

**FOR SALE
BUILD-TO-SUIT
GROUND LEASE**

LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



**FOR SALE: \$500,000/ACRE
BUILD-TO-SUIT
GROUND LEASE**



**DELAWARE COUNTY
PARCEL #: 319-210-14-007**



11.59 ACRE SITE



**11,274 VEHICLES/DAY
ALONG HOME RD**



**GREAT VISIBILITY AND
ACCESSIBILITY - HOME RD**



**IDEAL FOR OFFICE,
COMMERCIAL, ACLF**



**COMMERCIAL OVERLAY
ZONING**



AVAILABLE: NOW

JAMES T. KOON
614-561-8338
JKOON@KOONPROPERTYGROUP.COM



KOON
PROPERTY
GROUP



OVERVIEW

LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



POPULATION

1 MILE	4,098
3 MILES	31,962
5 MILES	90,564

HOUSEHOLD INCOME

1 MILE	\$218,529
3 MILES	\$196,481
5 MILES	\$171,694

CONSUMER SPENDING

1 MILE	\$74.1M
3 MILES	\$560.0M
5 MILES	\$1.5B

DAYTIME EMPLOYMENT

1 MILE	1,319
3 MILES	7,900
5 MILES	24,367

Koon Property Group is excited to market this rare 11.59-acre development opportunity in the thriving town of Powell, Ohio. Zoned for a diverse range of uses, including commercial, healthcare, office, assisted care, and independent care, this site offers unparalleled flexibility to accommodate your development vision.

Key Features:

- Utilities On-Site: Fully serviced and development-ready.
- Versatile Zoning: Ideal for commercial, healthcare, professional office, assisted care, and independent living developments.
- High Growth Area: Powell is renowned for its high-income demographic and top-rated Olentangy Local School District, offering an exceptional quality of life and attracting affluent residents.

Strategic Location Highlights:

- Directly across from the highly anticipated Kroger Marketplace, set to open in 2025, promising increased foot traffic and retail synergy.
- Adjacent to the flourishing Liberty Grand community, featuring over 1,000 rooftops, including modern apartments and single-family homes, ensuring a robust consumer base.
- Convenient access to major roadways and affluent neighborhoods, enhancing visibility and accessibility for future tenants or businesses.

Development Options:

