



110 Grace Drive

Powell, Ohio 43065

Property Features

- 2.1 acres of commercially zoned land
- Located immediately east of downtown Powell at the intersection of Grace Drive and Powell Road
- Zoning: Downtown Business District
- Unique development opportunity in a desirable area with outstanding demographics
- For additional information, visit: www.110GraceDrive.com

Sale Price: \$675,000



For more information:

Bob Monahan

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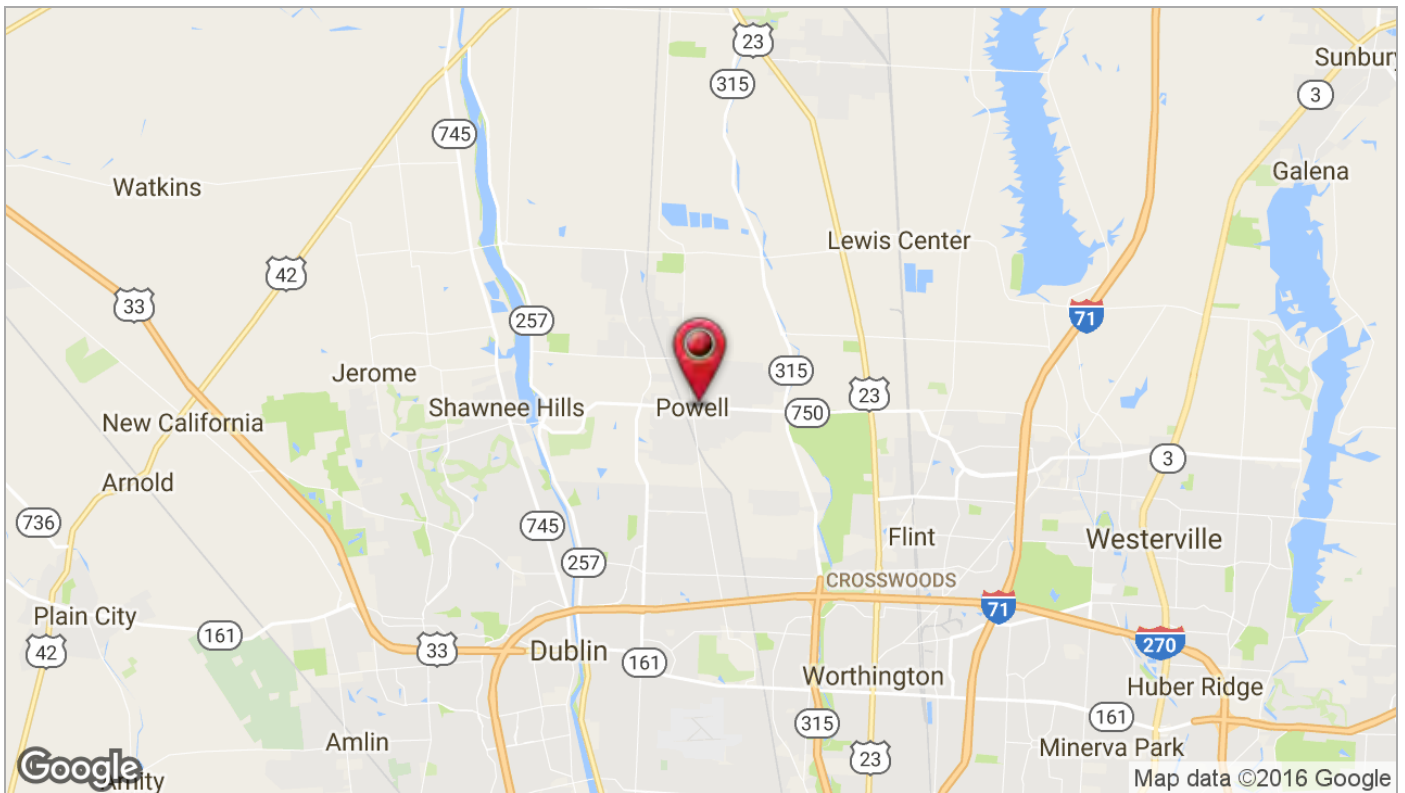
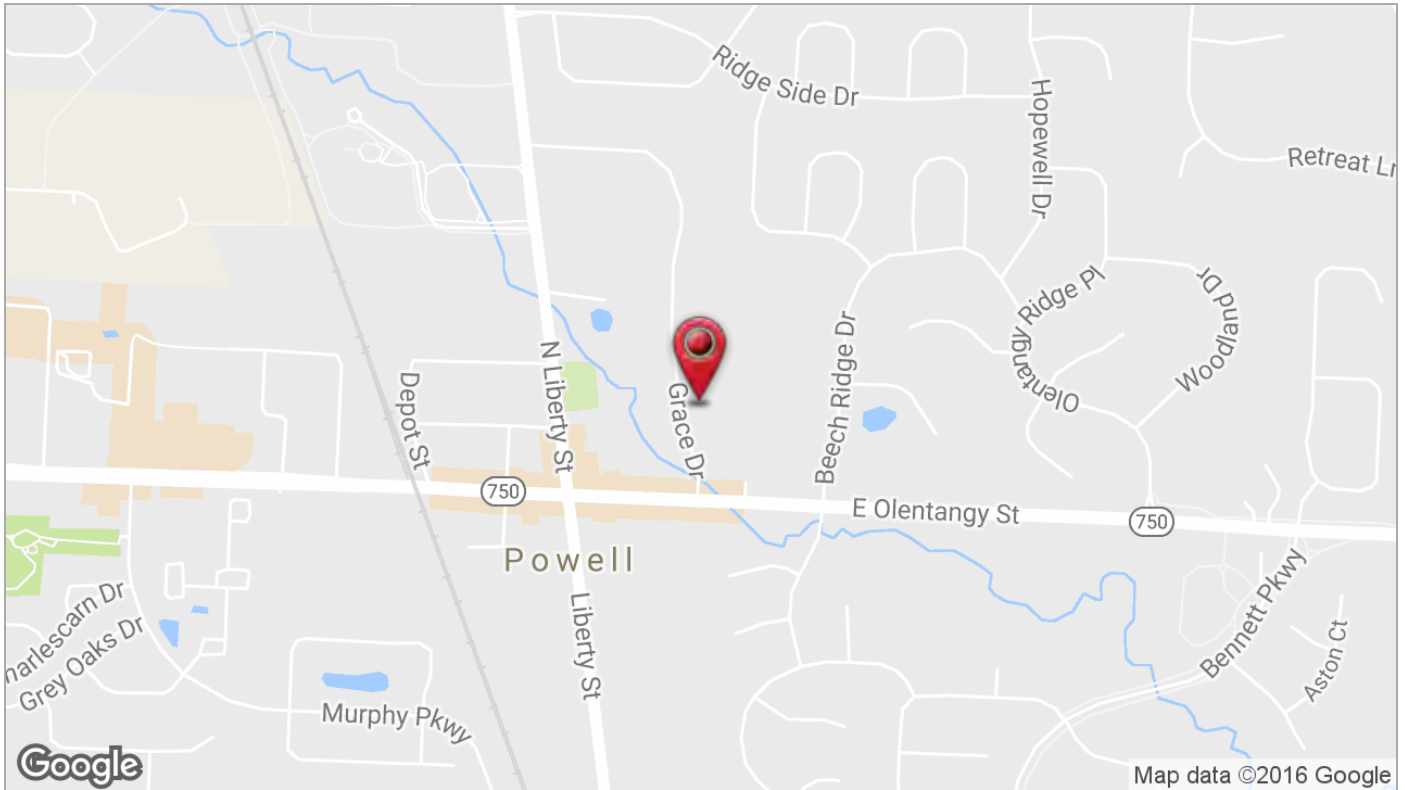
For Sale

