

# LIBERTY CROSSING

## AVAILABLE FOR LEASE

9711 SAWMILL PARKWAY, POWELL, OH 43065



**AUSTIN LOCONTI**

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# THE OPPORTUNITY

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## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Dominant Powell retail corridor with direct Sawmill Parkway frontage
- Join Chipotle, Five Guys, CAVA, Tropical Smoothie Cafe, Roosters, and Verizon at Liberty Crossing in the heart of Powell’s primary retail corridor
- High-income Dublin/Powell demographics with strong daytime traffic
- Surrounded by strong national retailers and restaurant traffic drivers
- Dense surrounding residential growth with strong consumer spending demographics



### PROPERTY INFORMATION

|                  |                                        |
|------------------|----------------------------------------|
| Address          | 9711 Sawmill Parkway, Powell, OH 43065 |
| GLA              | 25,099 SF                              |
| Acerage          | 4.58 AC                                |
| Parking Spaces   | 232                                    |
| Primary St       | Sawmill Parkway                        |
| Primary Frontage | 255' on Sawmill Pky                    |
| Ingress/Egress   | Multiple points of access              |
| Primary Traffic  | 25,300 VPD                             |
| Year Built       | 2009                                   |
| PPN              | 319-341-05-003-000                     |

### AVAILABILITY

### SIZE

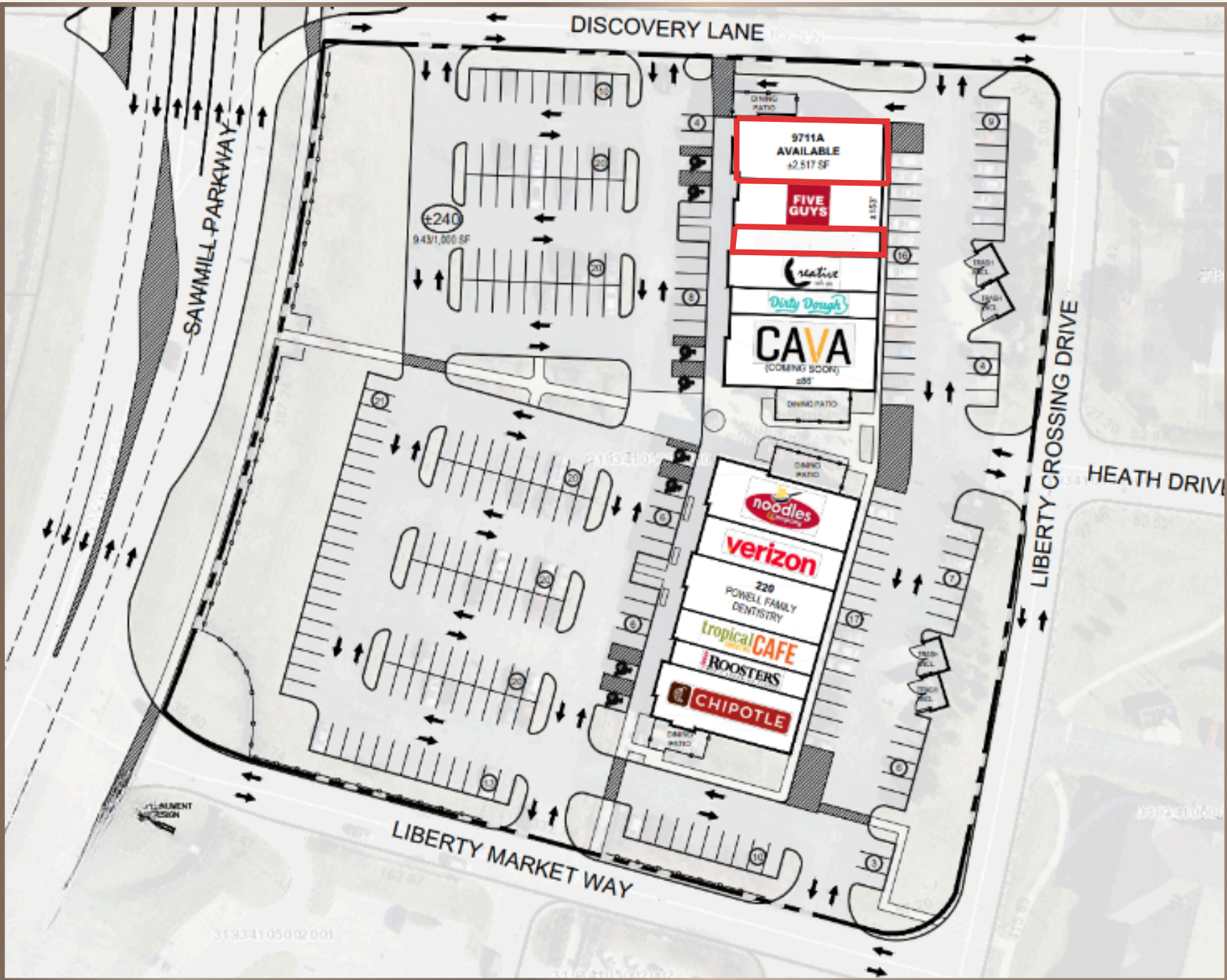
### PRICING

|             |          |              |
|-------------|----------|--------------|
| Suite 9711A | 2,517 SF | Upon Request |
| Suite 9711D | 1,394 SF | Upon Request |



# SITE PLAN

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## TENANT INDEX

| SPACE    | TENANT                         | SF        |
|----------|--------------------------------|-----------|
| 9711A    | AVAILABLE                      | 2,517     |
| 9711C    | FIVE GUYS                      | 2,602     |
| 9711D    | AVAILABLE                      | 1,394     |
| 9711F    | CREATIVE NAILS & SPA           | 1,523     |
| 9711G    | DIRTY DOUGH                    | 1,229     |
| 9711H    | CAVA (COMING SOON)             | 3,305     |
| SUBTOTAL |                                | 12,570 SF |
| 9733A    | NOODLES & CO.                  | 2,624     |
| 9733B    | VERIZON                        | 1,755     |
| 9733C    | POWELL FAMILY DENTISTRY        | 2,943     |
| 9733E    | TROPICAL SMOOTHIE CAFE         | 1,200     |
| 9733F    | ROOSTERS MEN'S GROOMING CENTER | 1,249     |
| 9733G    | CHIPOTLE                       | 2,758     |
| SUBTOTAL |                                | 12,529 SF |
| TOTAL    |                                | 25,099 SF |