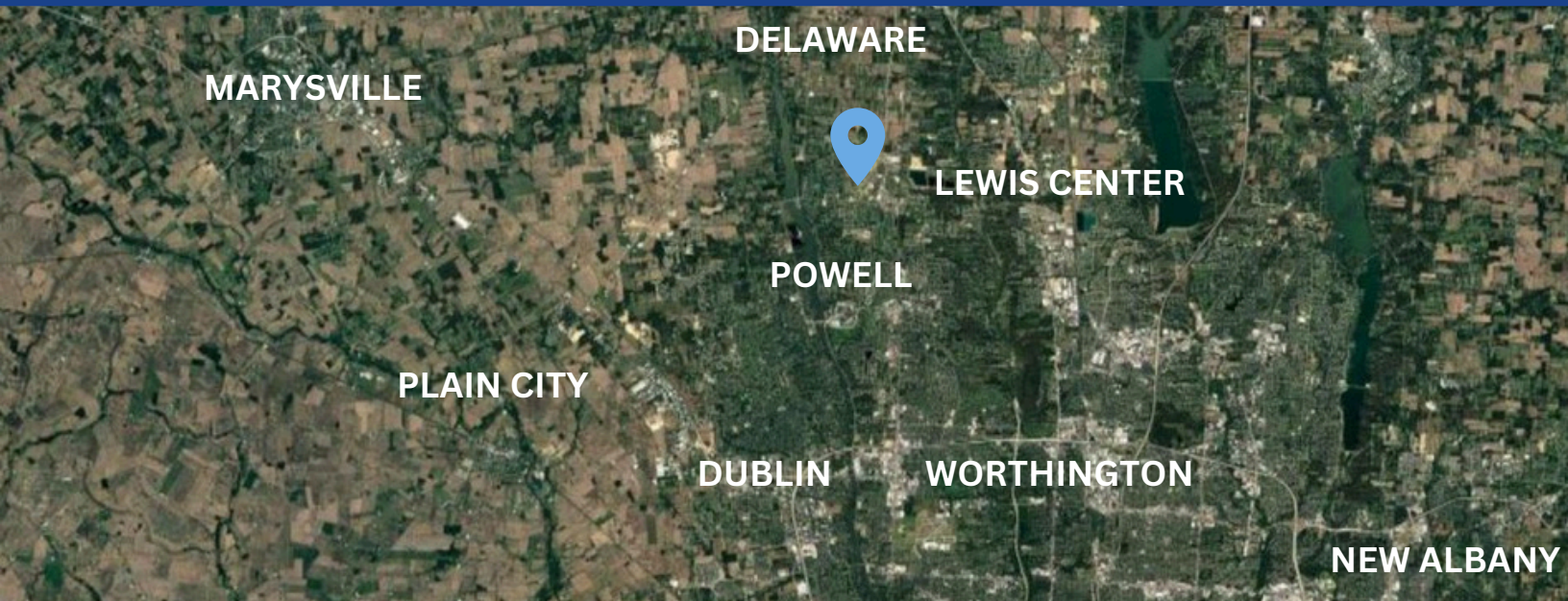
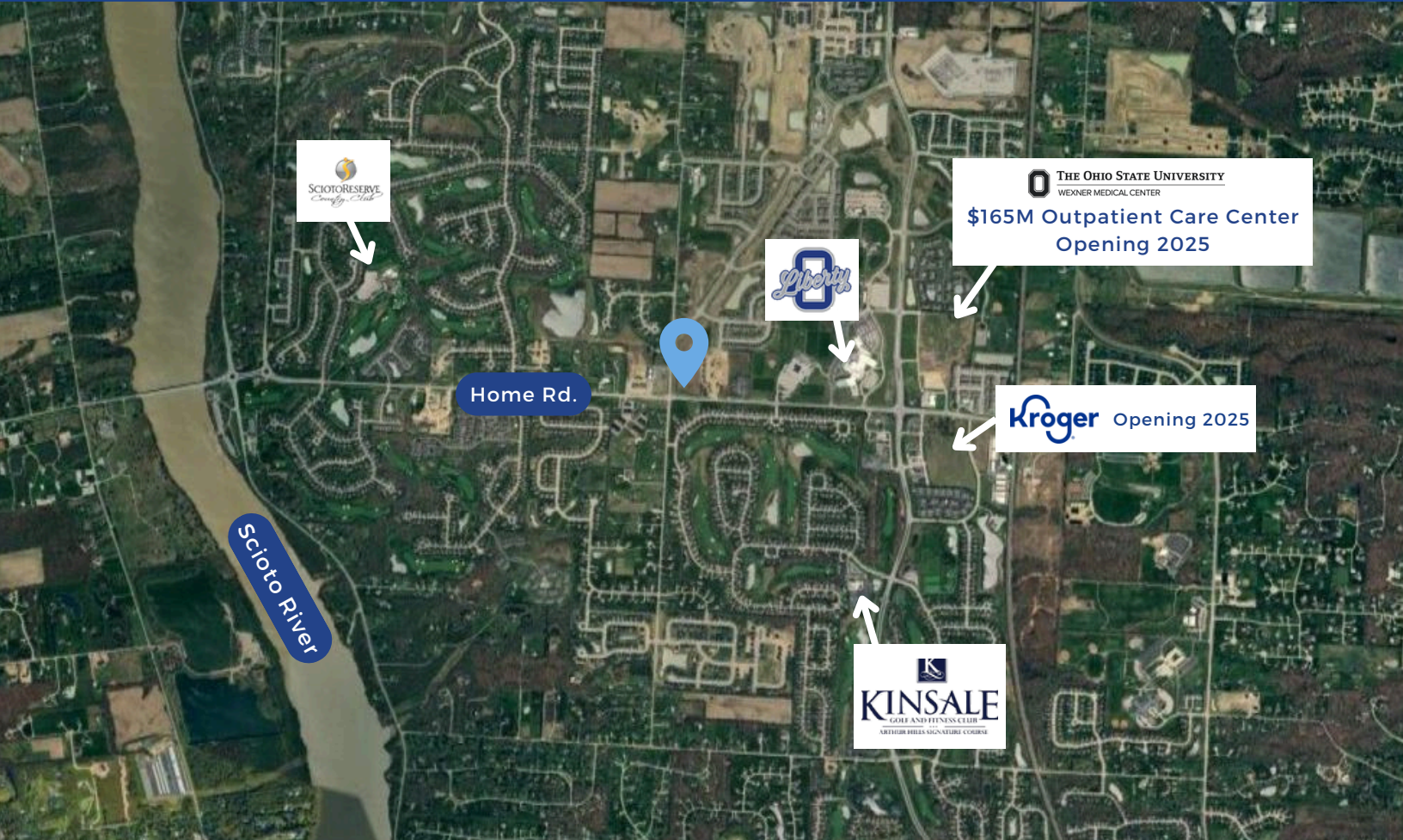
- Sale Price: \$500,000 per acre
- Ground Lease: Flexible terms available
- Build-to-Suit: Tailored solutions to meet your specific requirements



