

# PRESENTING

**50 S LIBERTY ST**  
50 S Liberty St Powell, OH 43065



# LEASE

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## LOCATION DESCRIPTION

The City of Powell is located 17 miles north of downtown Columbus and is nationally recognized as one of the best places to work. It has a quaint, small town atmosphere with all of the modern-day conveniences and amenities of a growing city. The property is located near the intersection of S Liberty Street and E Olentangy Street. It is situated on the main thoroughfare with other commercial establishments and is surrounded by residential developments.

## PROPERTY HIGHLIGHTS

- Suite 100: 1,744 SF first floor end unit for retail or office space.
- Suite 2200: +/- 800 to 4,000 SF second floor office space. Welcoming lobby and open work area. Inviting break room and well-appointed conference room. Tenant access to rooftop patio, common kitchenette, and coffee bar. Terms may be negotiable. Modified gross lease structure with utilities included.
- Elevator access to all floors
- Close proximity to Village Green Park
- Adjacent to City of Powell offices



## OFFERING SUMMARY

Lease Rate - Office:	Negotiable MG
Available SF - Office:	+/- 800 SF – 4,000 SF
Lease Rate - Retail:	\$22 sf/yr NNN
Available SF - Retail:	1,744 SF
Lot Size:	3.821 Acres
Building Size:	40,737 SF

## PROPERTY WEBSITE

<https://bit.ly/50sLibertySt>



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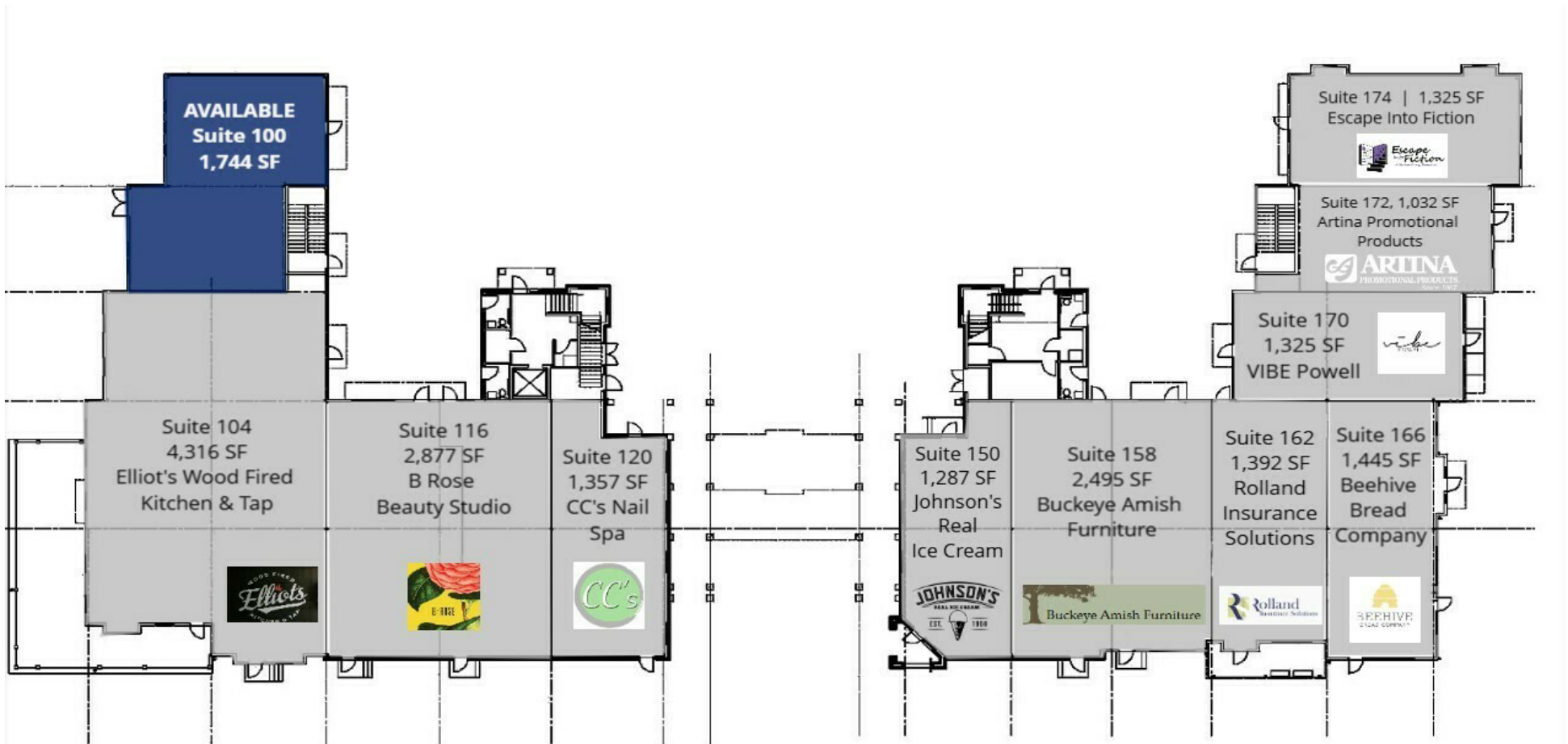
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,744 SF	NNN	\$22.00 SF/yr	First floor end unit retail/office space.
Suite 2200	Available	800 - 4,000 SF	Modified Gross	Negotiable	Second floor office space.



