

Office/Commercial Space

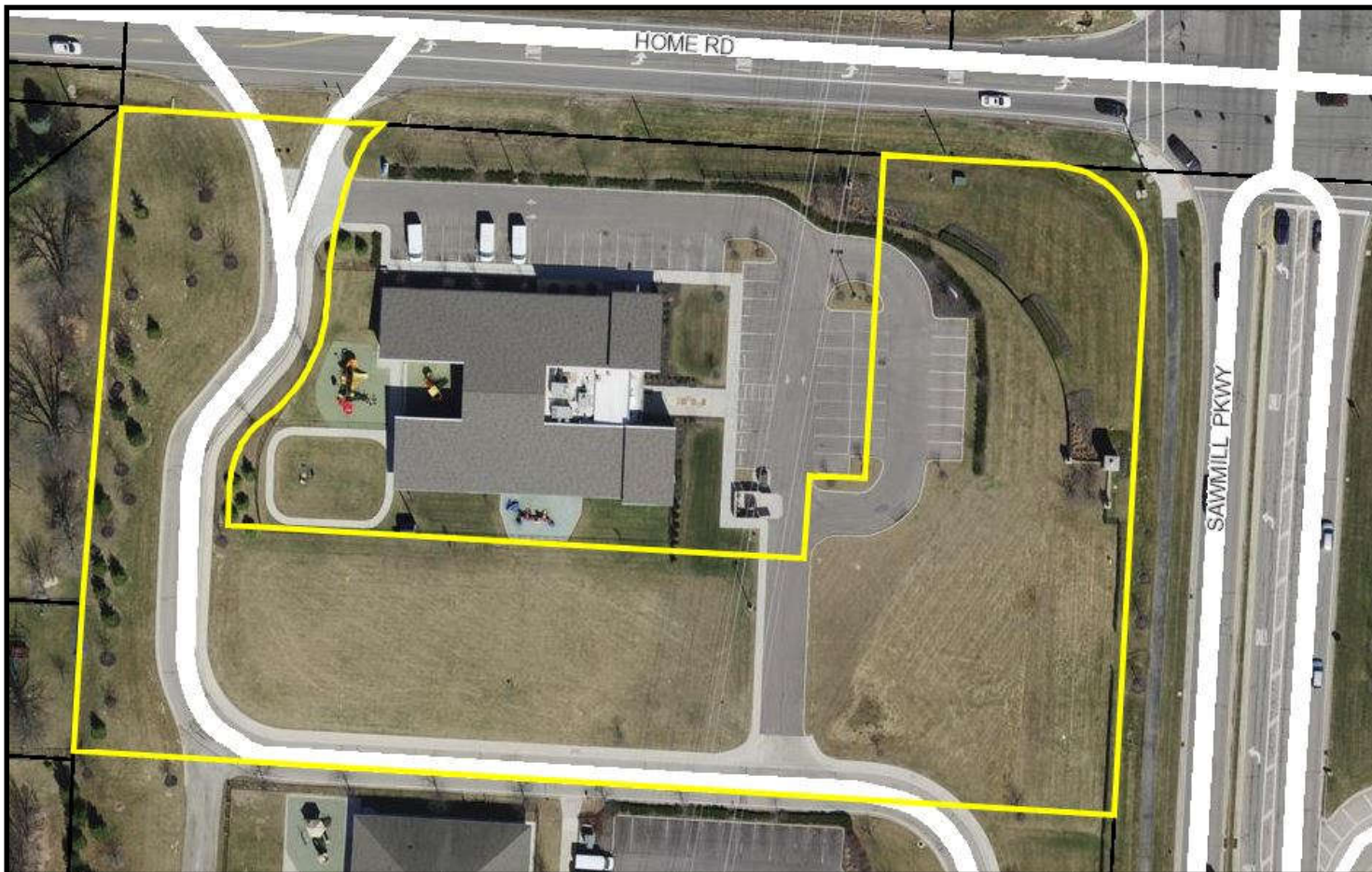
For Sale: \$425,000 or Lease: \$24 per SF NNN