LOCATION

LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

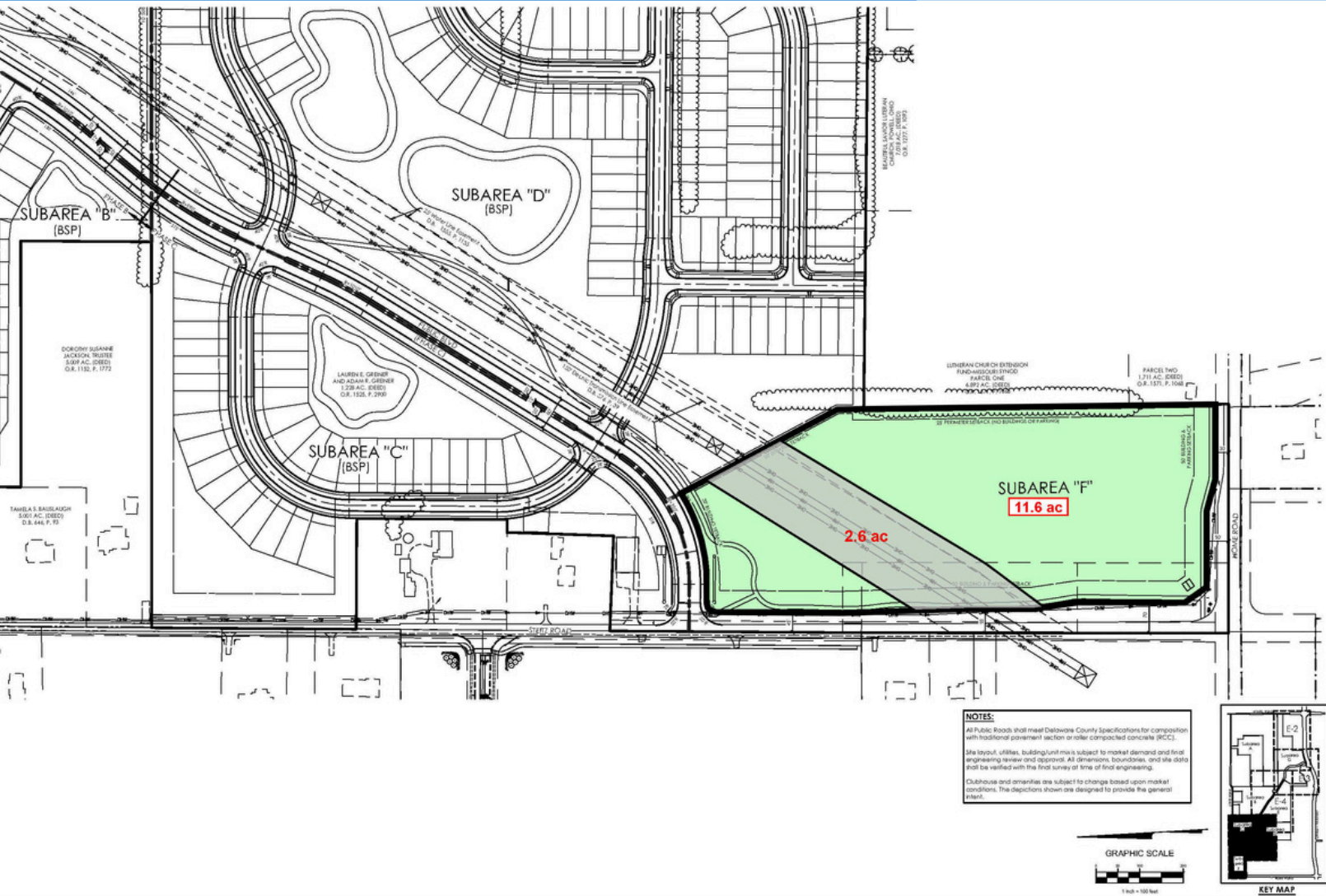


KOON
PROPERTY
GROUP



SITE PLAN

LIBERTY GRAND COMMERCIAL LAND POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



(A) WEST BUILDING ELEVATION - BUILDING #1
SCALE: 1/8" = 1'-0"



TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'



(B) WEST BUILDING ELEVATION - BUILDING #2
SCALE: 1/8" = 1'-0"



TO CHIMNEY (10'-0")
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'



(C) SOUTH BUILDING ELEVATION - BUILDING #2
SCALE: 1/8" = 1'-0"



TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'



(D) SOUTH BUILDING ELEVATION - BUILDING #3
SCALE: 1/8" = 1'-0"