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50 S Liberty St - First Floor

1ST LEVEL

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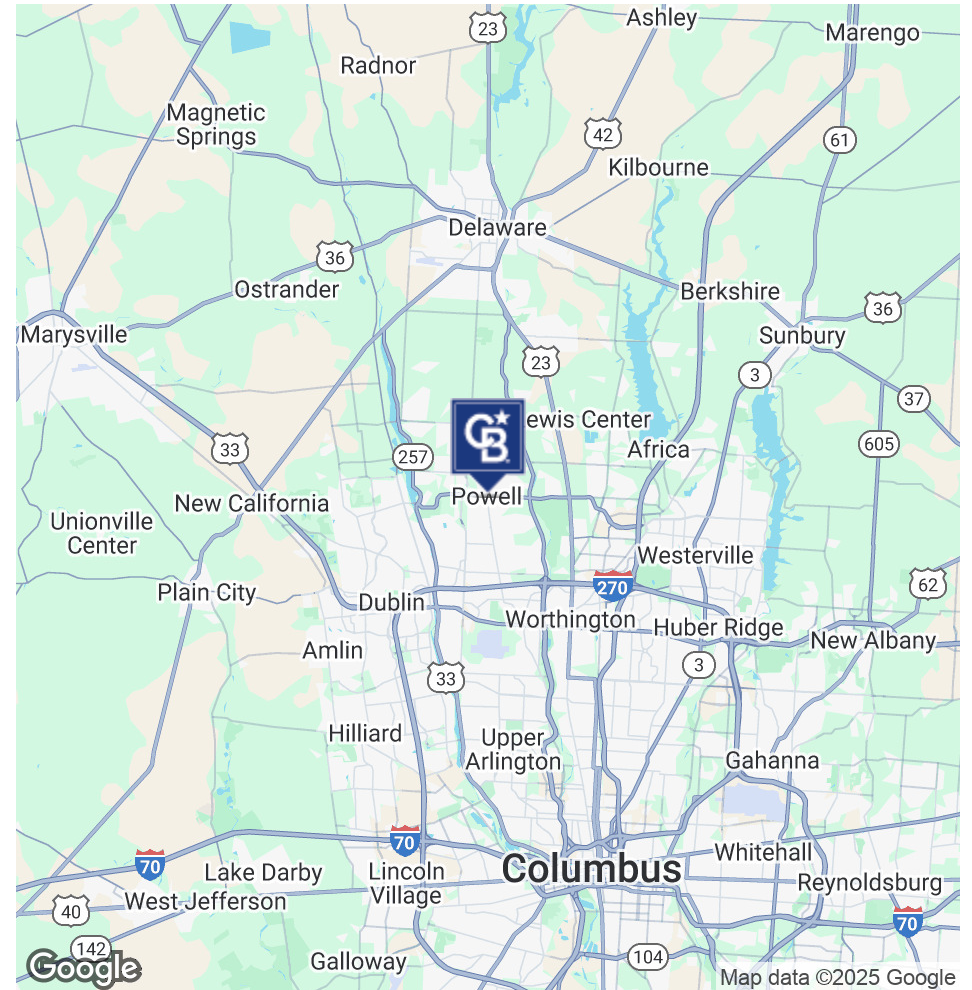
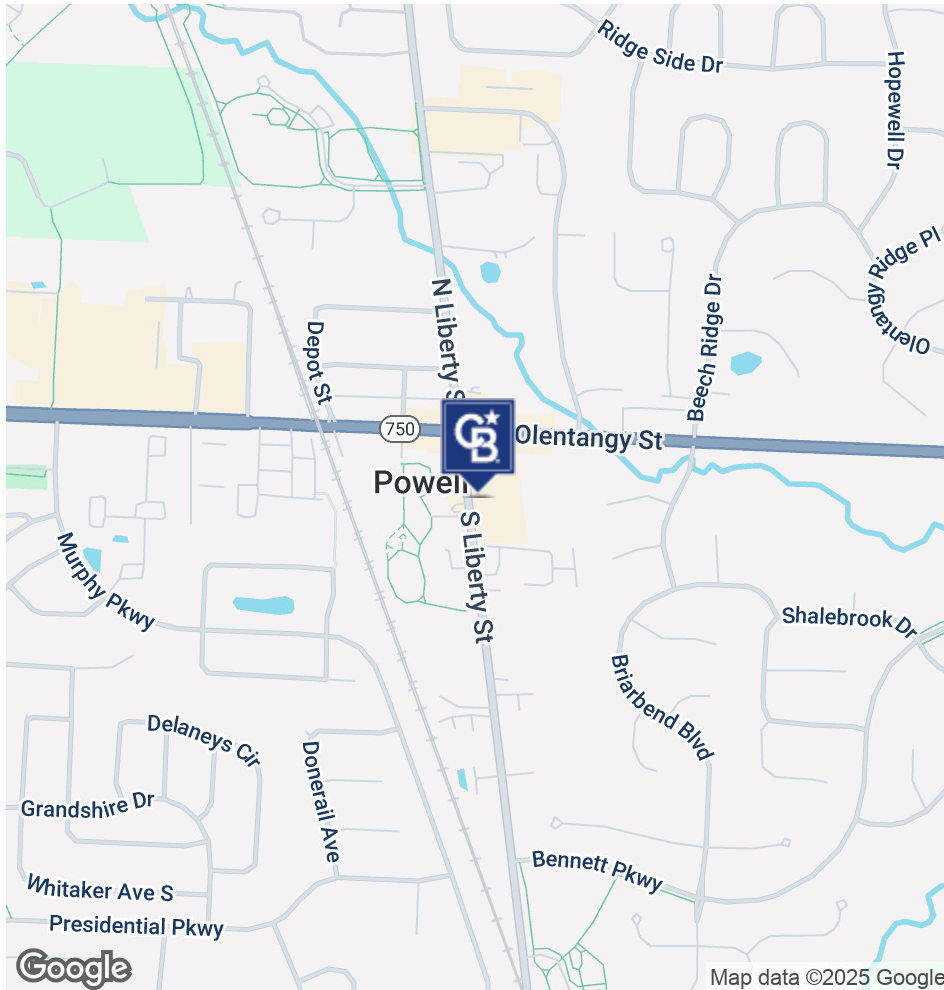


