

LEASE

Retail / Office / Medical

147 W Olentangy St

Powell, OH 43065



Property Highlights

- 2 story with modern amenities and flexible spaces
- Outdoor dining area and balcony above
- Available parking (10 spaces + shared space area)
- Open floor plan for versatile layout options
- High visibility and traffic counts
- Retail / office / medical uses
- Construction has started with completion around the end of this year
- Nearby alternatives: an adjacent property 173 W Olentangy St, offers additional space and options



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COMMERCIAL**

ASPIRE REALTY
SERVICES

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OFFERING SUMMARY

LEASE RATE: \$35 SF/YEAR (NNN)

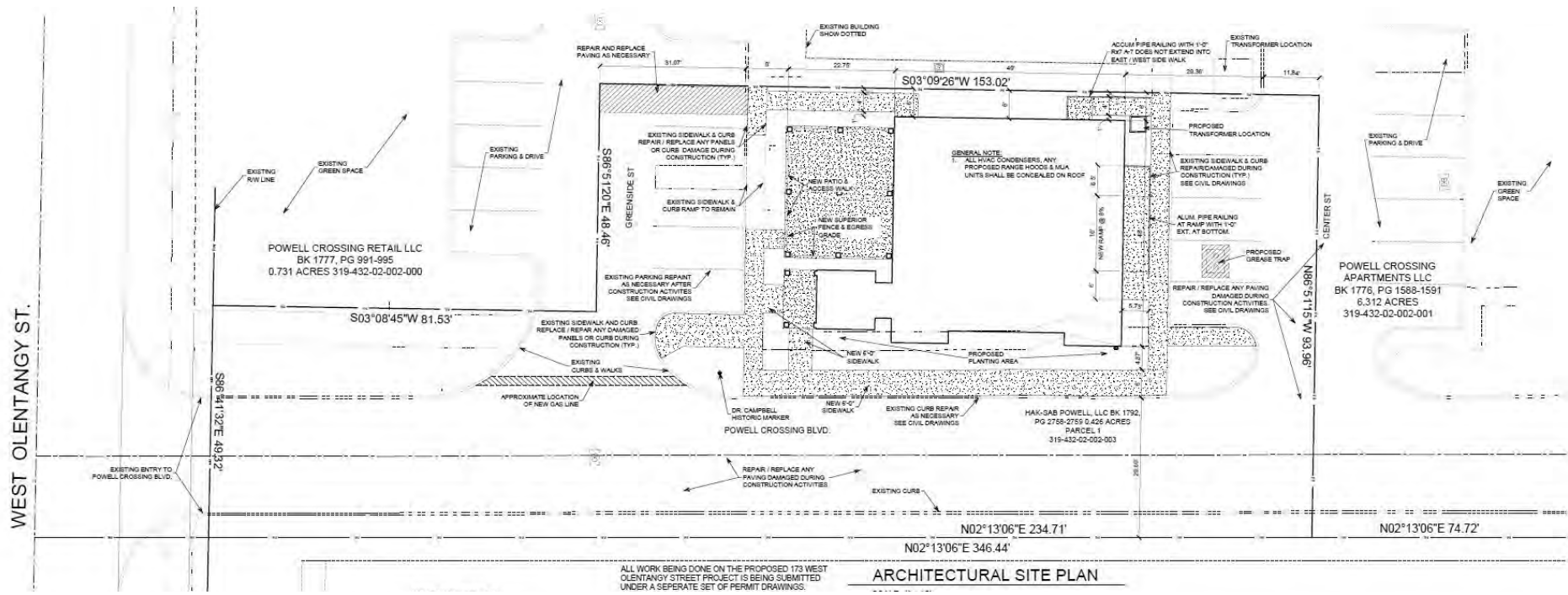
AVAILABLE SPACE: 5,500 SF

LOT SIZE: 0.462 ACRES

BUILDING SIZE: 5,500 SF

LOCATION

Located in Powell, Ohio, 147 W Olentangy Street offers exceptional visibility and accessibility within one of Central Ohio's most desirable suburban markets. The area is defined by its vibrant mix of local boutiques, restaurants, and professional services that create a charming, walkable environment appealing to residents and visitors alike. Just minutes from major thoroughfares including SR-315, Sawmill Parkway, and I-270, the location provides seamless connectivity to downtown Columbus and neighboring communities such as Dublin, Lewis Center, and Worthington. With strong household incomes, excellent demographics, and steady growth, the Powell area continues to attract quality businesses and customers. Its combination of small-town character, modern conveniences, and high traffic counts makes this location an ideal setting for retail, office, or service-oriented users seeking a prominent presence in a thriving suburban corridor.