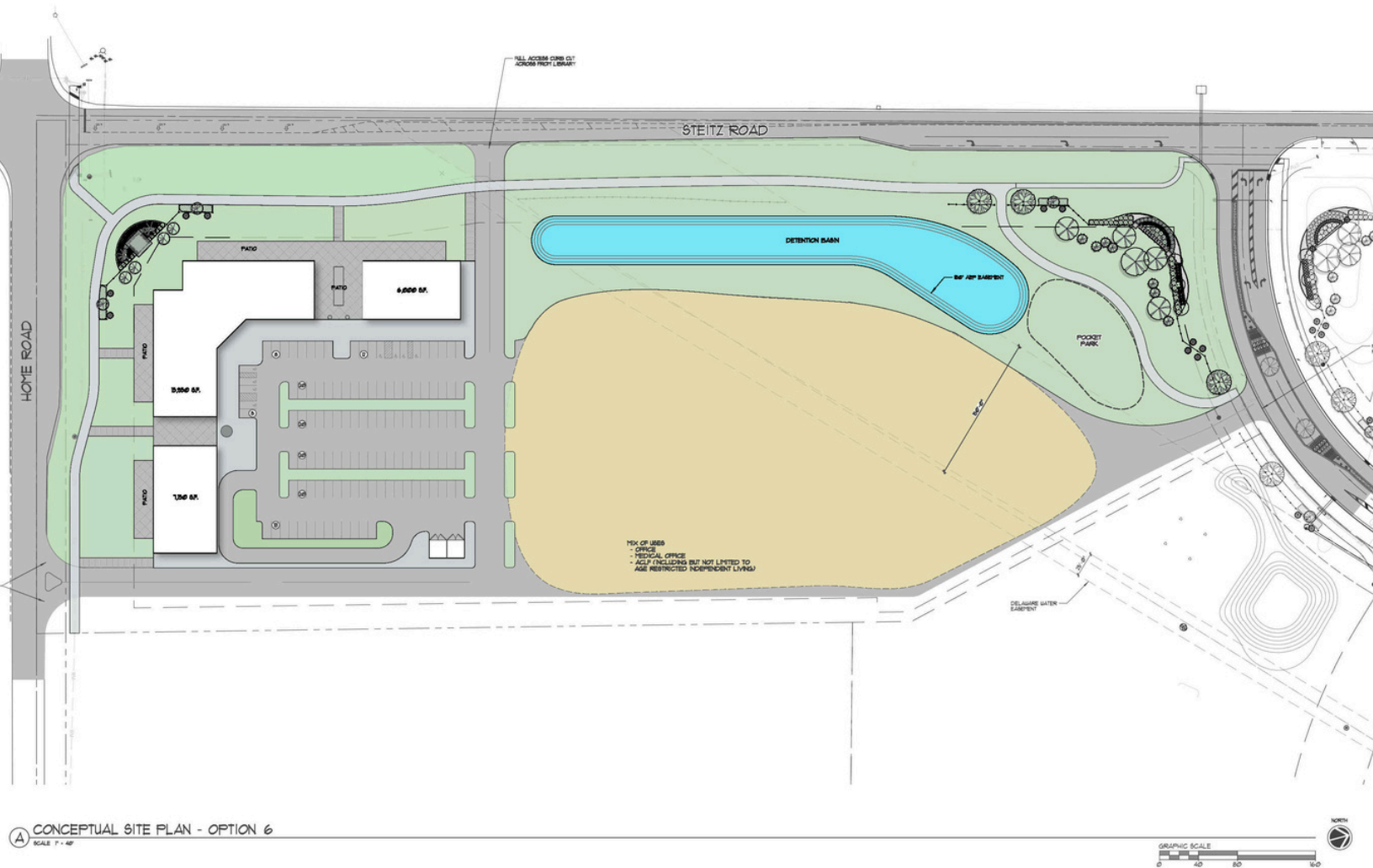
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'
TO 100'