0 Home Rd

Powell OH 43065

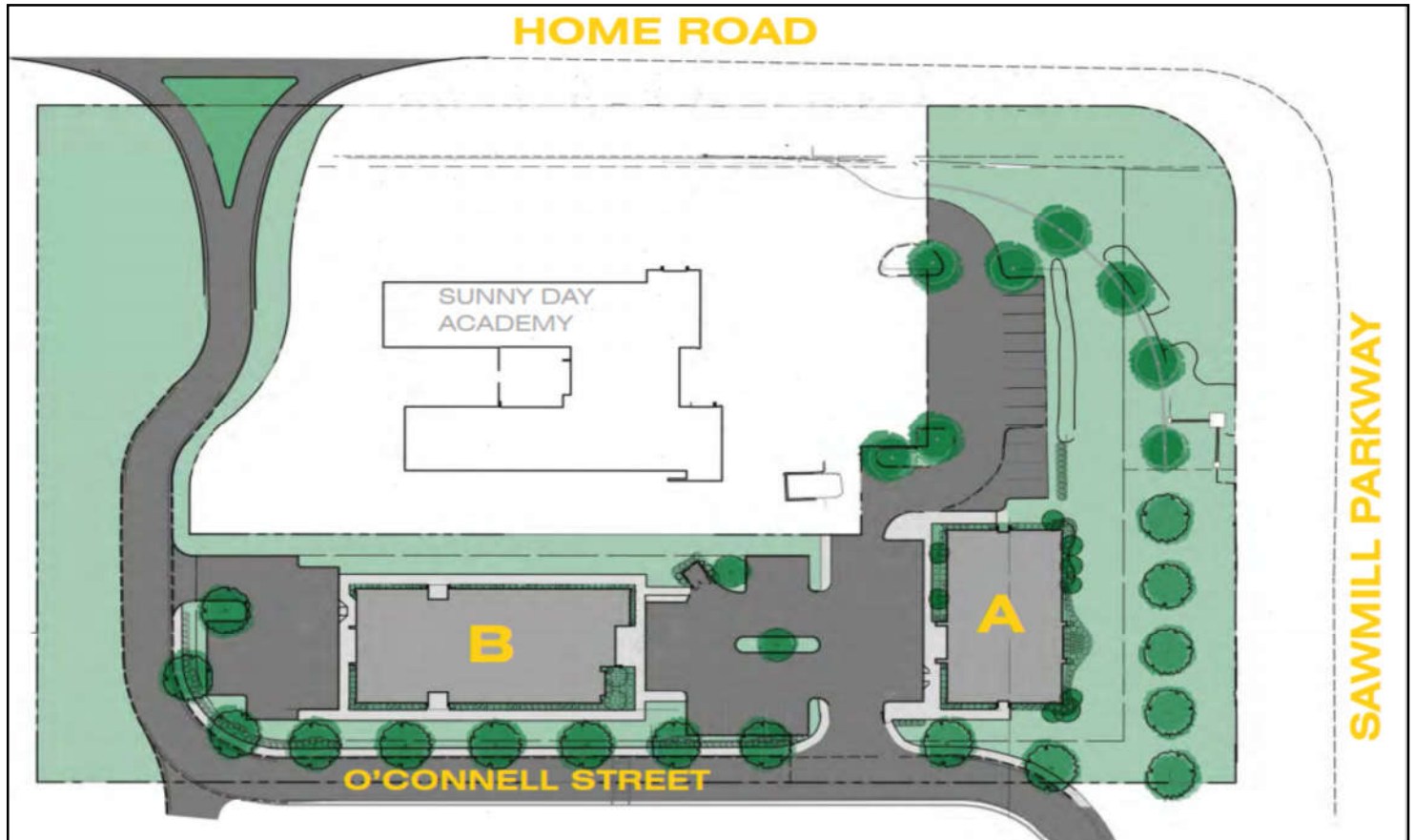


WILL BUILD TO SUIT



Office/Commercial Space for Sale or Lease

0 Home Rd Powell OH 43065



PROPERTY FEATURES:

