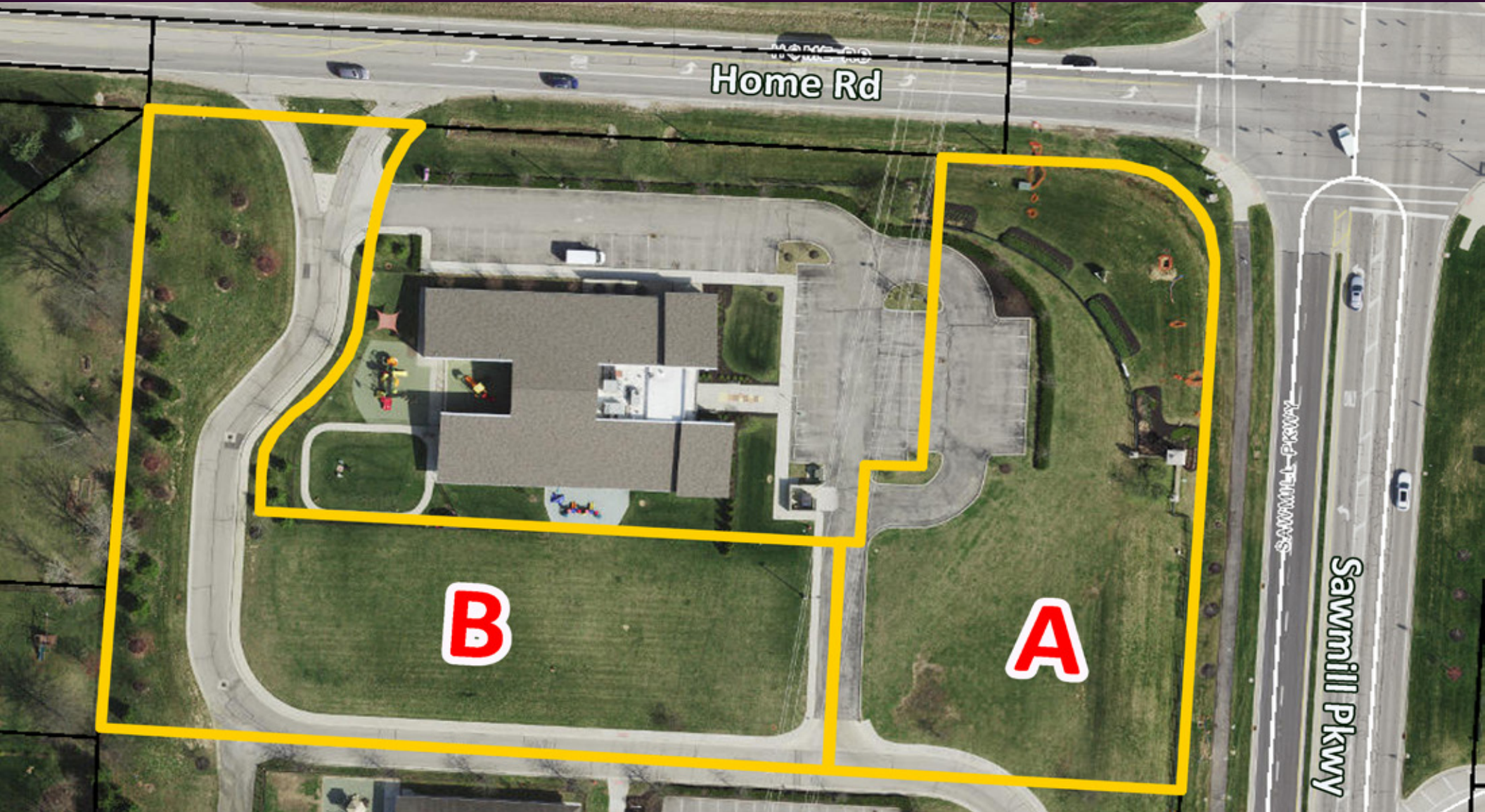


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



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Appraisal Brokerage Consulting Development

GROUND LEASE OPPORTUNITY

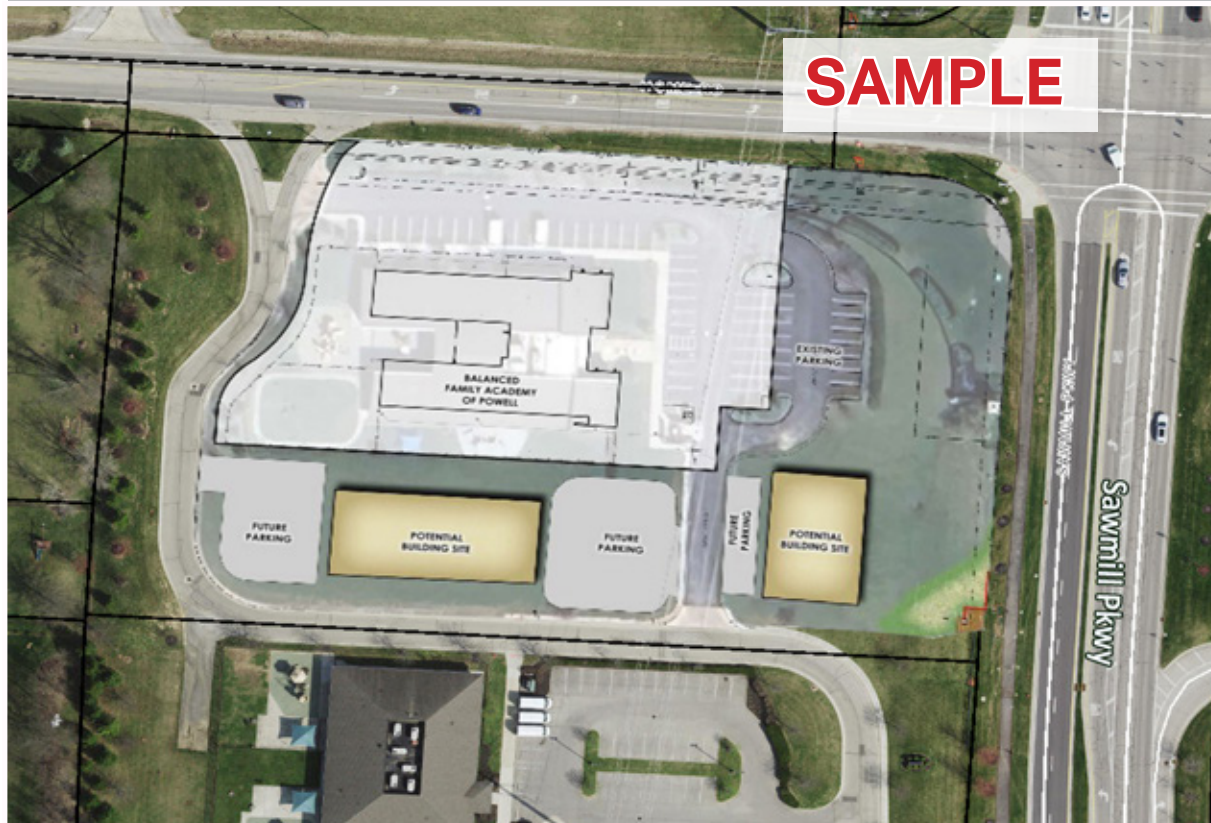
0 Home Road and Sawmill Pkwy, Powell, OH 43065