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This property offers modern amenities and flexible spaces designed to elevate your operations. With well-appointed offices and available on-site parking, the property sets the stage for productivity and convenience. The interior showcases professional finishes, while the open floor plan allows for versatile layout options. Tenants will appreciate the ease of access from major transportation routes.



WEST ELEVATION (D) : SW 2341 - MUSTARD FIELD
SCALE: 3/16" = 1'-0"



NORTH ELEVATION (C) : SW 2341 - MUSTARD FIELD
SCALE: 3/16" = 1'-0"



EAST ELEVATION (B) : SW 2341 - MUSTARD FIELD
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (A) : SW 2341 - MUSTARD FIELD
SCALE: 3/16" = 1'-0"

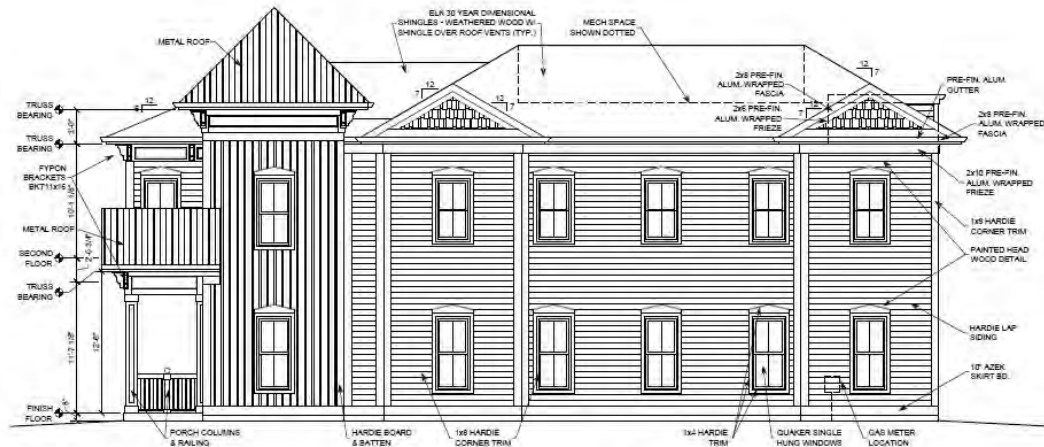
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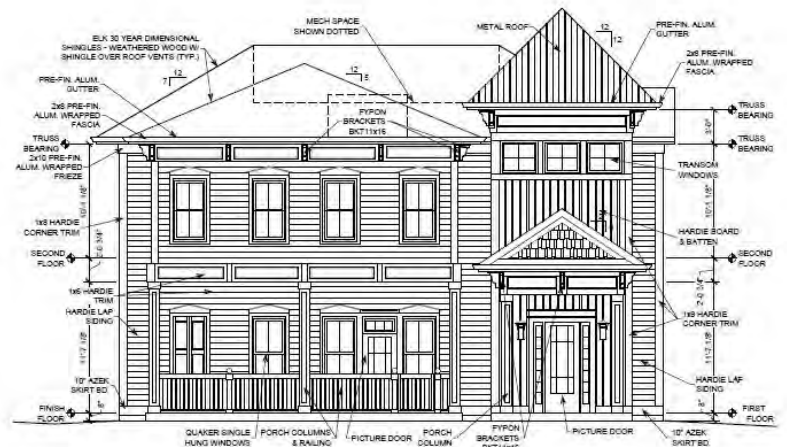
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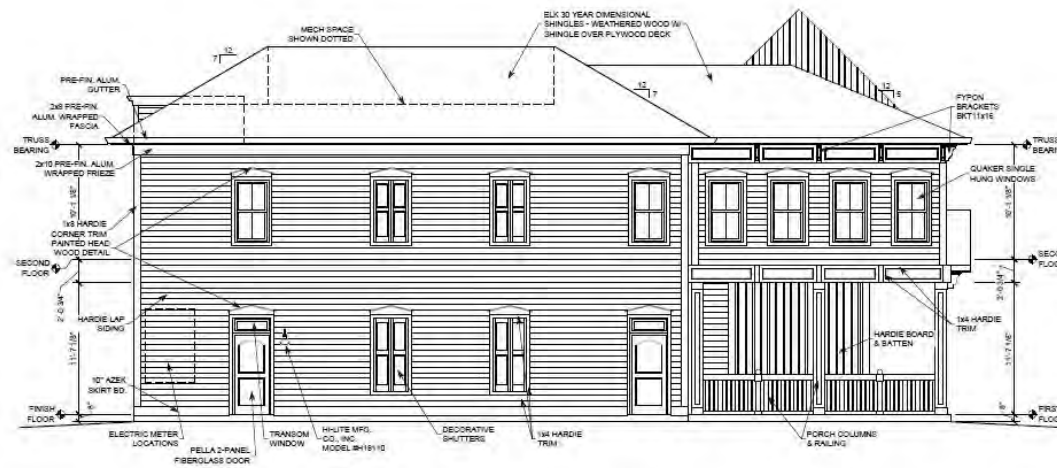
WEST ELEVATION (D)