CONCEPTUAL SITE PLAN

LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

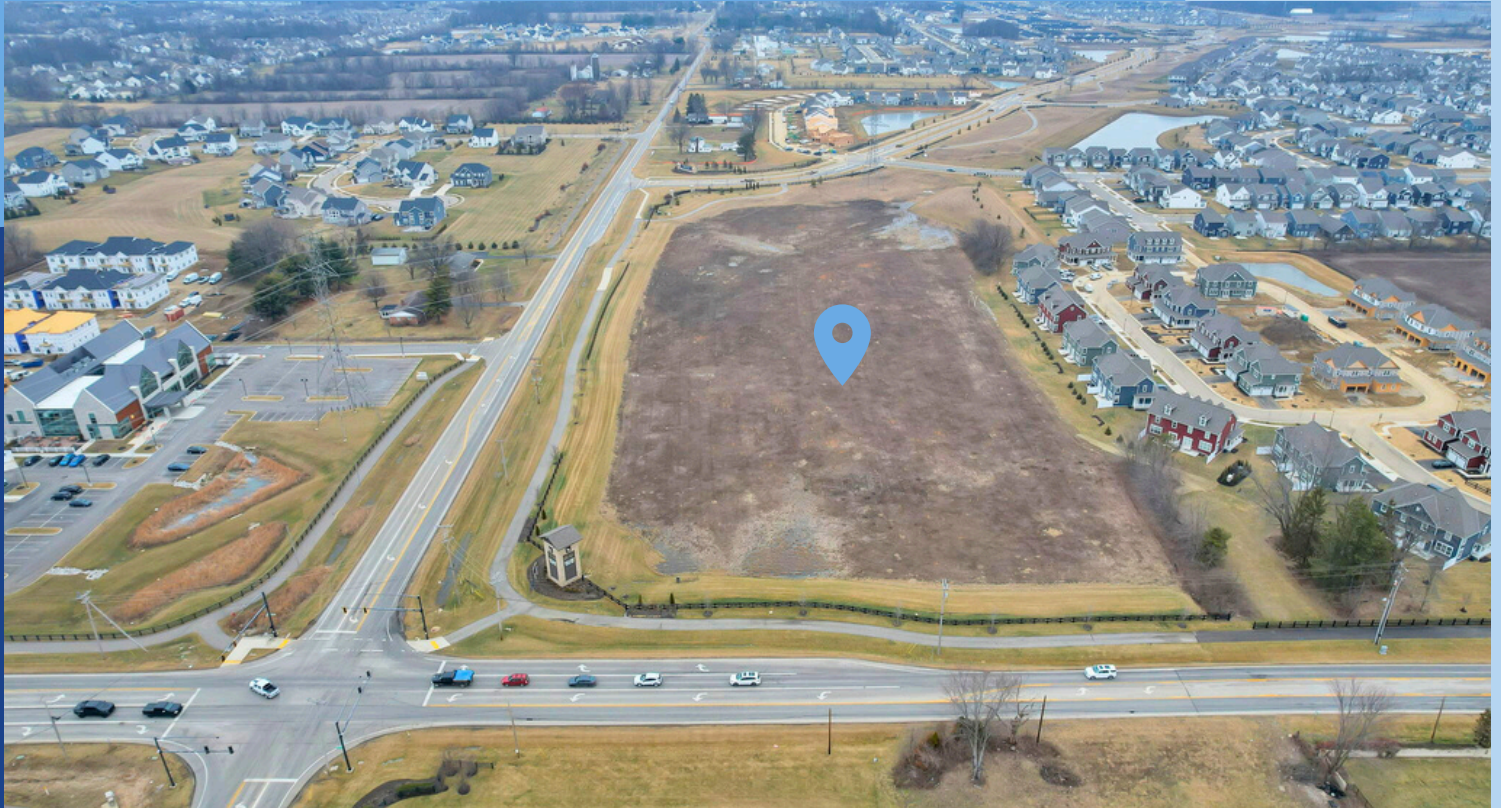


KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

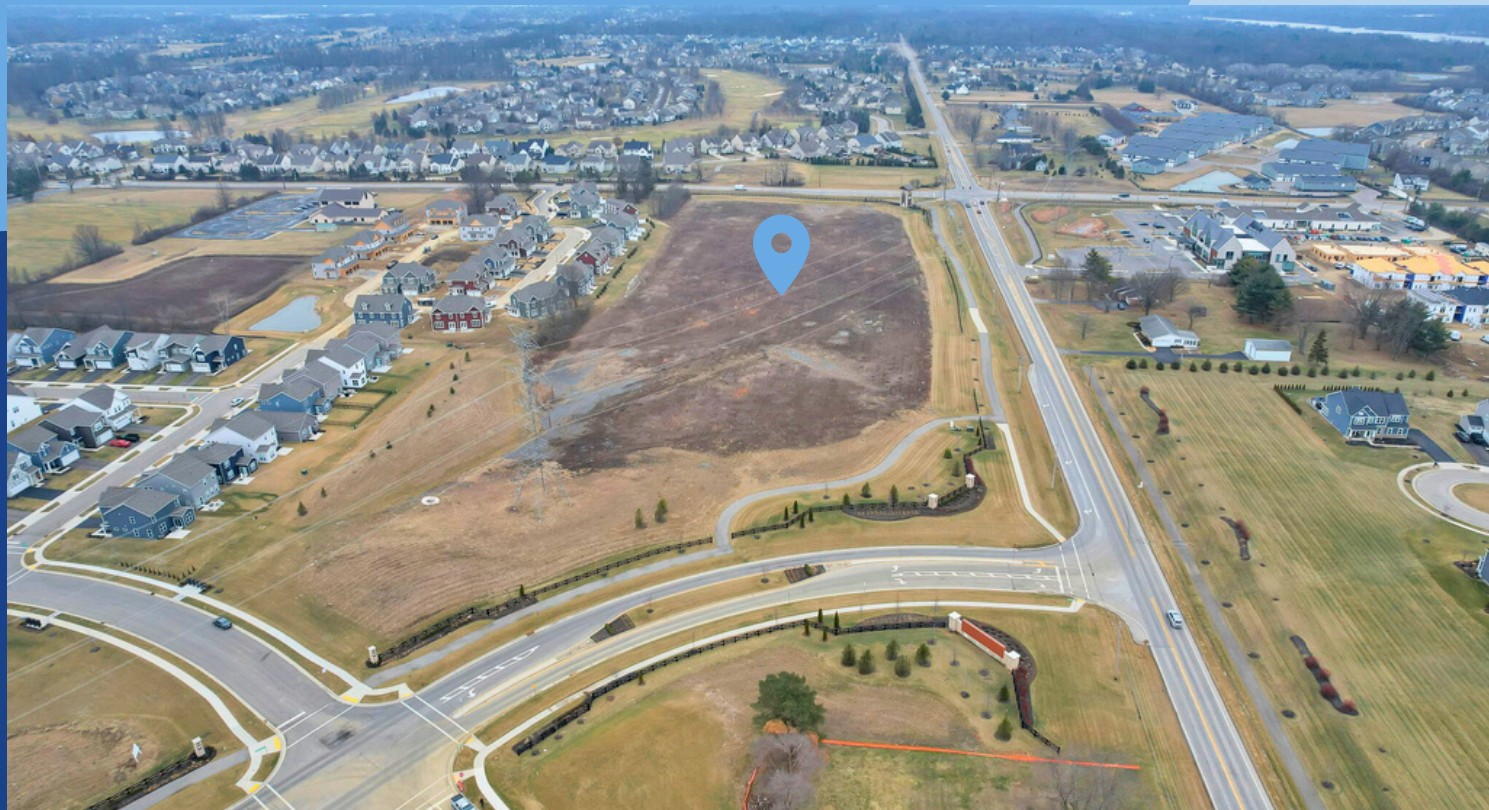


KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