# AVAILABILITIES

## SUITE 9711A | 2,517 SF

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# AVAILABILITIES

## SUITE 9711D | 1,394 SF

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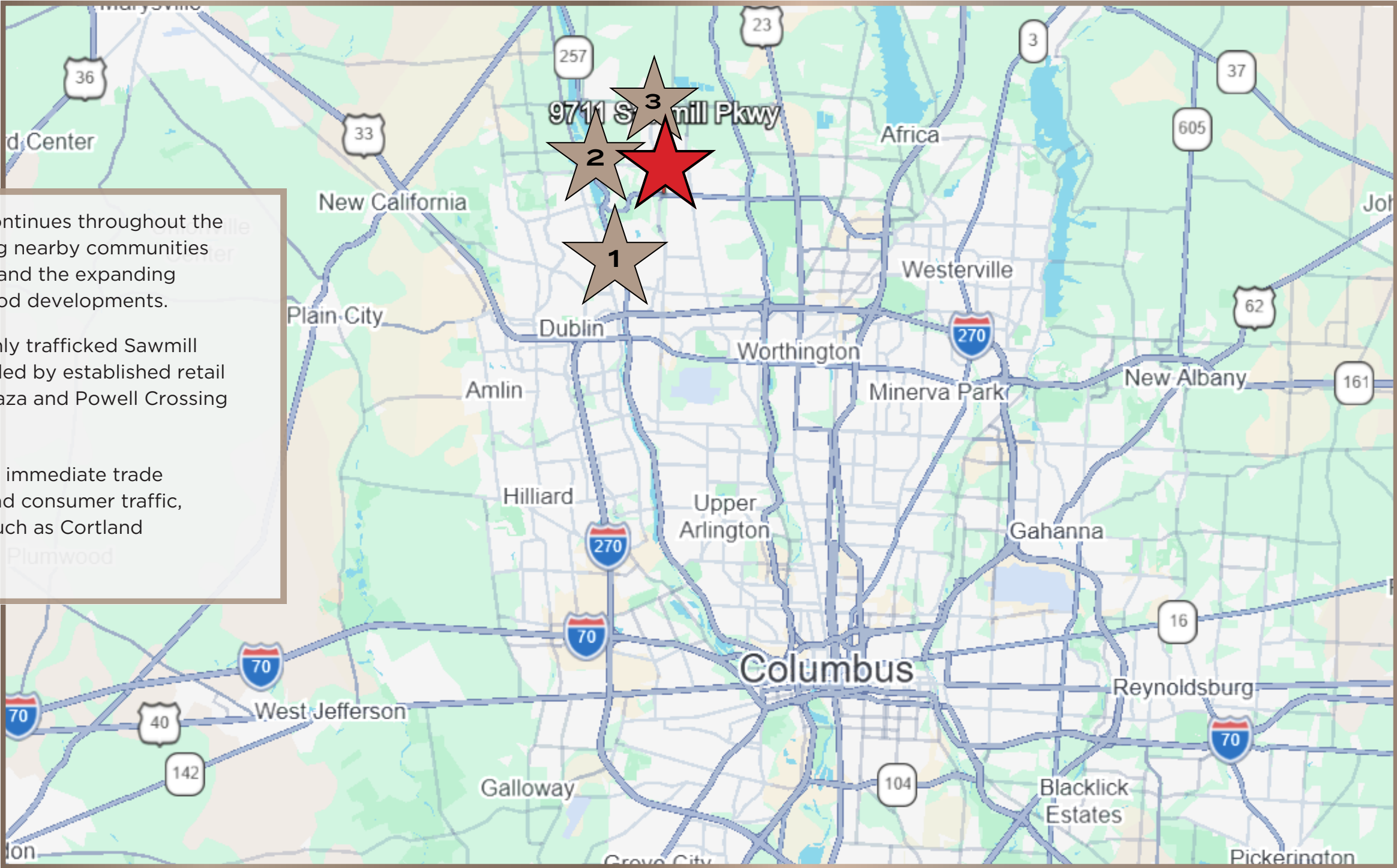






# NOTABLE DEVELOPMENTS

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- 1 Significant residential growth continues throughout the Powell/Dublin corridor, including nearby communities such as Liberty Grand Preserve and the expanding Clarkshaw Crossing neighborhood developments.
- 2 The property sits within the highly trafficked Sawmill Parkway retail corridor surrounded by established retail destinations including Powell Plaza and Powell Crossing Shopping Center.
- 3 Strong multifamily growth in the immediate trade area continues to add density and consumer traffic, including nearby communities such as Cortland Powell and Nolan Reserve.



# LOCATION OVERVIEW

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Positioned in one of Central Ohio’s fastest-growing and most affluent suburban trade areas, this premier opportunity at Powell offers outstanding visibility and accessibility along highly traveled Sawmill Parkway. The site benefits from strong surrounding demographics, dense residential growth, and close proximity to major retail corridors serving the greater Columbus market.

Located just minutes from key regional thoroughfares including U.S. Route 23 and Interstate 270, the property provides convenient connectivity throughout Northwest Columbus and Delaware County. The area is anchored by a dynamic mix of national retailers, grocery destinations, dining options, fitness users, and daily-needs services that generate consistent consumer traffic throughout the day.

Surrounded by established neighborhoods, upscale housing communities, and top-performing schools within the highly regarded Olentangy School District, the location continues to experience strong residential and commercial expansion. With excellent daytime population, strong household incomes, and continued development activity nearby, this site is ideally positioned for retailers, restaurants, medical users, and service-oriented businesses seeking long-term growth in the Powell trade area.



| DEMOGRAPHICS             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 8,134     | 57,825    | 162,808   |
| Est. Total Employees     | 5,504     | 12,382    | 70,573    |
| Average Household Income | \$194,784 | \$225,348 | \$196,872 |
| Median Household Income  | \$150,112 | \$170,661 | \$148,172 |
| Consumer Spending        | \$410M    | \$3.1B    | \$7.8B    |



# CONTACT

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# TRADE AERIAL

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