SCALE: 3/16" = 1'-0"



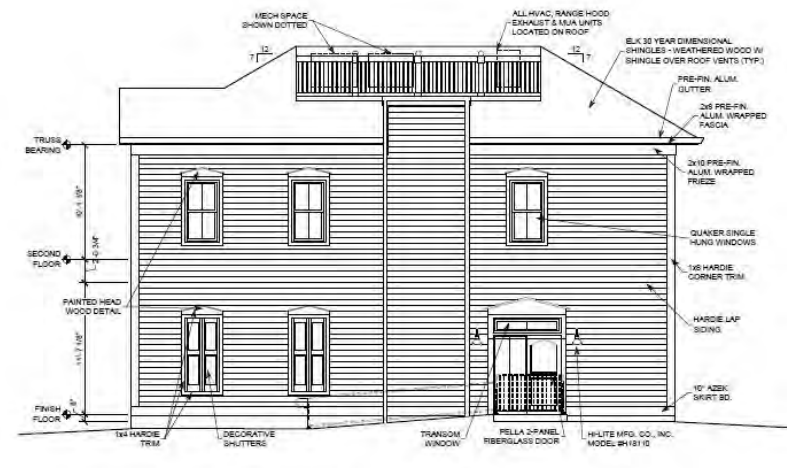
NORTH ELEVATION (C)

SCALE: 3/16" = 1'-0"



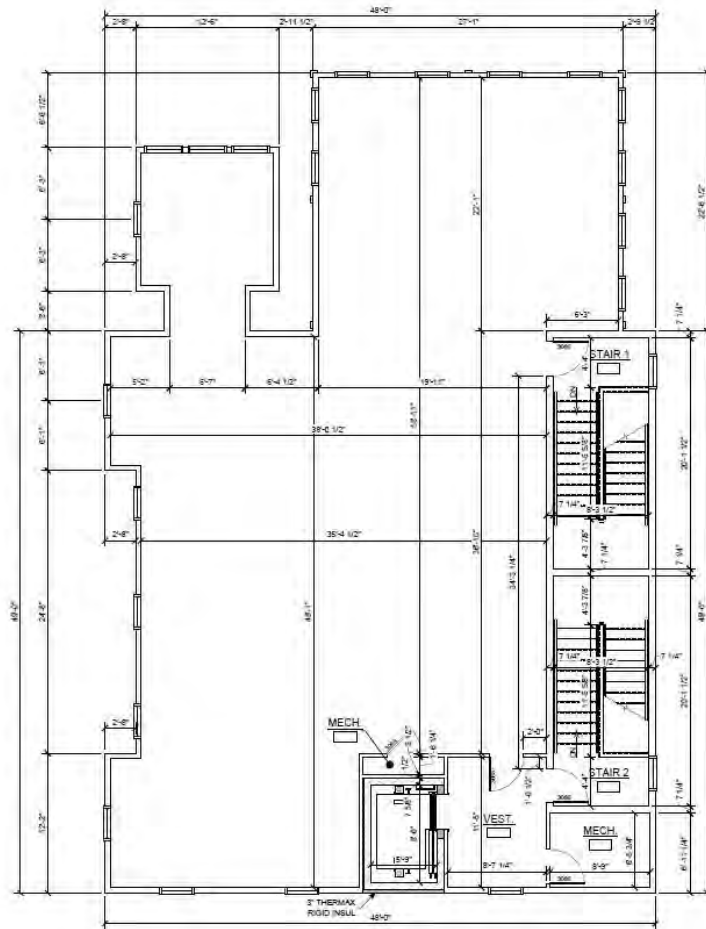
EAST ELEVATION (B)