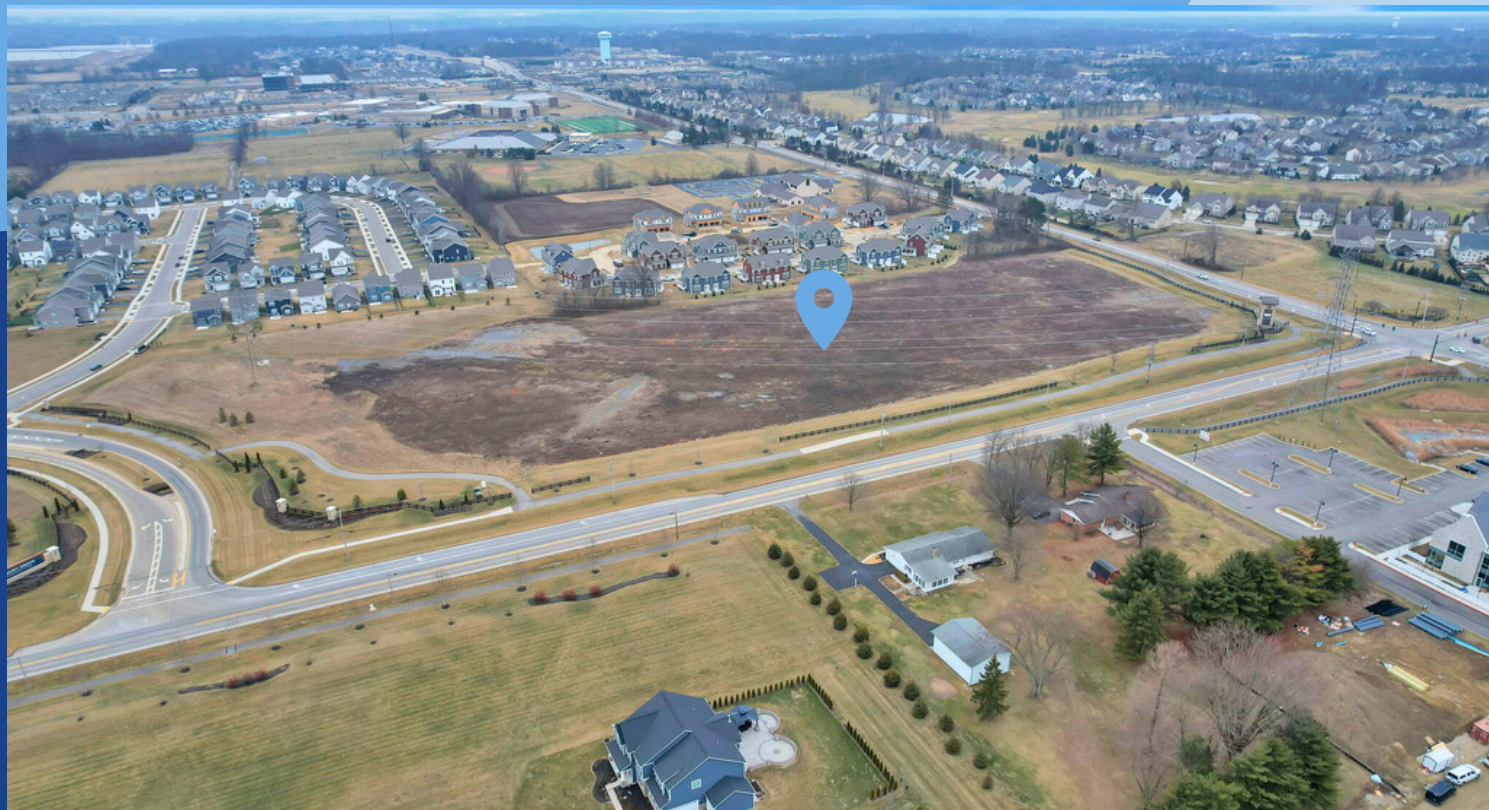


KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

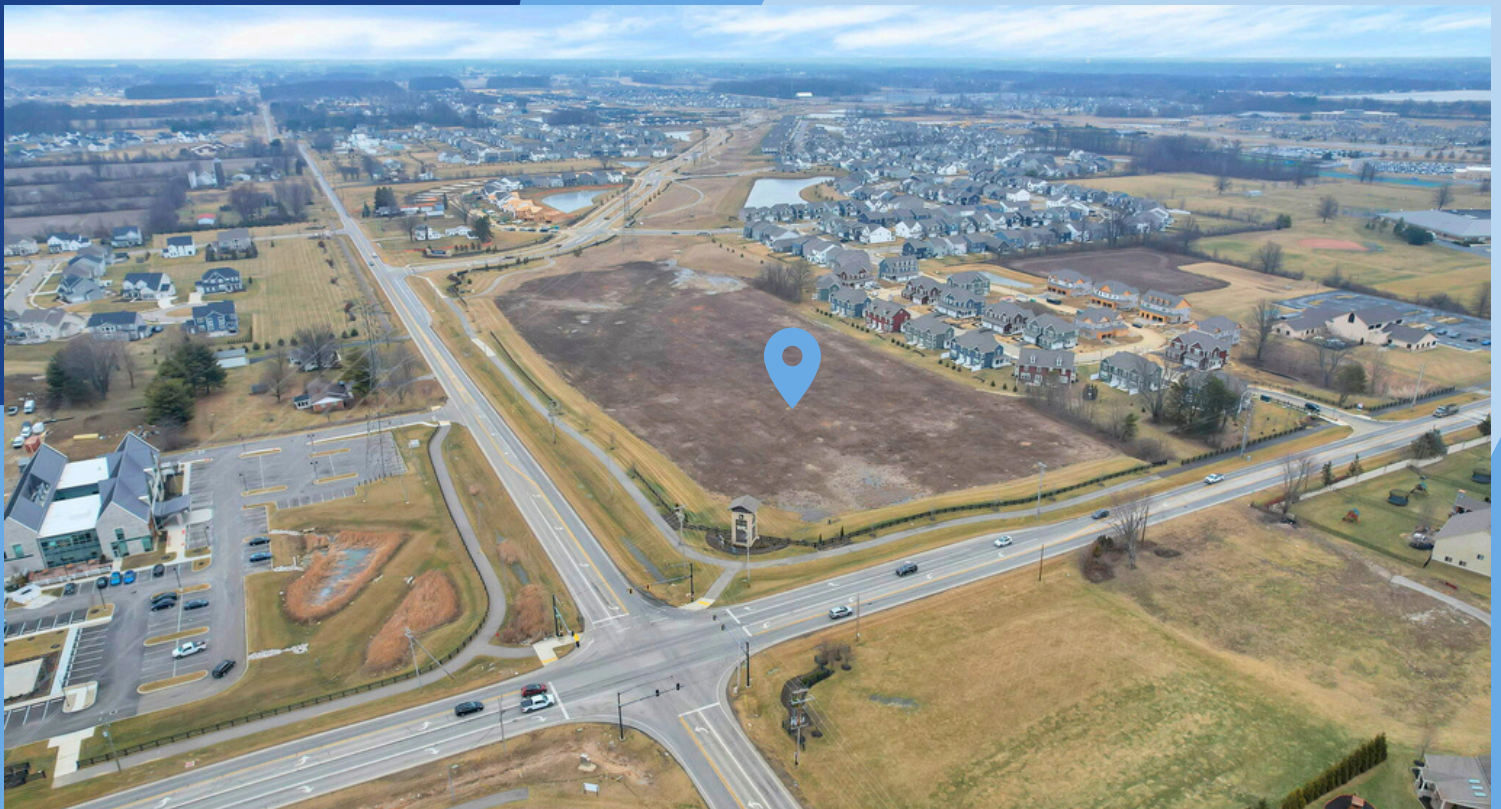
