



PRIME RETAIL PROPERTY FOR SALE

# FORMER ESPORTA FITNESS

3474 SAWMILL DR, POWELL, OH 43065



A MEMBER OF CORFAC INTERNATIONAL





## EXCLUSIVELY PRESENTED BY

ANDY MILLS, SIOR, CCIM  
614.582.5521  
amills@elfordrealty.com

ELFORD REALTY | CORFAC INTERNATIONAL  
614.488.0000  
Columbus, OH  
www.elfordrealty.com



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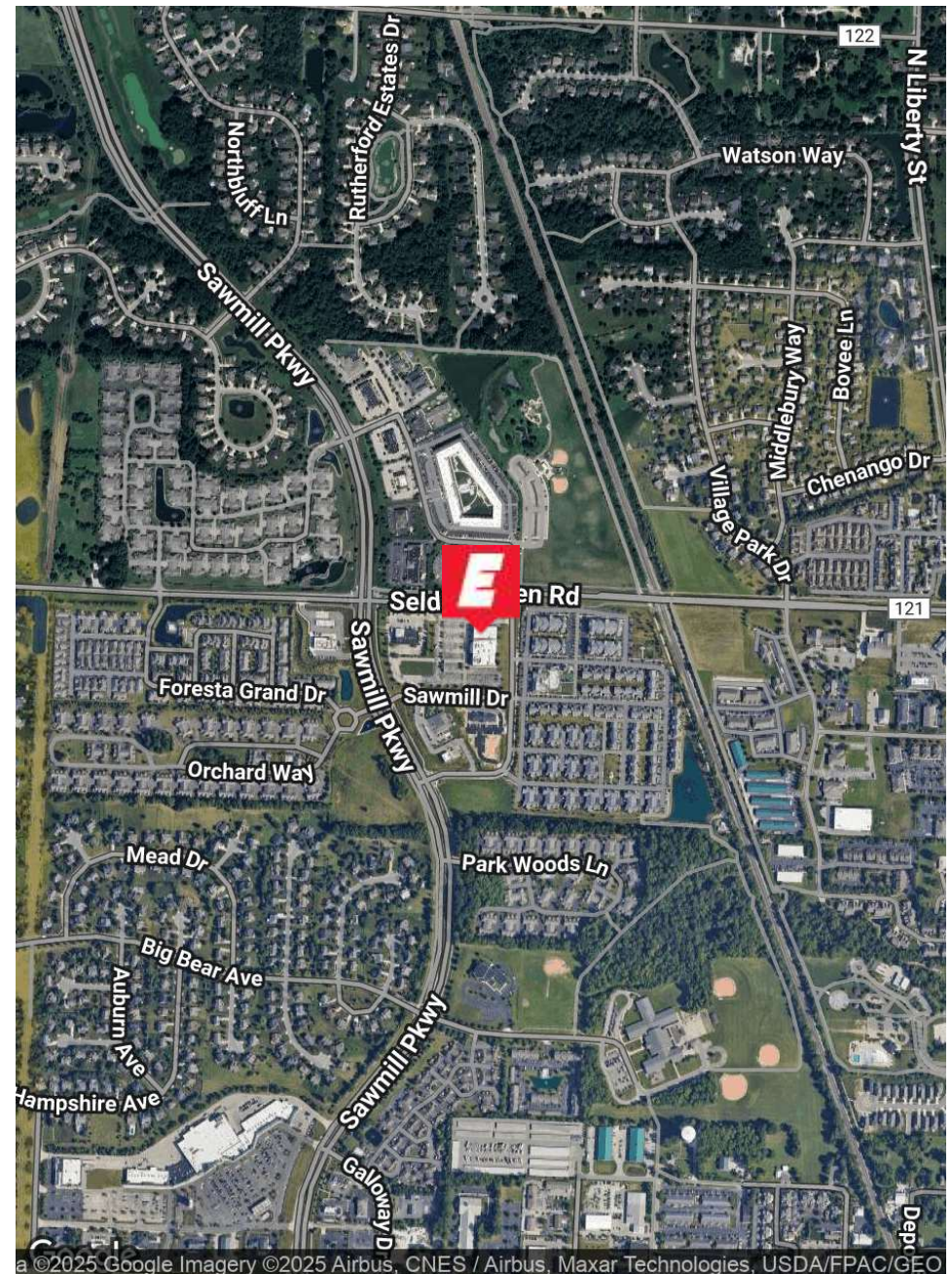
# EXECUTIVE SUMMARY

Elford Realty is proud to present the former Esporta Fitness, a Class-A freestanding building strategically located in the highly desirable Powell market just off Sawmill Parkway. This impressive 53,206-square-foot facility sits on a 5.076-acre parcel, offering flexibility for fitness, redevelopment, or adaptive reuse opportunities. The site features 281 surface parking spaces and monument signage located on Sawmill Parkway, providing strong visibility and flexibility for a variety of owner-occupants.