50 S Liberty St - Second Floor



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 **COLDWELL BANKER COMMERCIAL** | **ASPIRE REALTY SERVICES**

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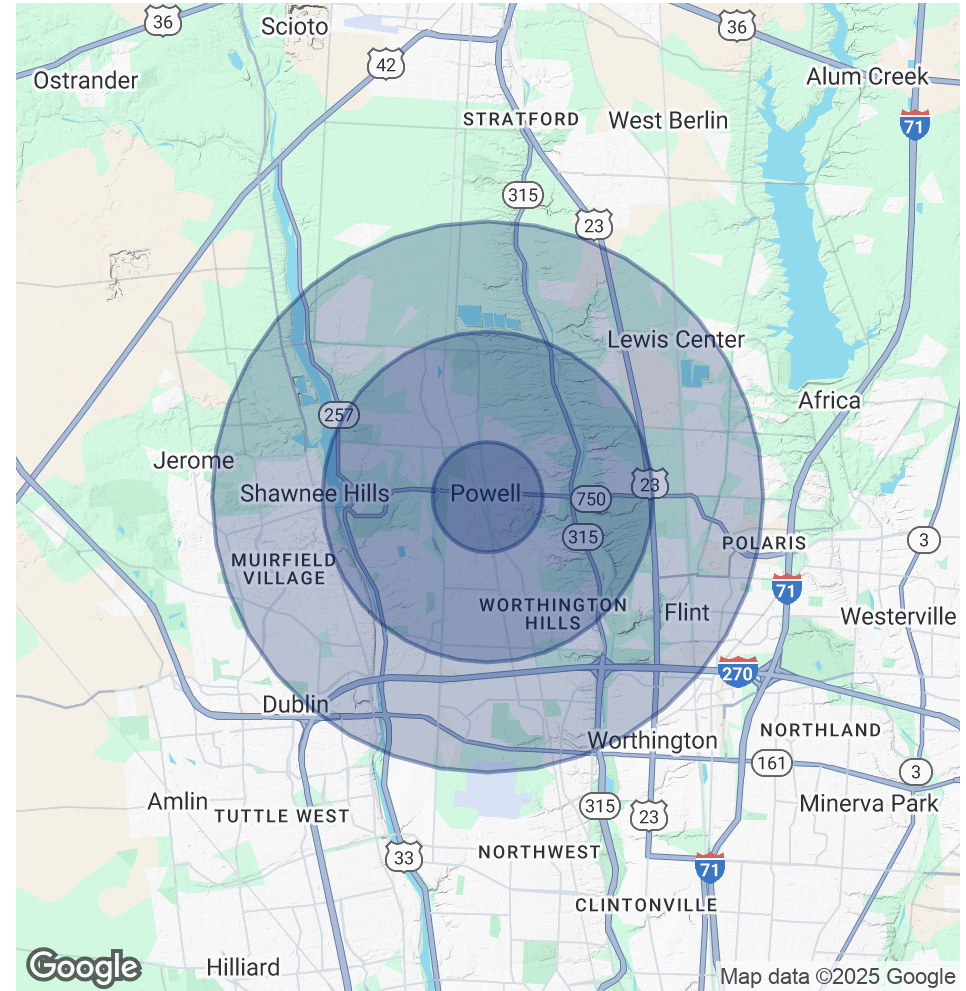
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,717	52,960	126,331
Average Age	39.2	36.2	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,592	19,738	48,671
# of Persons per HH	3	2.7	2.6
Average HH Income	\$174,227	\$124,127	\$114,903
Average House Value	\$424,640	\$385,313	\$347,380

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	DIRECTION	YEAR	AADT
Olentangy St W of Liberty St	2-Way	2014	12,646
Olentangy St E of Liberty St	2-Way	2014	11,578
Liberty St S of Olentangy St	2-Way	2014	7,127
Liberty St N of Olentangy St	2-Way	2014	6,938



# WHERE HISTORIC CHARM MEETS MODERN BUSINESS

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THIS WELL-LOCATED PROPERTY OFFERS FLEXIBLE SPACES SUITABLE FOR RETAIL OR OFFICE USES.

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**COMMERCIAL** | **SERVICES**