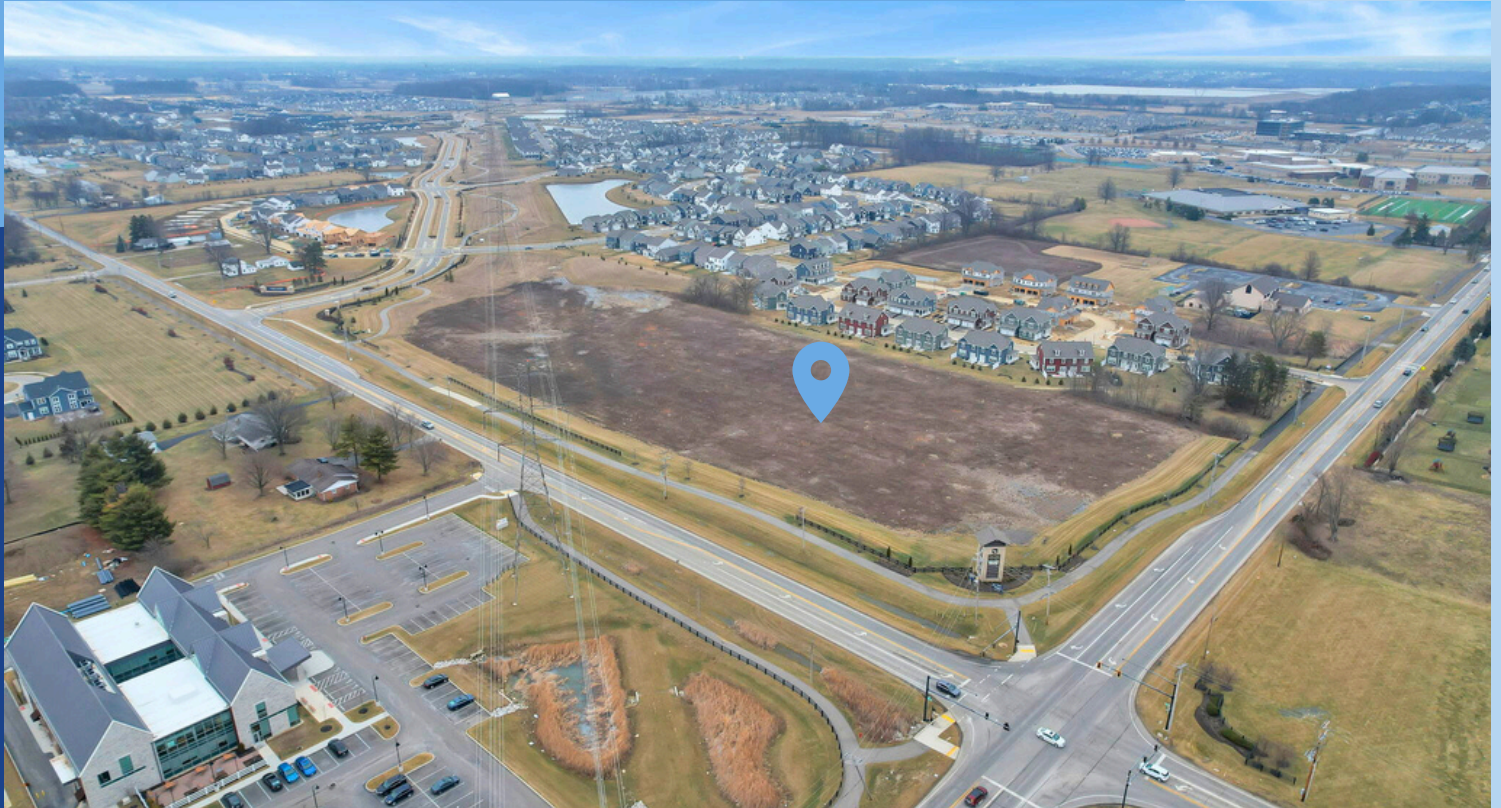


KOON
PROPERTY
GROUP



LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



KOON
PROPERTY
GROUP