SCALE: 3/16" = 1'-0"



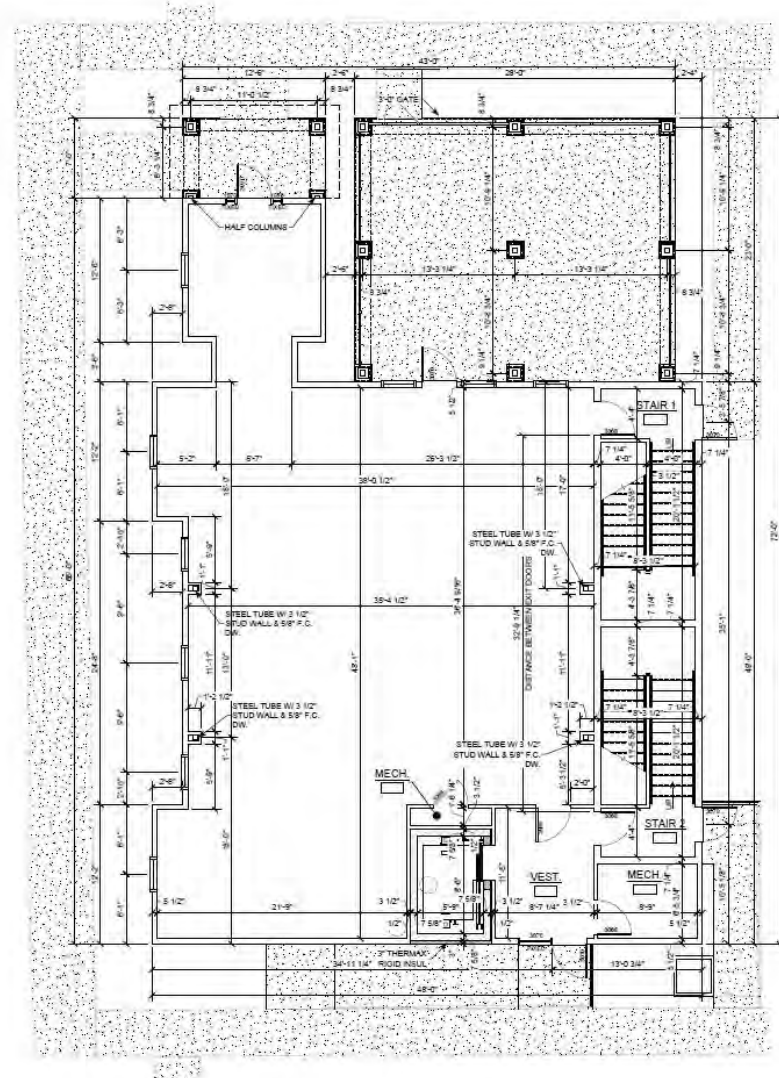
SOUTH ELEVATION (A)

SCALE: 3/16" = 1'-0"



2ND FLOOR BUILDING PLAN

SCALE: 3/16" = 1'-0" GROSS AREA = 3,079 SQ. FT.