OUTLOT PARCELS AVAILABLE FOR GROUND LEASE!

2 outlot parcels located at the SW corner of Sawmill Parkway and Home Rd for ground lease. Close proximity to Olentangy Liberty HS as well as the upcoming [OSU Outpatient Powell Facility](#) - 30 AC New Development and New Kroger Development (2025). Highly desired right-in right-out access already approved on Sawmill Pkwy for front lot. Great frontage and visibility on Sawmill Pkwy with average 16,488+ VPD. Utilities available.

The lots are surrounded by various commercial, residential, medical, office, and multifamily establishments.

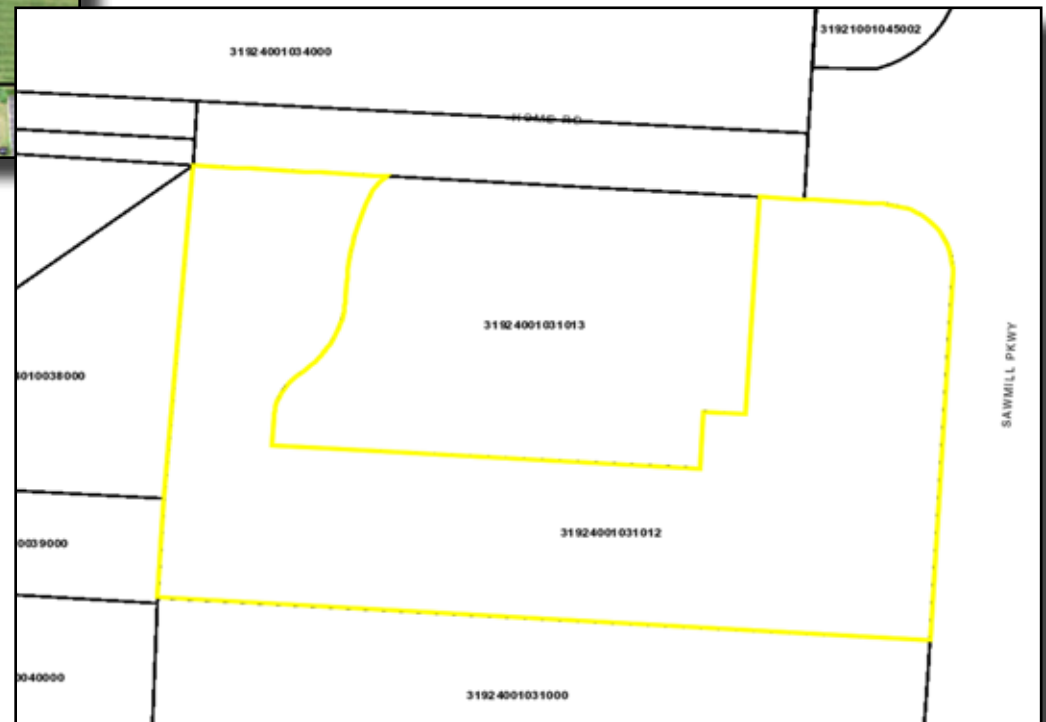
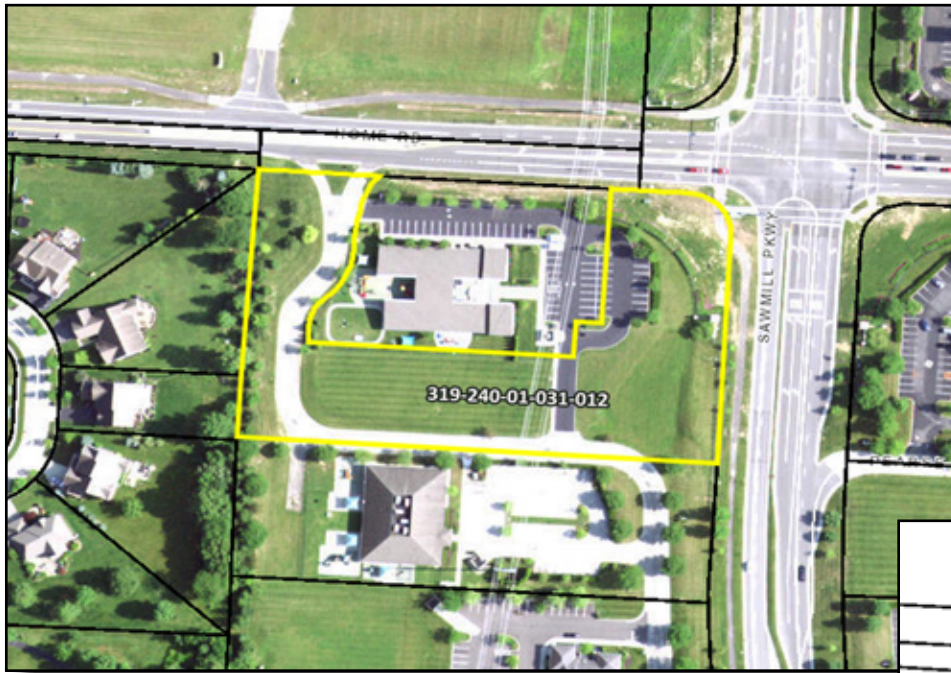
SAMPLE