Powell Commercial Land



For Sale

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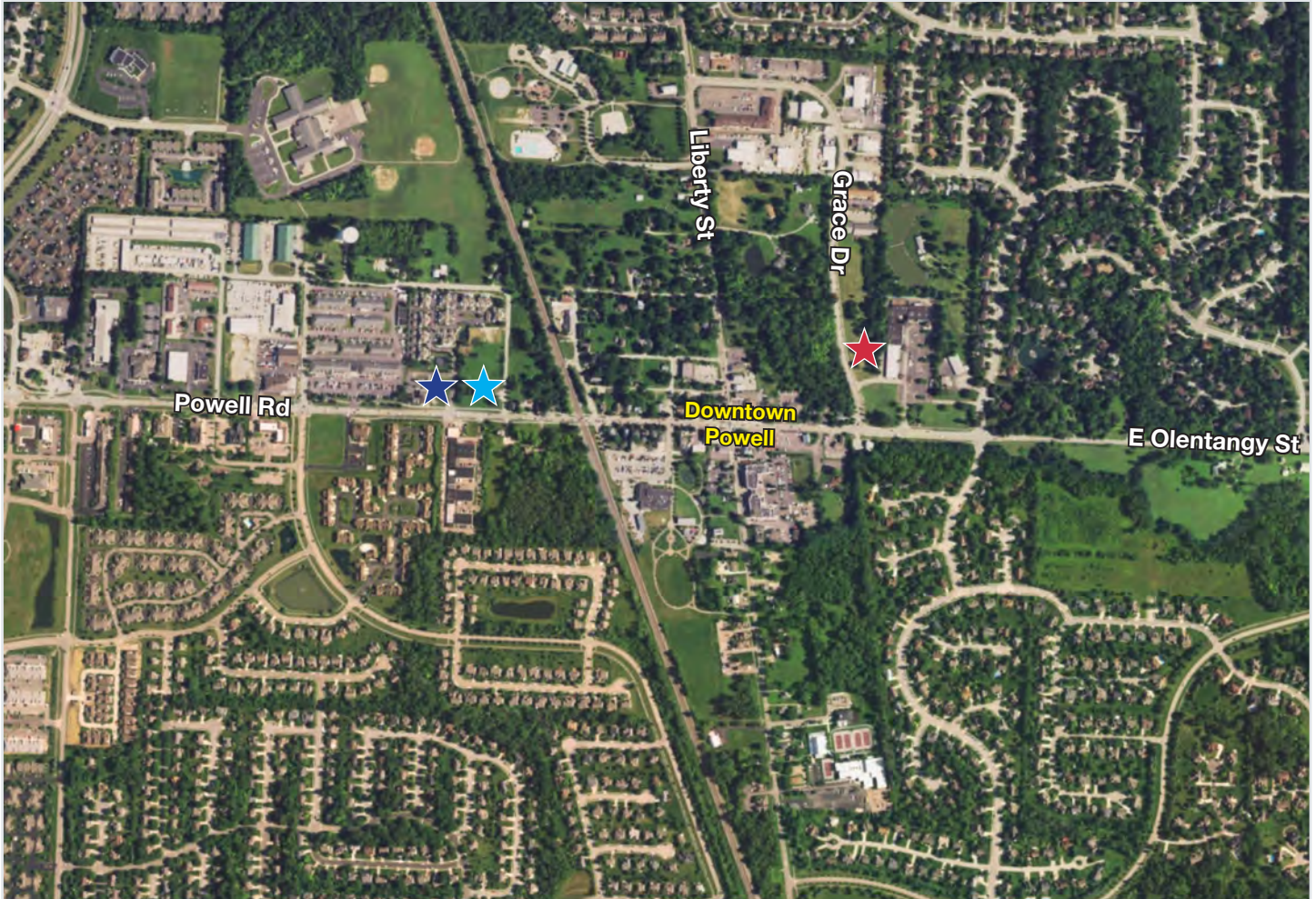