- Build to suit office space available! New construction
- Golf Village at the corner of Sawmill Parkway and Home Rd.
- Two Proposed Buildings: Building A: 4,310 SF or Building B: 5,734 SF
- Building A would be located closet to Sawmill
- Building B would be nestled off of O'Connell St next to Sunny Day Academy
- High Traffic Access on Sawmill Parkway and Home Rd
- Directly Across from Olentangy Liberty High School
- Operating Expenses \$9.50 per SF

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT.12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

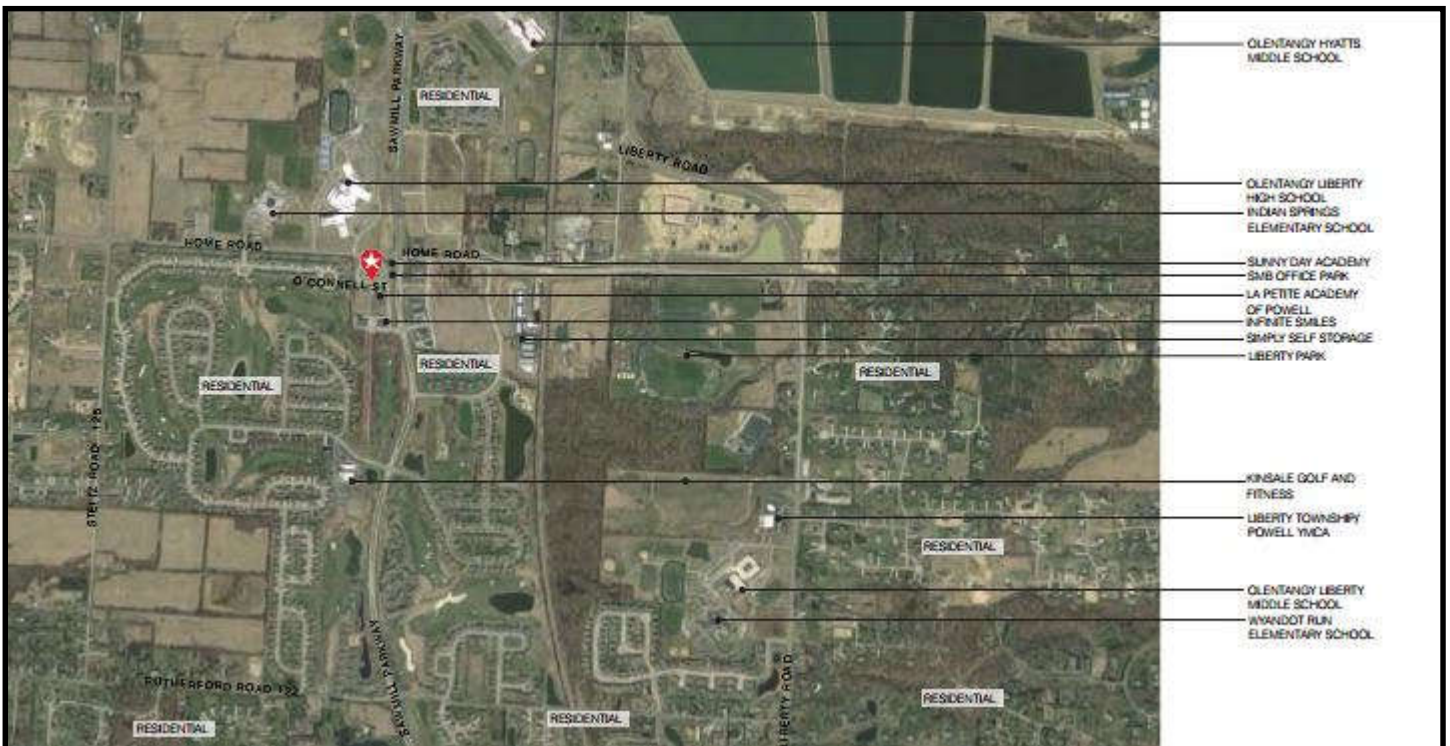


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Space for Sale or Lease, Build to Suit

