. Community Event Barn from salvaged existing barn structure (3,200 sf)
11. Additional parking on Bennett Farm property with drop-off loop (45 spaces) with ability to add +/- 50 spaces (11a)
12. Hillside Play
13. Incorporate head-in parking along park entry drive (12-15 spaces)
14. Potential dog park
15. Central lawn
16. Update and expand playscape

MERCHANT AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

9,903

Population



2.6

Average
Household Size



39.0

Median Age

\$151,936

Median Household Income

BUSINESS



675

Total Businesses



5,602

Total Employees

EDUCATION



2%

No High School
Diploma



9%

High School
Graduate



17%

Some
College



72%

Bachelor's/Grad/Prof
Degree

INCOME



\$71,136

Per Capita
Income



\$151,936

Median
Household
Income



\$186,480

Average
Household
Income

EMPLOYMENT



86.0

White
Collar %



4.8

Blue
Collar %



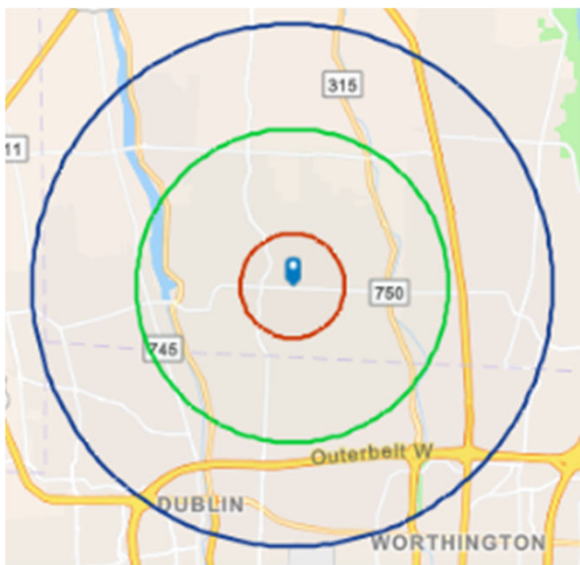
9.2

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

57,339

Population



Average
Household Size



Median Age

\$139,607

Median Household Income

BUSINESS



1,437

Total Businesses



14,446

Total Employees

EDUCATION



2%

No High School
Diploma



10%

High School
Graduate



18%

Some
College



70%

Bachelor's/Grad/Prof
Degree

INCOME



\$67,273

Per Capita
Income



\$139,607

Median
Household
Income



\$188,148

Average
Household
Income

EMPLOYMENT



84.2

White
Collar %



6.5

Blue
Collar %



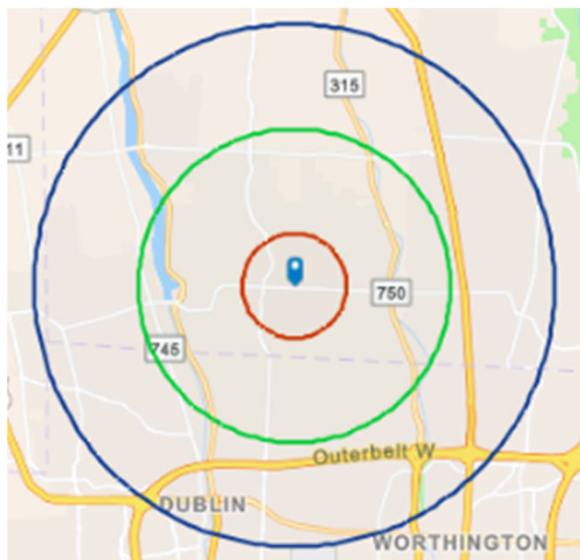
9.3

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

166,030

Population



Average
Household Size



Median Age

\$119,794

Median Household Income

BUSINESS



5,477

Total Businesses



80,867

Total Employees

EDUCATION



2%

No High School
Diploma



10%

High School
Graduate



19%

Some
College



69%

Bachelor's/Grad/Prof
Degree

INCOME



\$63,731

Per Capita
Income



\$119,794

Median
Household
Income



\$168,610

Average
Household
Income

EMPLOYMENT



82.8

White
Collar %



7.7

Blue
Collar %



9.5

Services
%

equity | brokerage

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