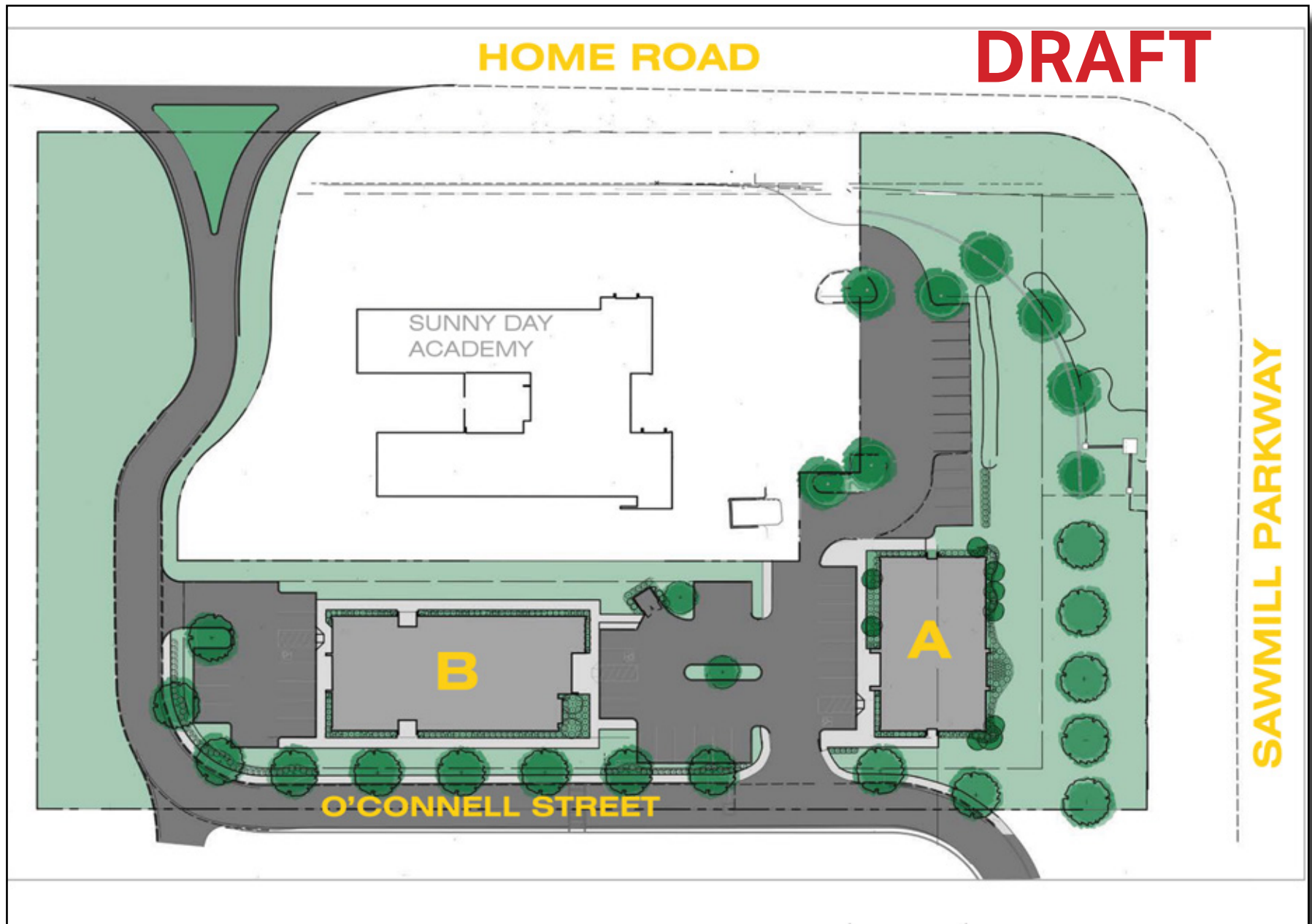


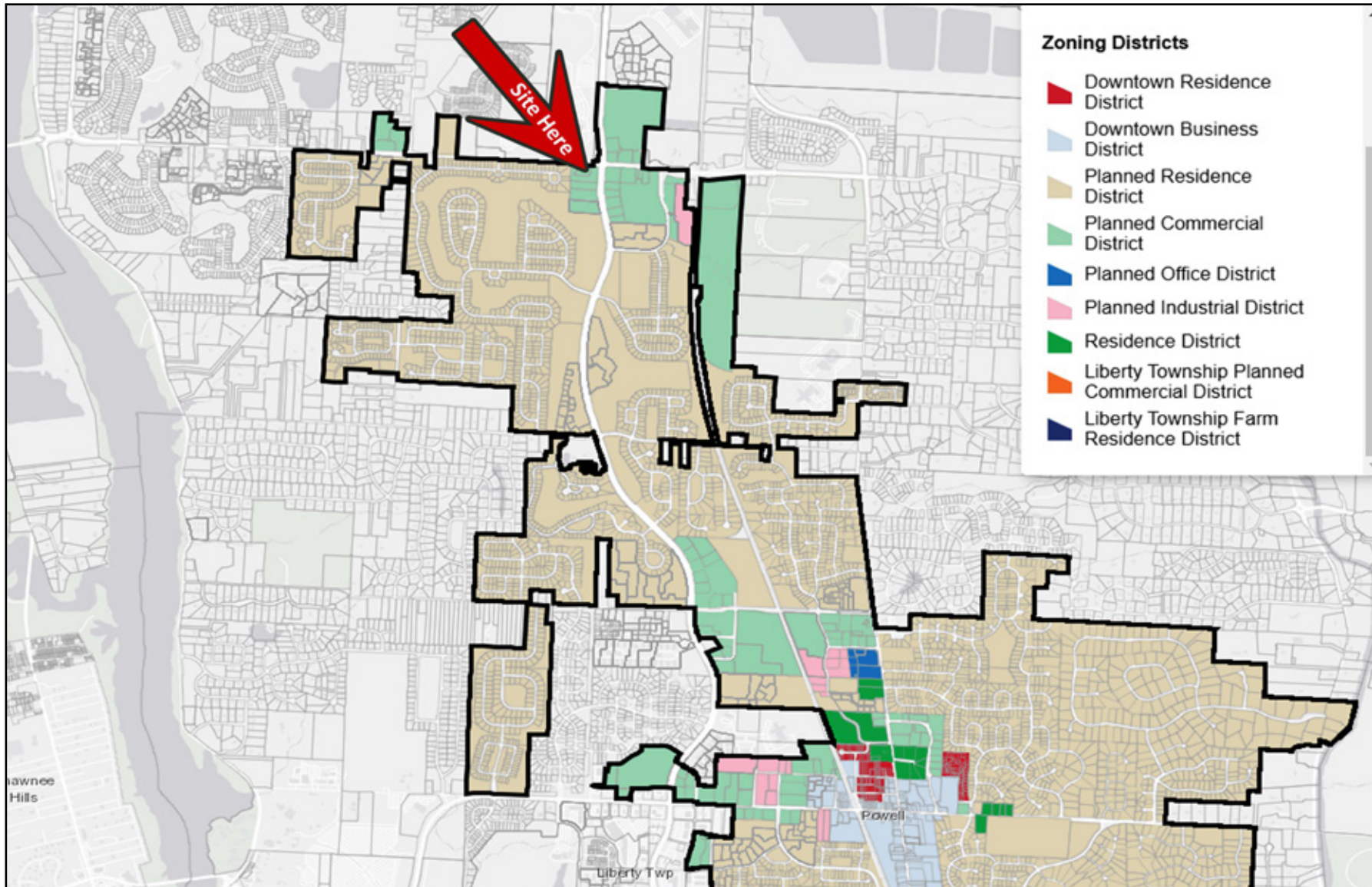
Property Highlights

Address:	0 Home Road and Sawmill Pkwy Powell, Ohio 43065
County:	Delaware
PID:	319-240-01-031-012
Location:	SWC of Home Rd and Sawmill Pkwy
<u>Acreage:</u>	
Frontage Lot A:	1.12 +/- acre
Backside Lot B:	1.51 +/- acre
<u>Lease Rate:</u>	
Frontage Lot:	\$80,000/year
Backside Lot:	\$60,000/year
Utilities:	All available
Zoning:	Planned Commercial District