0 Home Rd

Powell OH 43065

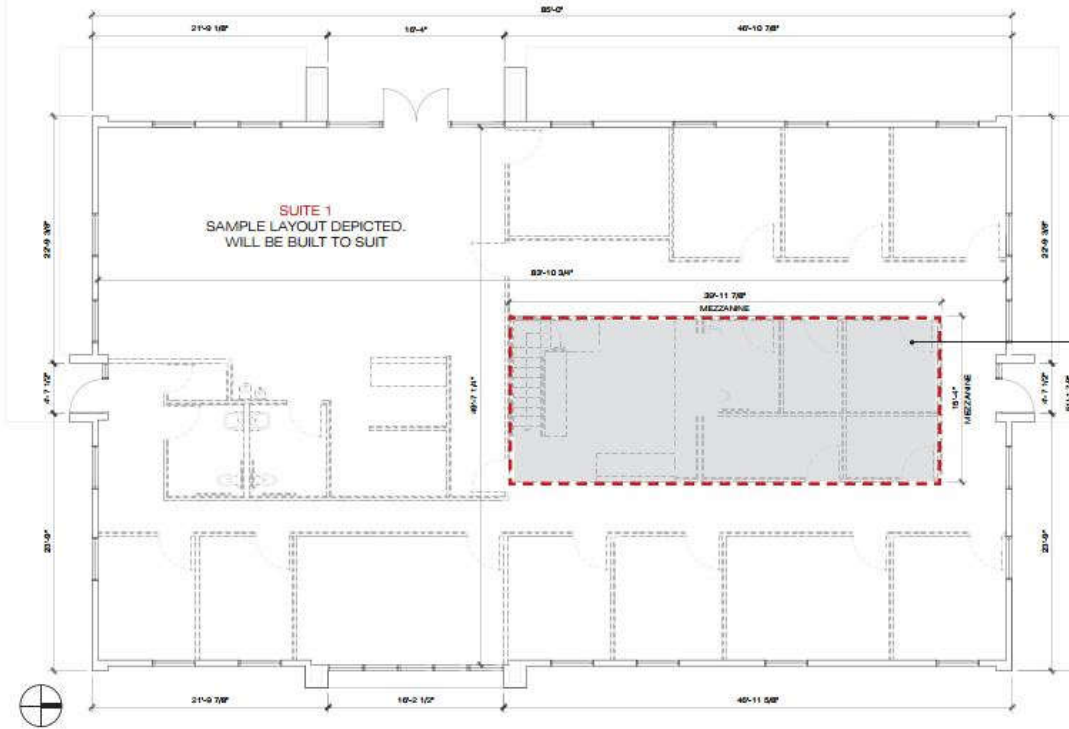


Office/Commercial Space for Sale or Lease

0 Home Rd
Powell OH 43065



LAYOUT BUILDING A

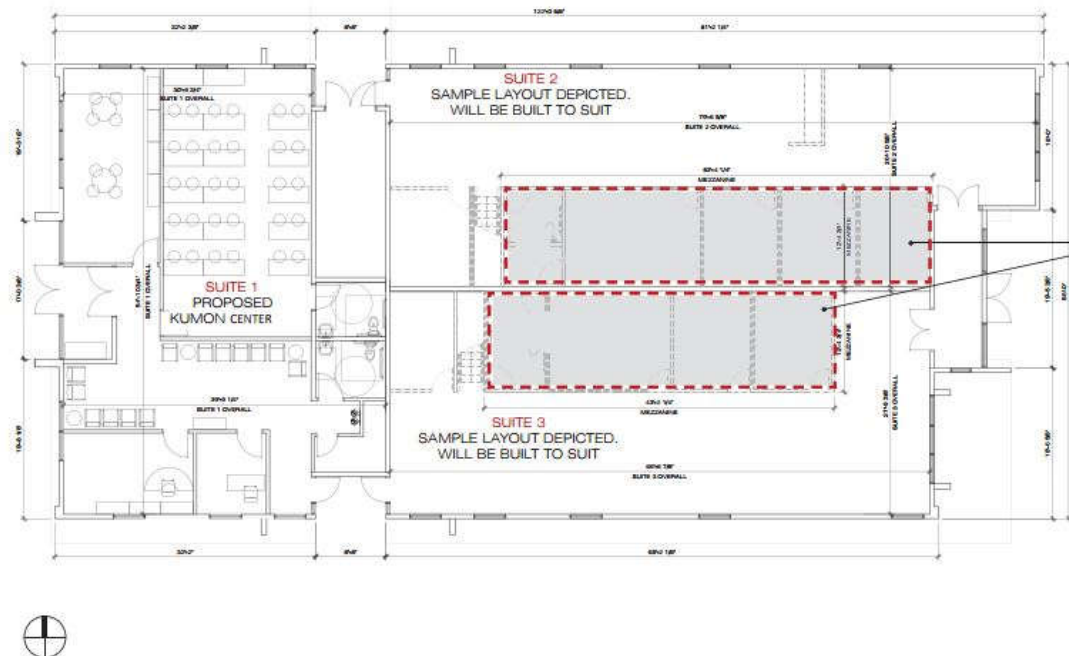


DESCRIPTION:
BUILDING A CONSISTS ONE SUITE WITH
A GROSS TOTAL OF 4,310 SQ. FT.

	LEASABLE AREA	FUTURE MEZZANINE
SUITE 1	4,310 SQ. FT.	562 SQ. FT.