The property benefits from strong visibility along Sawmill Drive with 27,500 vehicles per day (STDB 2025) and excellent regional connectivity via Riverside Drive, Powell Road, and SR-315. Surrounded by leading national retailers including Walmart, Target, Kroger, Home Depot, Aldi, Starbucks, and Whole Foods, the site is positioned within a thriving retail corridor that drives steady traffic and consumer activity.

Adding to the location's appeal, the Columbus Zoo and Aquarium—one of Central Ohio's top tourist destinations—is located just minutes away. The Zoo attracts more than 2 million visitors annually, bringing a steady flow of families and tourists to the Powell area and reinforcing the property's long-term potential.

With 141,615 residents in a 5-mile radius and a projected population growth of 6.1% over the next five years, this location offers exceptional demographics and long-term growth potential in one of Central Ohio's most dynamic suburban markets.







**\$12,500,000**

SALES PRICE

**5.076**

LOT SIZE

**RETAIL (FREE STANDING  
BUILDING)**

PROPERTY TYPE

**53,206 SF**

TOTAL SF AVAILABLE

**2007**

YEAR BUILT

**MONUMENT & BUILDING**

SIGNAGE

**281 SURFACE SPACES**

PARKING

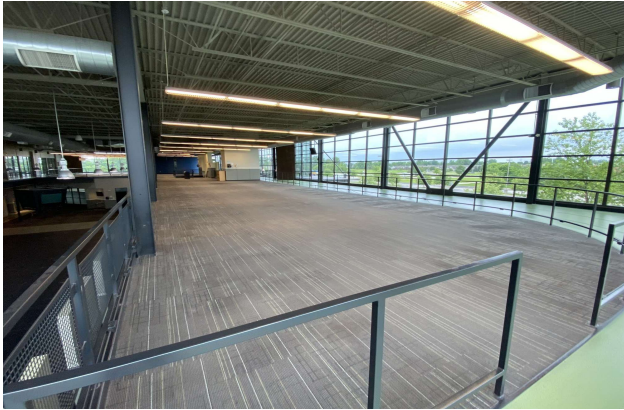
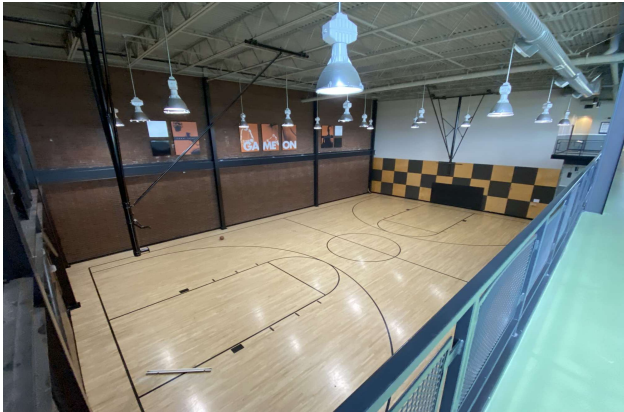


## PROPERTY PHOTOS





# PROPERTY PHOTOS





# MARKET OVERVIEW MAP





## AREA OVERVIEW

Powell, Ohio, is a vibrant suburban community located just north of Columbus in Delaware County—one of the fastest-growing counties in the state. Known for its blend of small-town charm and modern conveniences, Powell offers a welcoming environment with tree-lined streets, historic neighborhoods, and a strong sense of community. The city's quaint downtown district features local shops, restaurants, and cafes, while annual events and festivals bring residents together throughout the year.

Beyond its charming core, Powell benefits from excellent regional connectivity via Sawmill Parkway, SR-315, and I-270, making it a convenient location for commuters and businesses alike. The area is home to some of Central Ohio's most desirable residential communities, supported by top-rated Olentangy Local Schools and abundant parks and recreational amenities. Powell also offers proximity to major retail corridors and leading employers, enhancing its appeal as a place to both live and work.

Adding to its draw, Powell is just minutes from the Columbus Zoo and Aquarium—one of the top-ranked zoos in the nation—and the adjoining Zoombezi Bay Waterpark. These attractions, combined with nearby golf courses, metro parks, and cultural offerings, make Powell not only a highly livable community but also a destination for visitors. With strong demographics, continued growth, and a reputation for quality of life, Powell stands out as one of Central Ohio's premier suburban markets.