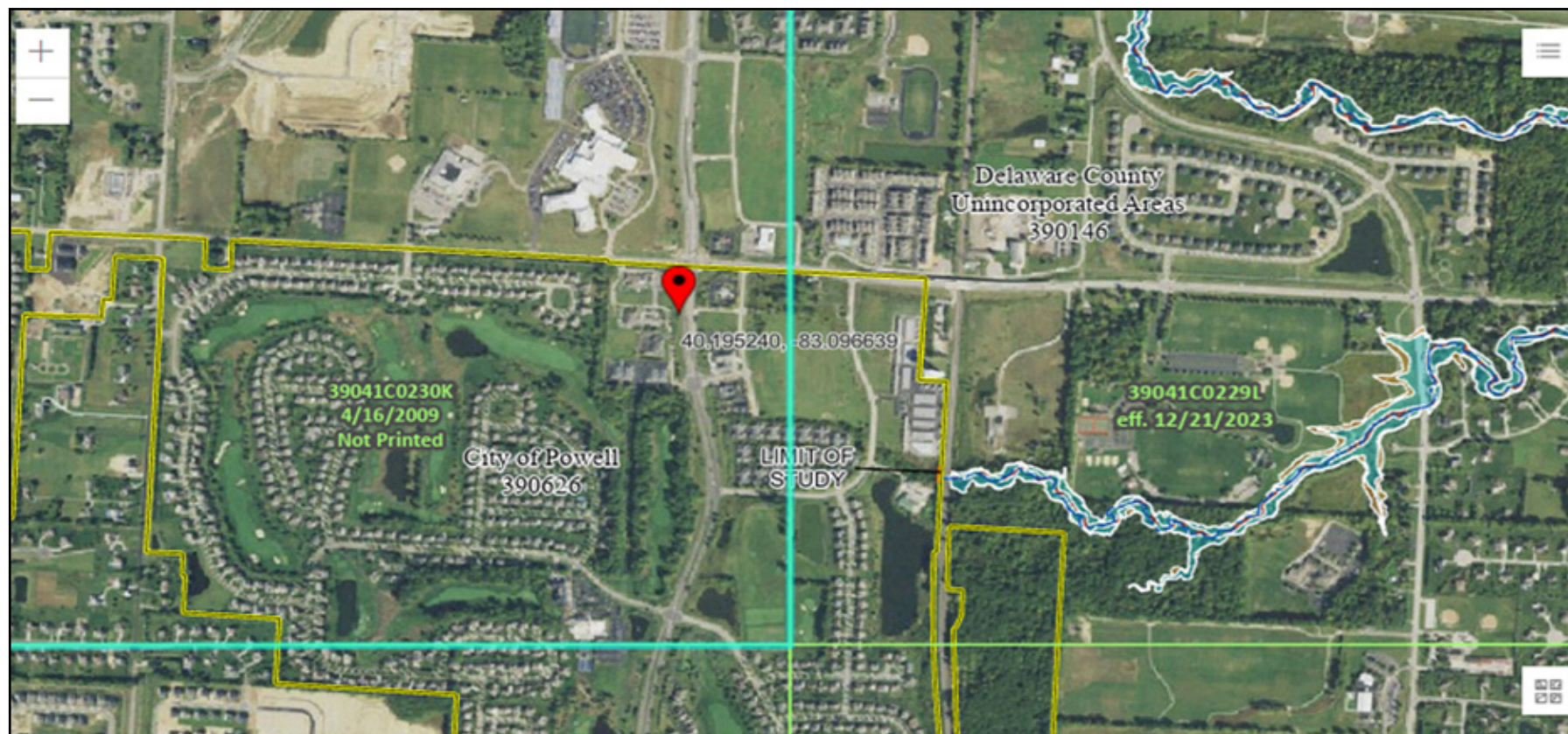






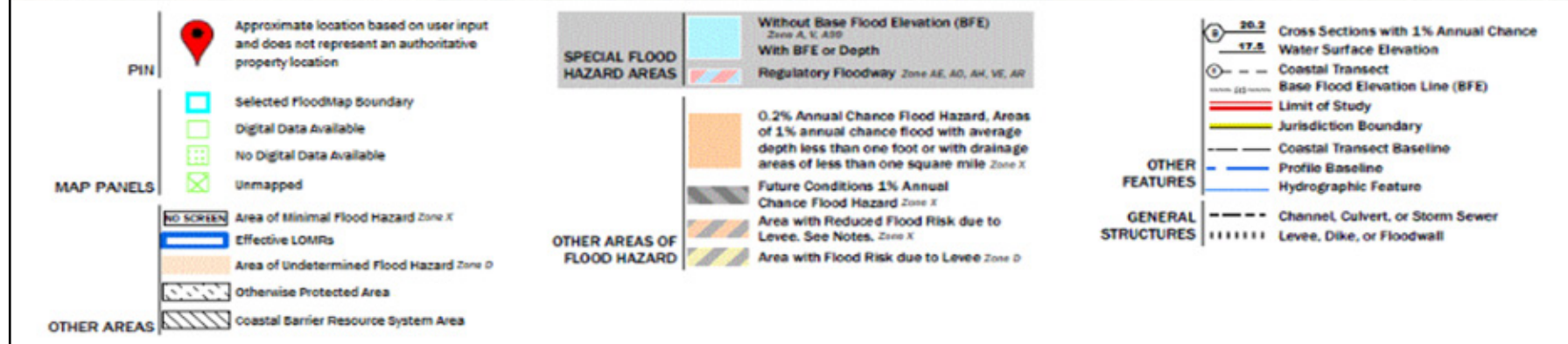