OVERALL PARKING BUILDING A & B: 44 SPACES

LAYOUT BUILDING B



DESCRIPTION:
BUILDING B CONSISTS OF THREE SUITES
WITH A GROSS TOTAL OF 5,734 SQ. FT.

	LEASABLE AREA	MEZZANINE SQ. FT.
SUITE 1	1,898 SQ. FT.	--
SUITE 2	2,009 SQ. FT.	656 SQ. FT.
SUITE 3	1,827 SQ. FT.	535 SQ. FT.

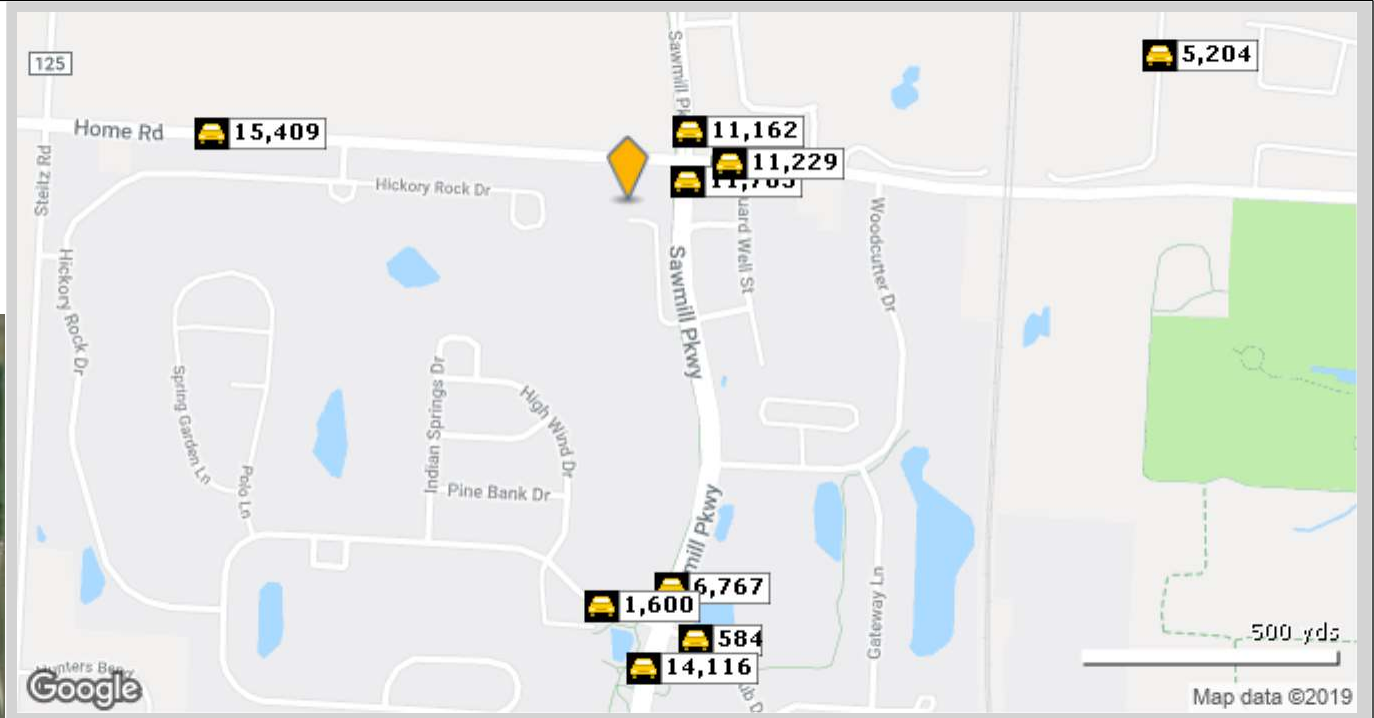
OVERALL PARKING BUILDING A & B: 44 SPACES