## AREA AMENITIES

### COLUMBUS ZOO & AQUARIUM

World-renowned and ranked #3 in the U.S., this landmark is a premier Central Ohio attraction. It welcomes over 2.2 million visitors each year to experience 10,000+ animals

### ZOOMBEEZI BAY WATERPARK

22-acre waterpark featuring thrilling slides, a lazy river, and a giant wave pool. Located next to the Columbus Zoo, it attracts 400,000 people each year

### DOWNTOWN POWELL

Charming historic district filled with boutiques, local restaurants, and cozy coffee shops. Community events and seasonal festivals create a lively, small-town atmosphere

### HIGHBANKS METRO PARK

Scenic trails and dramatic river bluffs make this metro park a top hiking spot in Central Ohio. Visitors enjoy wildlife viewing, nature programs and sweeping views of Olentangy River

### VILLAGE GREEN PARK

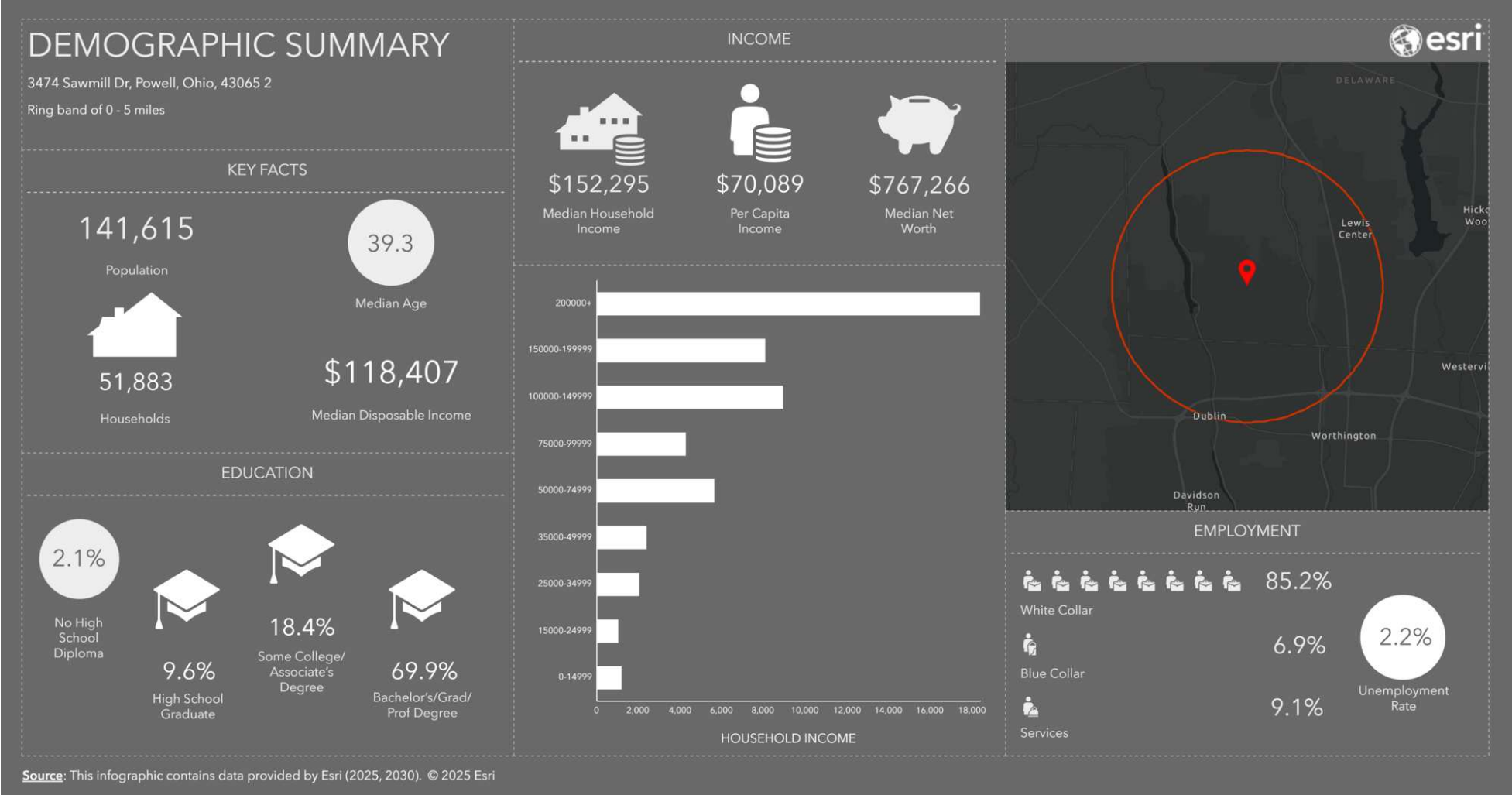
Lively community hub that hosts concerts, festivals, and family events. With open green space and playgrounds, it's a year-round favorite for all ages

### SAFARI GOLF CLUB

18-hole course surrounded by natural scenery just steps from the Columbus Zoo. A local favorite, it offers a relaxed yet challenging golf experience for all skill levels



# DEMOGRAPHICS - 5 MILES





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