For Sale

Powell Commercial Land

Recent Sales

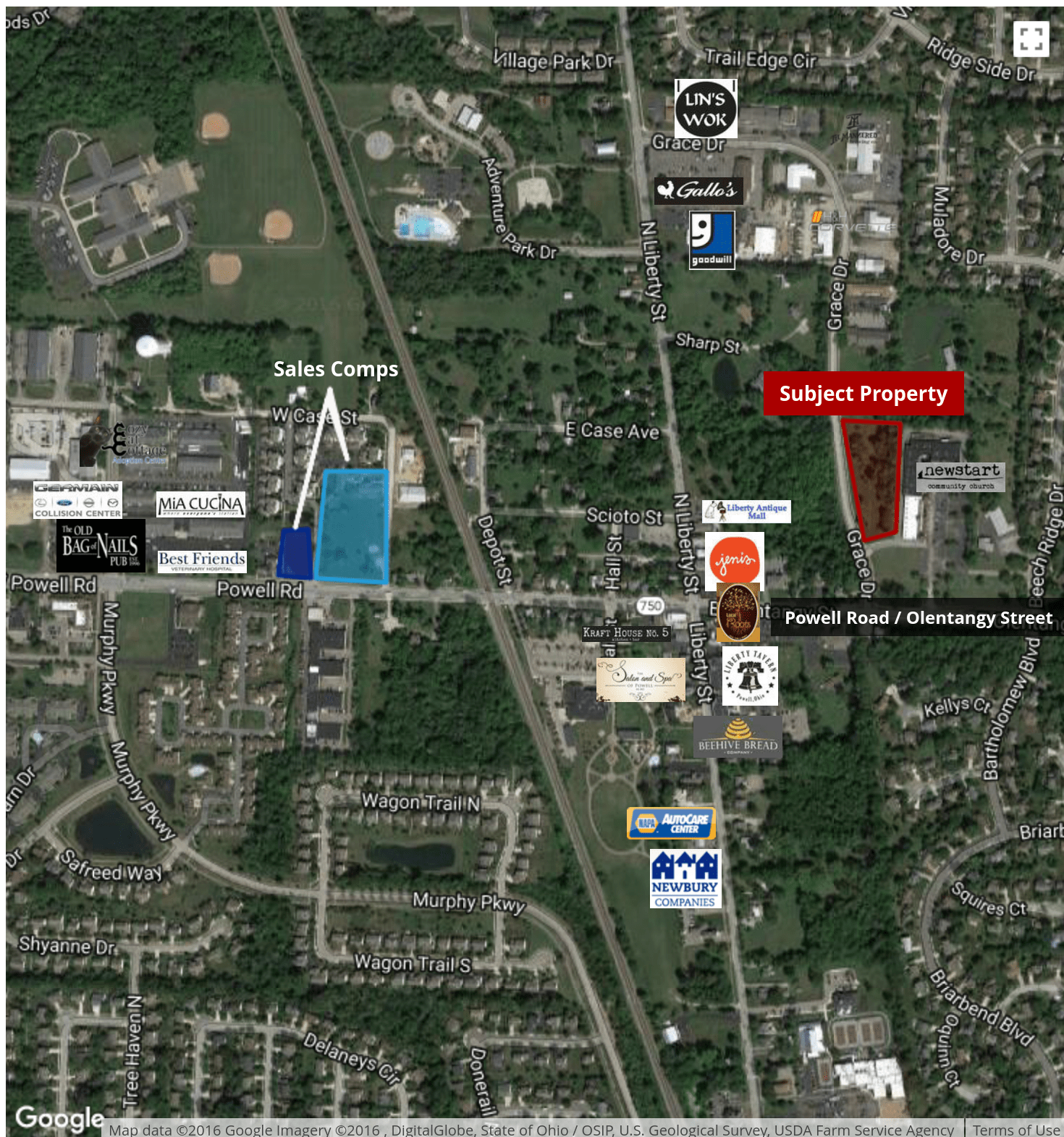
Comparables



	Size	Price	Price/SF	Sale Date
★ Subject Property 110 Grace Drive	2.1 Acres	\$675,000	\$321,429	
Recent Comparable Sale				
★ 170 W Olentangy Street	2.3 Acres	\$875,000	\$380,435	7/18/2016
★ 176 W Olentangy Street	1.0 Acres	\$370,000	\$370,000	9/30/2016