1ST FLOOR BUILDING PLAN

SCALE: 3/16" = 1'-0" GROSS AREA = 2,486 SQ. FT.

1ST FL. = 2,486 SQ. FT.
2ND FL. = 3,079 SQ. FT.
TOTAL = 5,565 SQ. FT.Anthony Maronitis, CCIM, MS
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NEARBY RETAILERS



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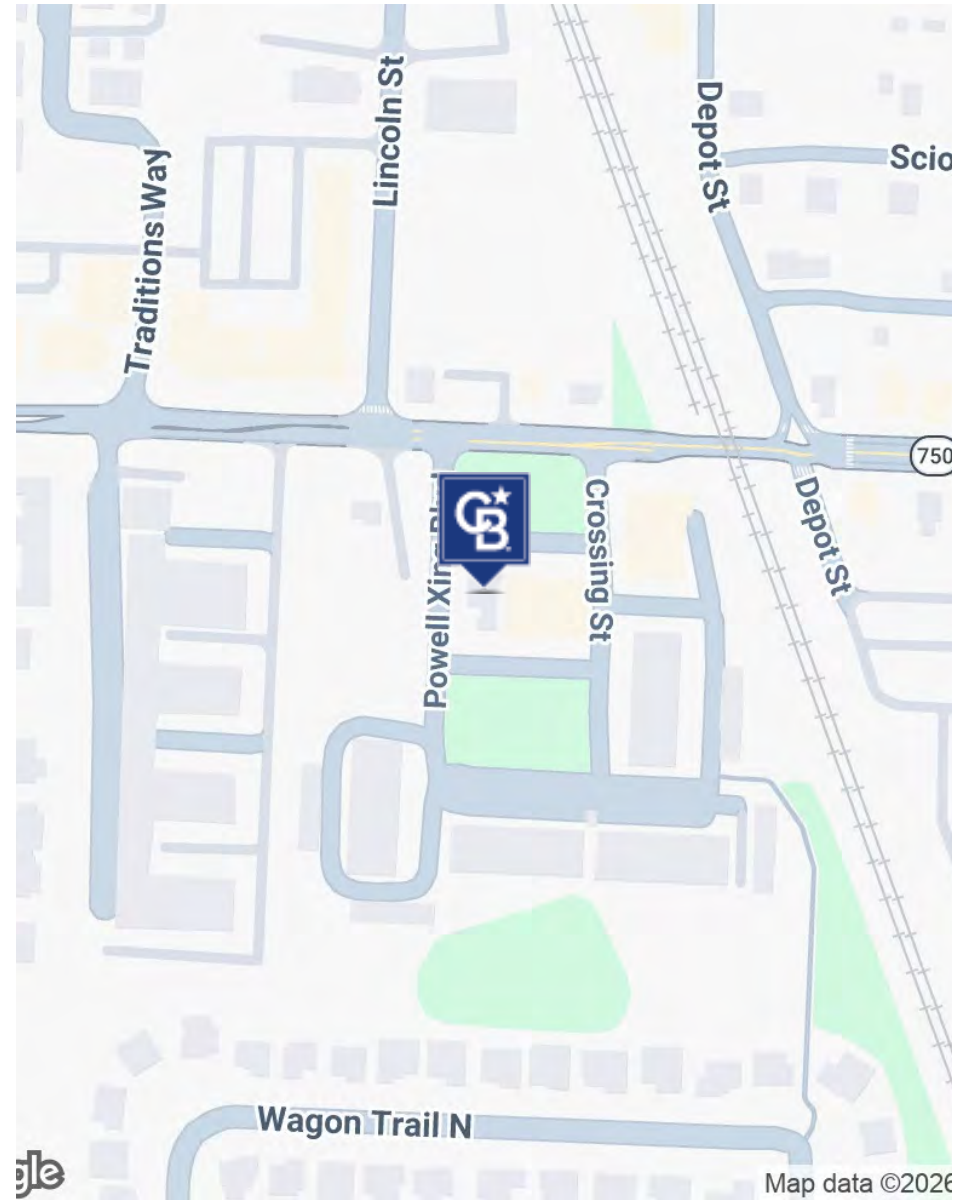
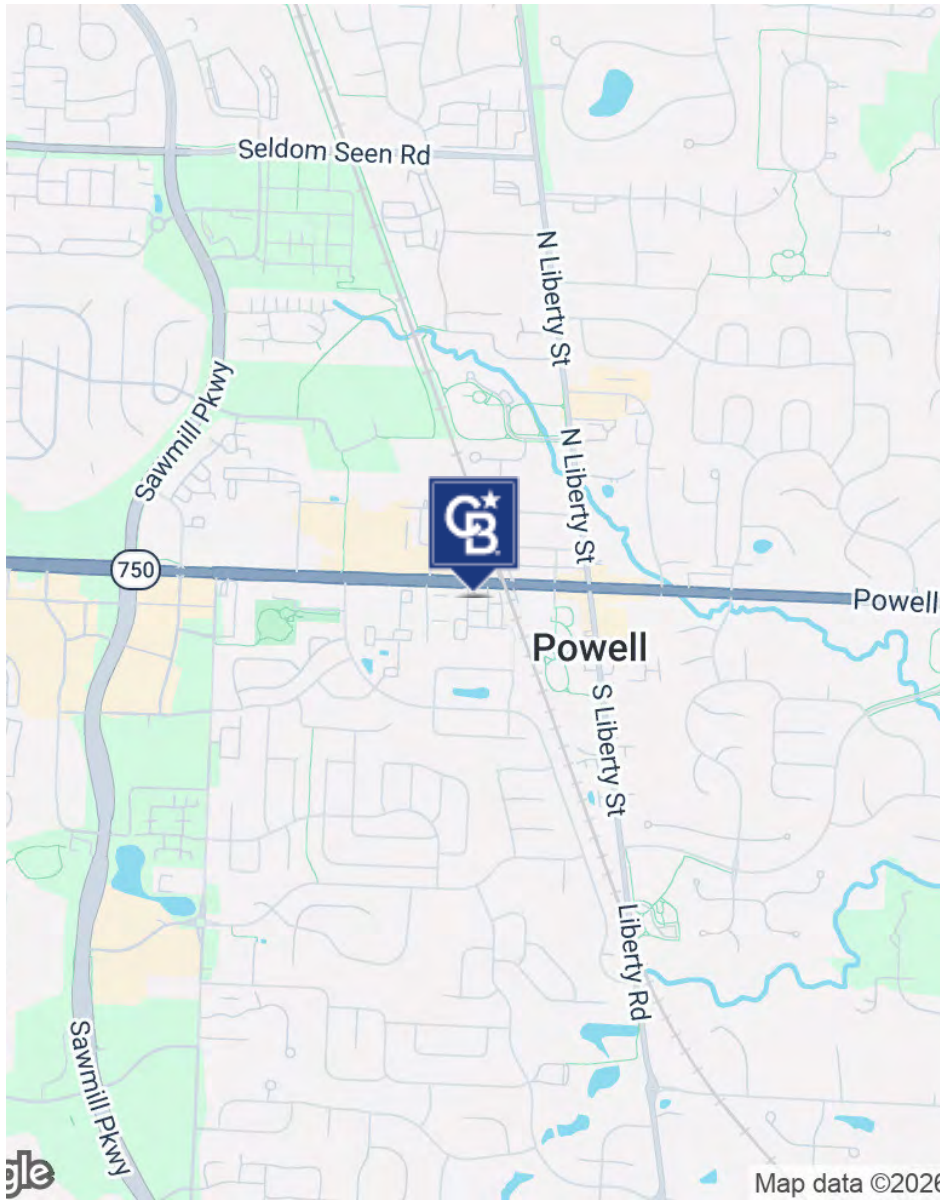


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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,509	59,881	164,271
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,588	21,443	62,636
# of Persons per HH Average	2.7	2.8	2.6
HH Income Average House	\$185,433	\$198,637	\$171,867
Value	\$532,796	\$560,848	\$491,965

2020 American Community Survey (ACS)

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNT
Olentangy St & Sawmill Pkwy	W	2023	14,957 AADT
Sawmill Pkwy & Liberty St	E	2024	14,278 AADT