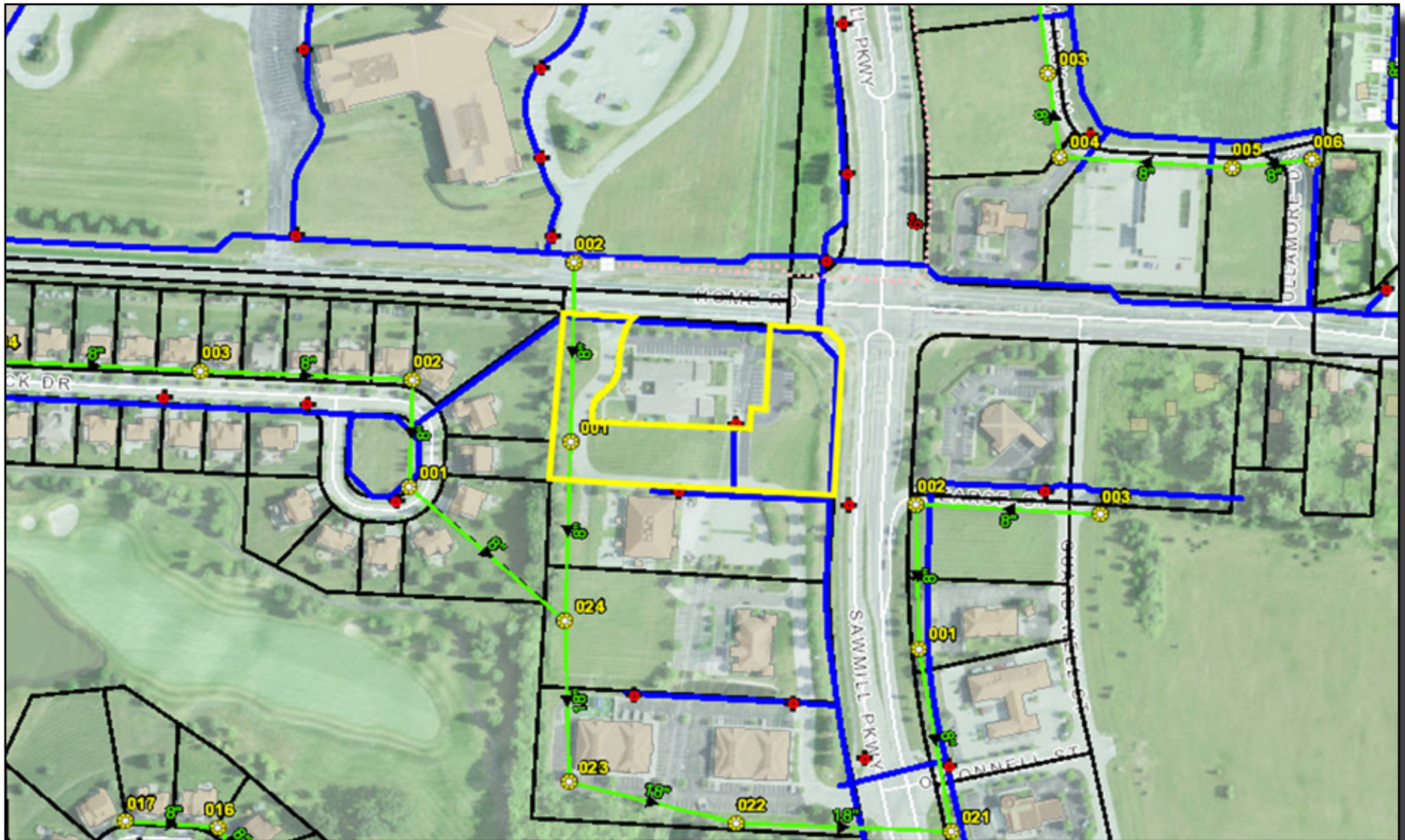
Click [here](#) to view zoning regulations



SDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



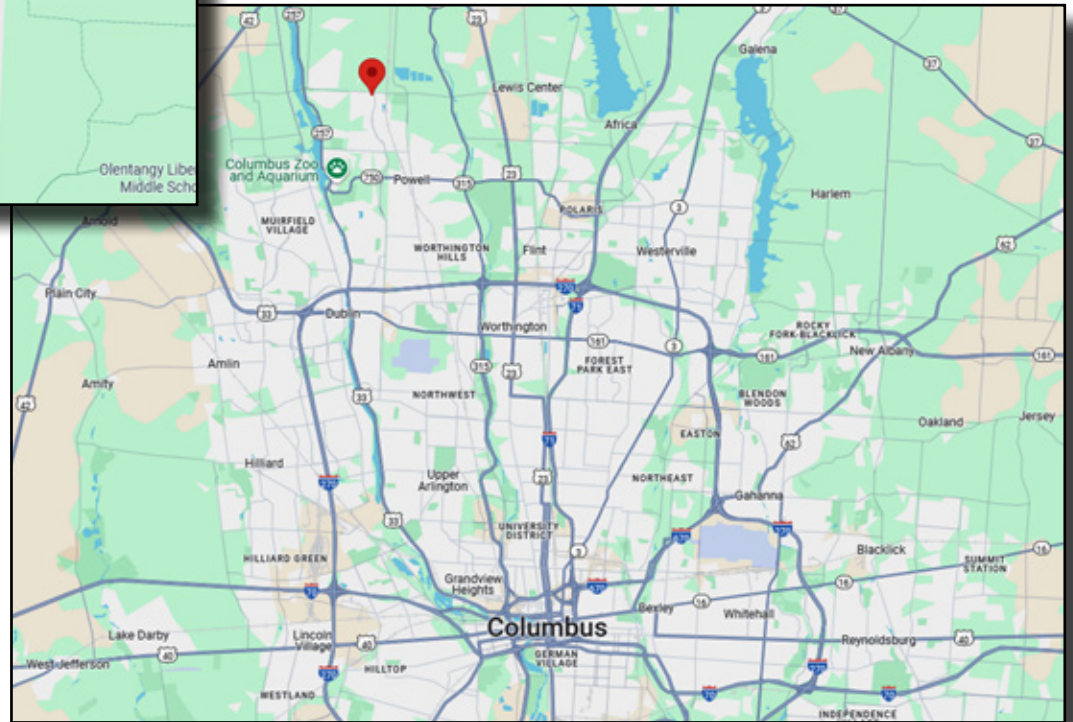
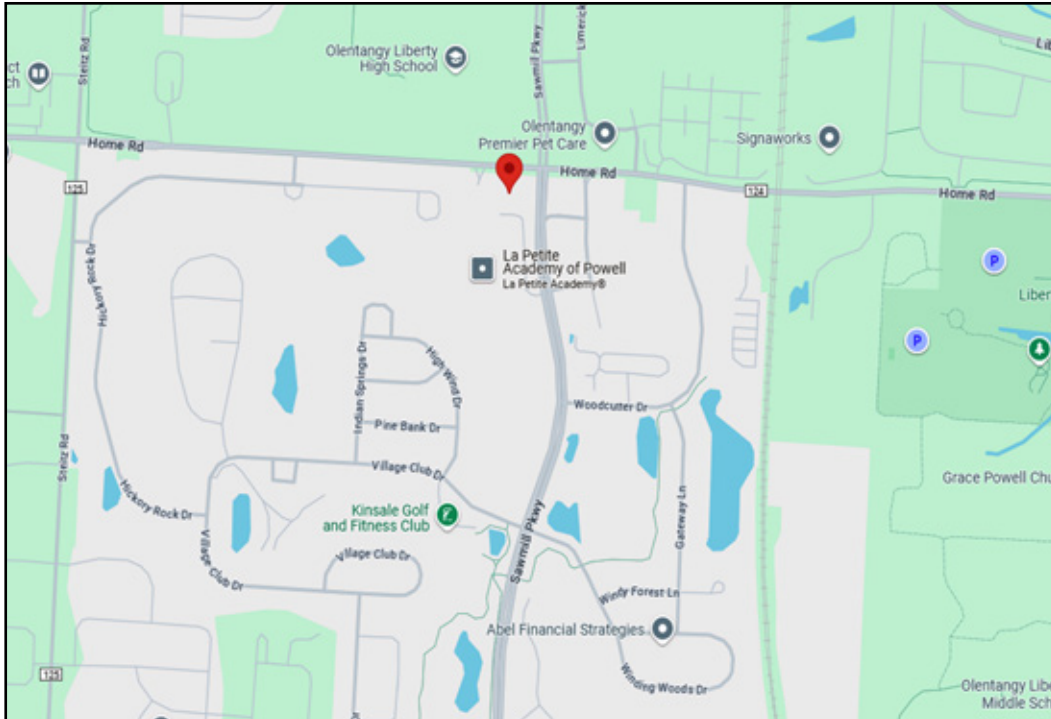