Traffic Count Report

Sawmill & Home Rd

Sawmill Rd @ Home Road, Powell, OH 43065

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sawmill Pkwy	Home Rd	0.02 N	2018	11,705	MPSI	.07
2	Sawmill Pkwy	Home Rd	0.03 S	2014	11,162	AADT	.11
3	Home Rd	Guard-Well St	0.02 E	2014	11,229	AADT	.13
4	Sawmill Pkwy	Village Club Dr	0.05 SW	2012	6,767	ADT	.44
5	Village Club Dr	Sawmill Pkwy	0.07 E	2012	1,600	ADT	.46
6	Home Rd	Northway Dr	0.15 E	2018	15,409	MPSI	.48
7	Village Club Dr	Sawmill Pkwy	0.04 W	2018	584	MPSI	.50
8	Sawmill Pkwy	Village Club Dr	0.05 N	2018	14,116	MPSI	.52
9	Liberty Rd	Home Rd	0.15 S	2015	4,490	MPSI	.63
10	Old Liberty Rd	Liberty Rd	0.19 N	2018	5,204	MPSI	.63



Demographic Summary Report

Sawmill & Home Rd

Sawmill Rd @ Home Road, Powell, OH 43065

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	0		31,774		86,436	
2019 Estimate	0		28,930		79,501	
2010 Census	0		22,241		64,978	
Growth 2019 - 2024	0.00%		9.83%		8.72%	
Growth 2010 - 2019	0.00%		30.08%		22.35%	
2019 Population by Hispanic Origin	0		517		1,911	
2019 Population	0		28,930		79,501	
White	0	0.00%	25,159	86.97%	68,443	86.09%
Black	0	0.00%	600	2.07%	2,223	2.80%
Am. Indian & Alaskan	0	0.00%	48	0.17%	125	0.16%
Asian	0	0.00%	2,602	8.99%	7,184	9.04%
Hawaiian & Pacific Island	0	0.00%	12	0.04%	33	0.04%
Other	0	0.00%	509	1.76%	1,493	1.88%
U.S. Armed Forces	0		0		32	
Households						
2024 Projection	0		10,736		30,427	
2019 Estimate	0		9,778		27,987	
2010 Census	0		7,498		22,832	
Growth 2019 - 2024	0.00%		9.80%		8.72%	
Growth 2010 - 2019	0.00%		30.41%		22.58%	
Owner Occupied	0	0.00%	9,040	92.45%	24,745	88.42%
Renter Occupied	0	0.00%	738	7.55%	3,242	11.58%
2019 Households by HH Income	0		9,778		27,987	
Income: <\$25,000	0	0.00%	568	5.81%	1,613	5.76%
Income: \$25,000 - \$50,000	0	0.00%	593	6.06%	2,474	8.84%
Income: \$50,000 - \$75,000	0	0.00%	988	10.10%	3,391	12.12%
Income: \$75,000 - \$100,000	0	0.00%	854	8.73%	2,551	9.11%
Income: \$100,000 - \$125,000	0	0.00%	1,052	10.76%	3,191	11.40%
Income: \$125,000 - \$150,000	0	0.00%	1,267	12.96%	3,253	11.62%
Income: \$150,000 - \$200,000	0	0.00%	1,274	13.03%	3,908	13.96%
Income: \$200,000+	0	0.00%	3,182	32.54%	7,606	27.18%
2019 Avg Household Income	\$0		\$170,786		\$157,254	
2019 Med Household Income	\$0		\$141,456		\$130,944	



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.