For Sale

Powell Commercial Land



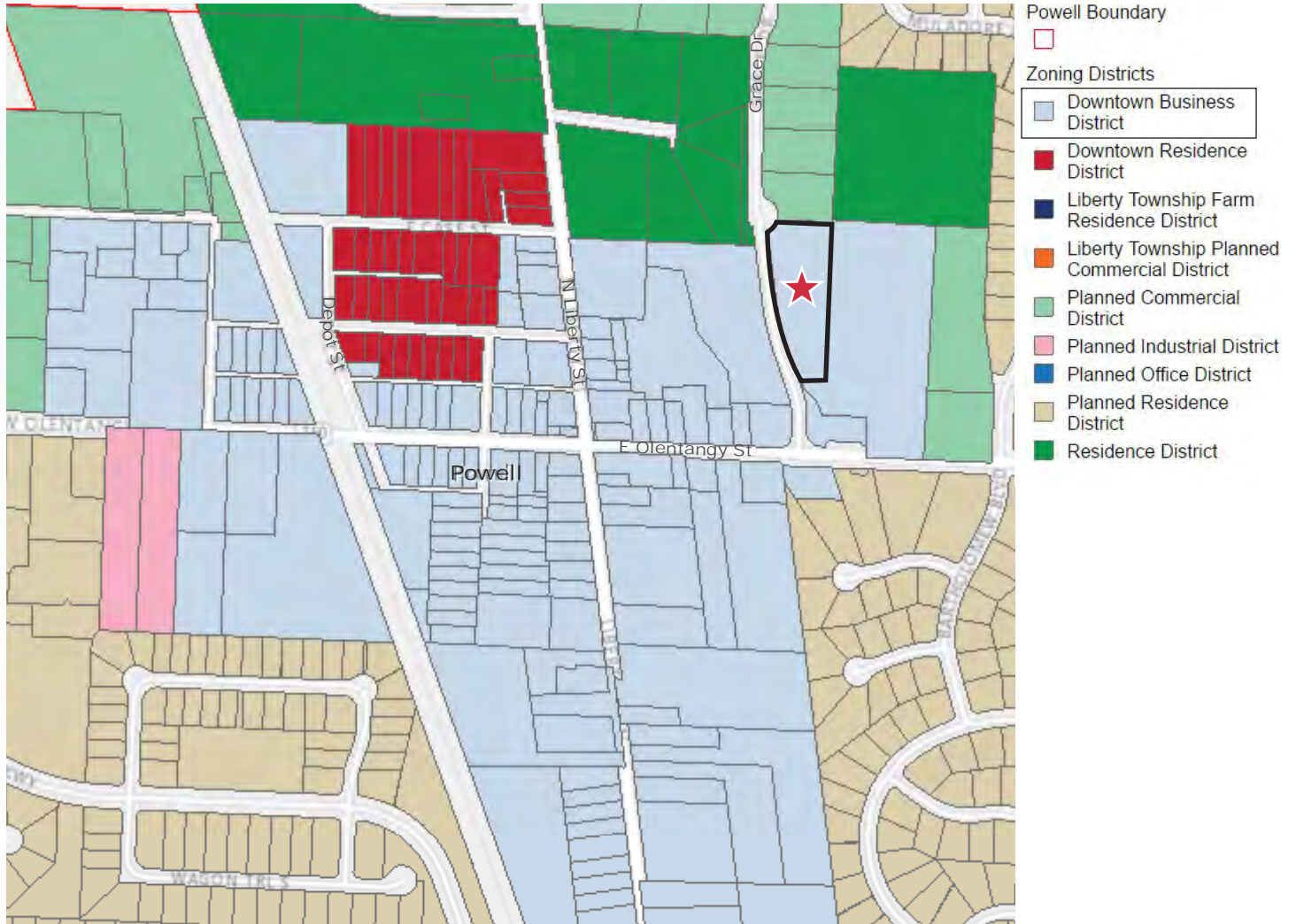
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Powell

Zoning

Downtown Business District



17.29.020 Permitted uses.

Permitted uses in the Business District, Downtown Core business district shall include, but not necessarily be limited to:

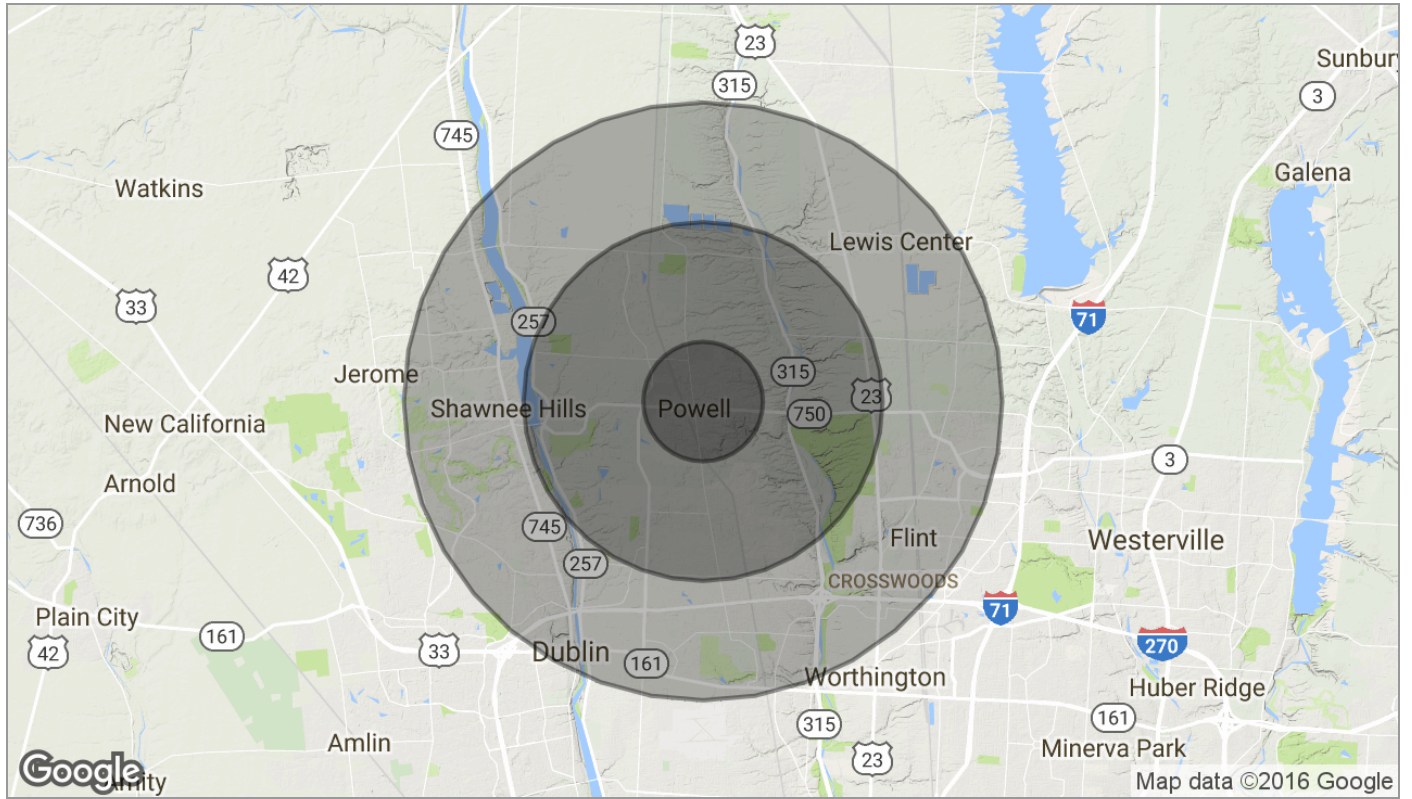
- A. Retail sales and service of all types;
- B. Personal service shops;
- C. Hotel, motel, and convention centers;
- D. Offices, professional offices, and medical services;
- E. Restaurants
- F. Financial institutions;

- G. Governmental offices, services and facilities;
- H. Churches;
- I. Private, nonprofit clubs and lodges;
- J. Hospitals and clinics;
- K. Recreational and amusement facilities;
- L. Libraries;
- M. Museums;
- N. Small animal hospitals or clinics.

Provided that subsections K and N of this section shall be completely enclosed.

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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	4,474	51,310	123,057
MEDIAN AGE	39.4	36.3	36.3
MEDIAN AGE (MALE)	39.5	35.9	35.6
MEDIAN AGE (FEMALE)	39.4	36.9	37.2
Households & Income			
TOTAL HOUSEHOLDS	1,499	19,052	47,270
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$178,633	\$125,542	\$114,910
AVERAGE HOUSE VALUE	\$439,313	\$387,840	\$347,332
Race			
% WHITE	92.4%	88.1%	86.4%
% BLACK	0.4%	2.7%	3.4%
% ASIAN	5.2%	6.6%	7.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.9%	1.1%
Ethnicity			
% HISPANIC	0.9%	2.7%	2.9%

* Demographic data derived from 2010 US Census