Del-Co Water Line
Sewer Line



2 Outlot Parcels for ground lease


0 Home Rd and Sawmill Rd, Powell, OH 43065

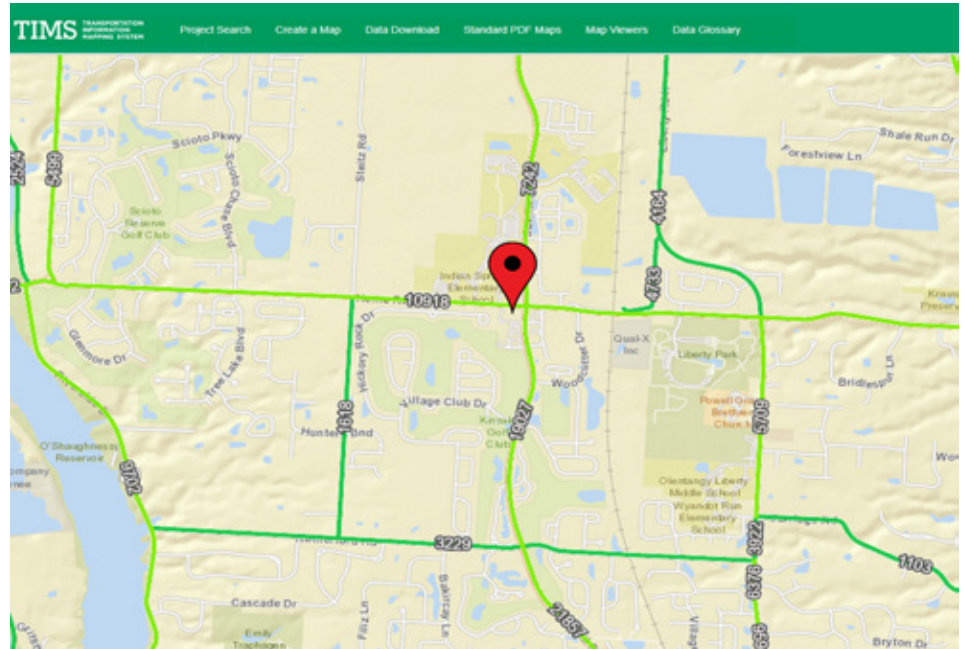




Great Location!
Easy access to major roads
20 minutes to Downtown Delaware
30 minutes to Downtown Columbus

Demographic Summary Report

Sawmill & Home Rd				
Sawmill Rd @ Home Road, Powell, OH 43065				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	6,462	39,025	101,150	
2024 Estimate	5,527	33,797	90,018	
2020 Census	4,184	28,275	81,185	
Growth 2024 - 2029	16.92%	15.47%	12.37%	
Growth 2020 - 2024	32.10%	19.53%	10.88%	
2024 Population by Hispanic Origin				
2024 Population	5,527	33,797	90,018	
White	4,221 76.37%	27,280 80.72%	70,750 78.60%	
Black	115 2.08%	763 2.26%	2,687 2.98%	
Am. Indian & Alaskan	5 0.09%	30 0.09%	97 0.11%	
Asian	743 13.44%	3,313 9.80%	9,681 10.75%	
Hawaiian & Pacific Island	1 0.02%	22 0.07%	58 0.06%	
Other	444 8.03%	2,388 7.07%	6,746 7.49%	
U.S. Armed Forces	8	29	59	
Households				
2029 Projection	2,032	13,375	34,950	
2024 Estimate	1,734	11,569	31,097	
2020 Census	1,298	9,678	28,108	
Growth 2024 - 2029	17.19%	15.61%	12.39%	
Growth 2020 - 2024	33.59%	19.54%	10.63%	
Owner Occupied	1,640 94.58%	10,494 90.71%	27,557 88.62%	
Renter Occupied	94 5.42%	1,075 9.29%	3,540 11.38%	
2024 Households by HH Income	1,735	11,570	31,097	
Income: <\$25,000	74 4.27%	566 4.89%	1,371 4.41%	
Income: \$25,000 - \$50,000	108 6.22%	672 5.81%	2,328 7.49%	
Income: \$50,000 - \$75,000	91 5.24%	878 7.59%	2,682 8.62%	
Income: \$75,000 - \$100,000	98 5.65%	959 8.29%	2,669 8.58%	
Income: \$100,000 - \$125,000	169 9.74%	944 8.16%	3,057 9.83%	
Income: \$125,000 - \$150,000	300 17.29%	1,470 12.71%	3,707 11.92%	
Income: \$150,000 - \$200,000	184 10.61%	1,684 14.55%	4,594 14.77%	
Income: \$200,000+	711 40.98%	4,397 38.00%	10,689 34.37%	
2024 Avg Household Income	\$191,147	\$184,673	\$176,199	
2024 Med Household Income	\$157,473	\$158,788	\$148,209	



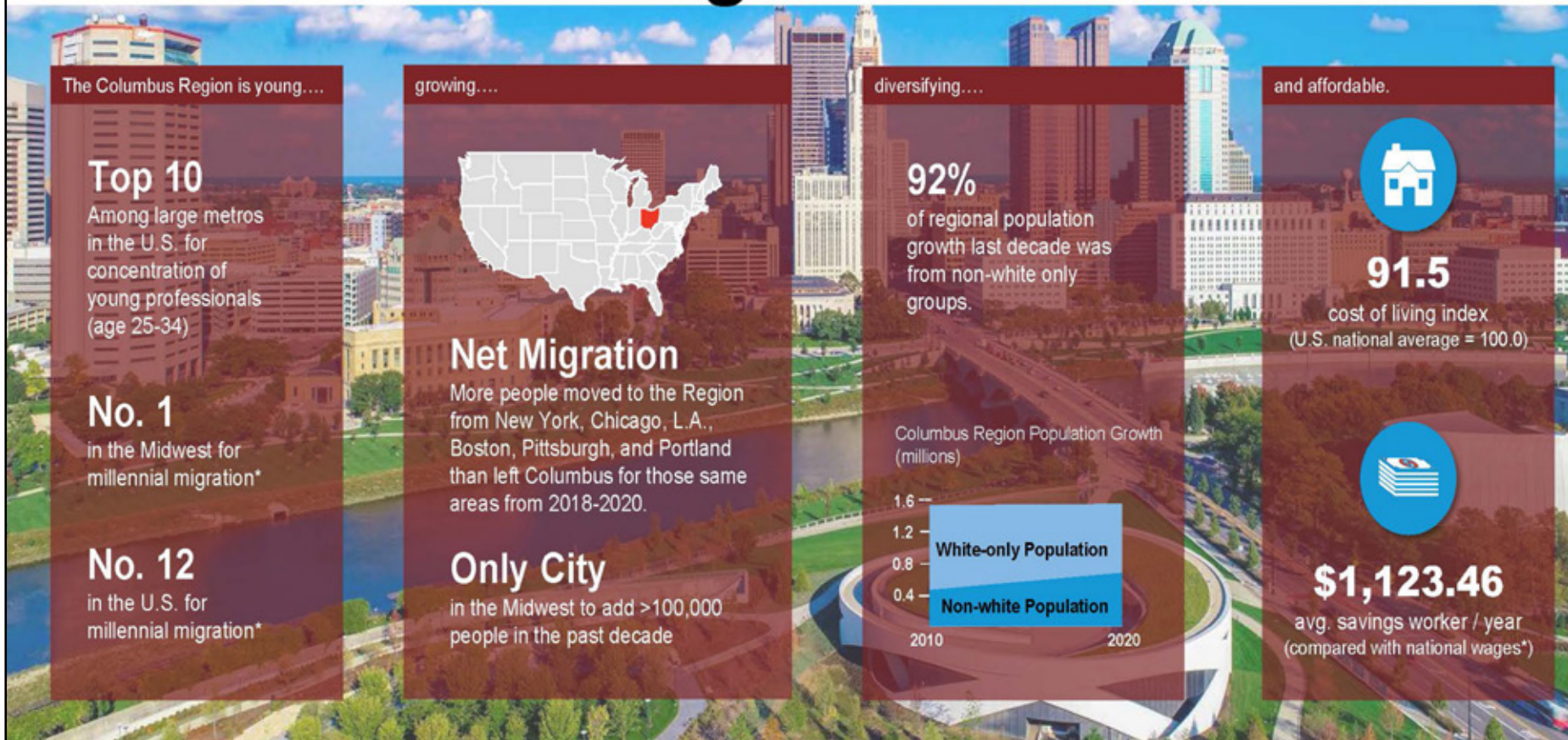
Traffic Count Report

Sawmill & Home Rd
Sawmill Rd @ Home Road, Powell, OH 43065



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Home Road	Sawmill Pkwy	0.06 E	2020	13,742	MPSI	.05
2 Home Road	Sawmill Pkwy	0.06 E	2022	13,132	MPSI	.05
3 Sawmill Parkway	Home Rd	0.02 N	2020	16,488	MPSI	.07
4 Sawmill Pkwy	Home Rd	0.03 S	2022	11,799	MPSI	.11
5 Sawmill Pkwy	Home Rd	0.03 S	2020	12,523	MPSI	.11
6 Home Rd	Guard-Well St	0.02 E	2022	11,921	MPSI	.13
7 Home Rd	Guard-Well St	0.02 E	2021	12,077	MPSI	.13
8 Sawmill Parkway	Sawmill Pkwy	0.03 S	2022	14,754	MPSI	.13
9 Sawmill Parkway	Sawmill Pkwy	0.03 S	2020	15,320	MPSI	.13
10 Sawmill Pkwy	O'Connell St	0.02 E	2022	896	MPSI	.14

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

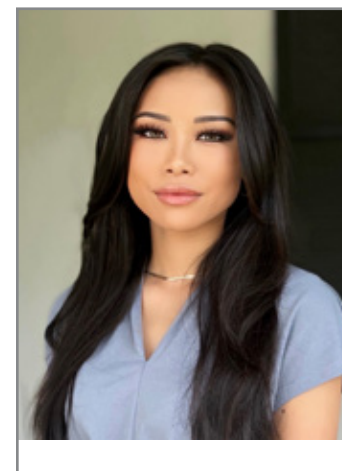
Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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www.rweiler.com



Appraisal Brokerage Consulting Development

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