



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



**MEDICAL OFFICE | 2,065 SF**

**SAWMILL PARKWAY**

10248 SAWMILL PKWY, POWELL, OH 43065

**J.R. KERN**

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# FOR LEASE | MEDICAL OFFICE

## 10248 SAWMILL PKWY

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### Property Description

Part of the Wedgewood Professional Village. This former chiropractic office provides an attractive layout for most medical operations with private offices and semi-private treatment areas, including an attractive reception area.

### Property Highlights

- Attractive, modern medical office space with ample natural light throughout
- Current layout includes a mix of private and semi-private treatment areas and open exercise area
- Suite boasts large exterior signage and visibility from Sawmill Parkway
- Suite has private, rear entry with additional parking behind the building
- Wedgewood Professional Village accessed at lighted intersection - Sawmill Parkway and Presidential Parkway
- Multiple dining and retail options in close proximity
- Close to high-demographic, residential neighborhoods

### Location Description

Located in the bustling community of Powell, Ohio, this medical suite is part of the Wedgewood Professional Village with great exposure to Sawmill Parkway. Accessed via the lighted intersection of Sawmill and Presidential Parkways. Adjacent to several retail and commercial amenities and restaurants, this sites services the quickly growing southern Delaware Community.

### OFFERING SUMMARY

Available SF:	2,065 SF
Lease Rate:	\$21.50 SF/yr
Op. Exp.:	\$8.37 /SF
Utilities:	Paid by Tenant

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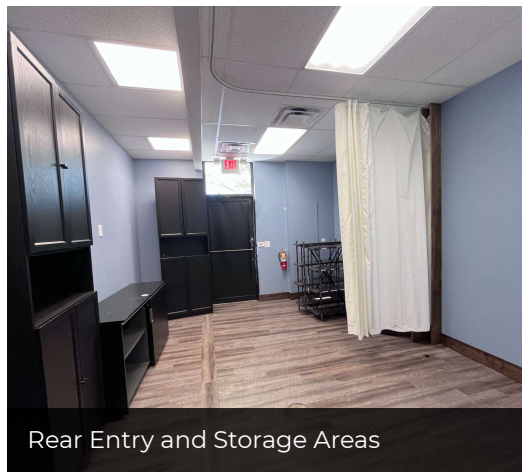
Attractive Reception Area



Great Sawmill Parkway visibility



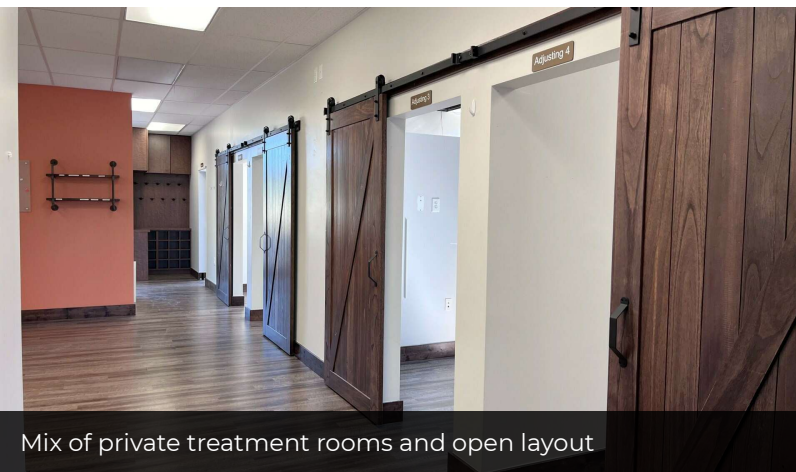
Reception Storage



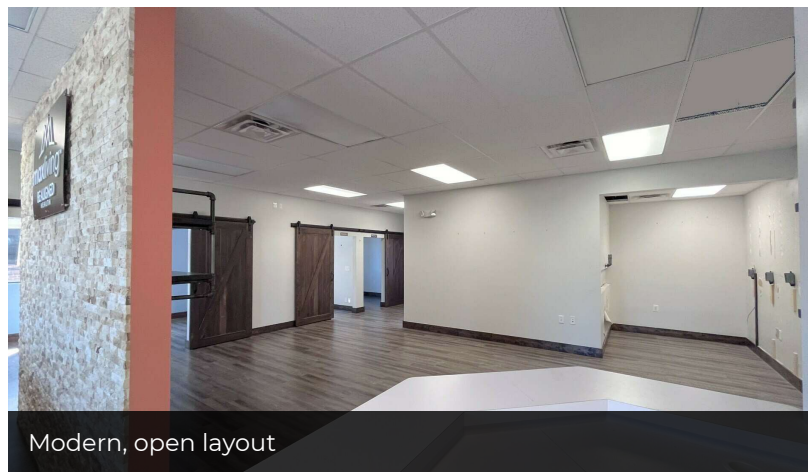
Rear Entry and Storage Areas



Large practice office



Mix of private treatment rooms and open layout



Modern, open layout

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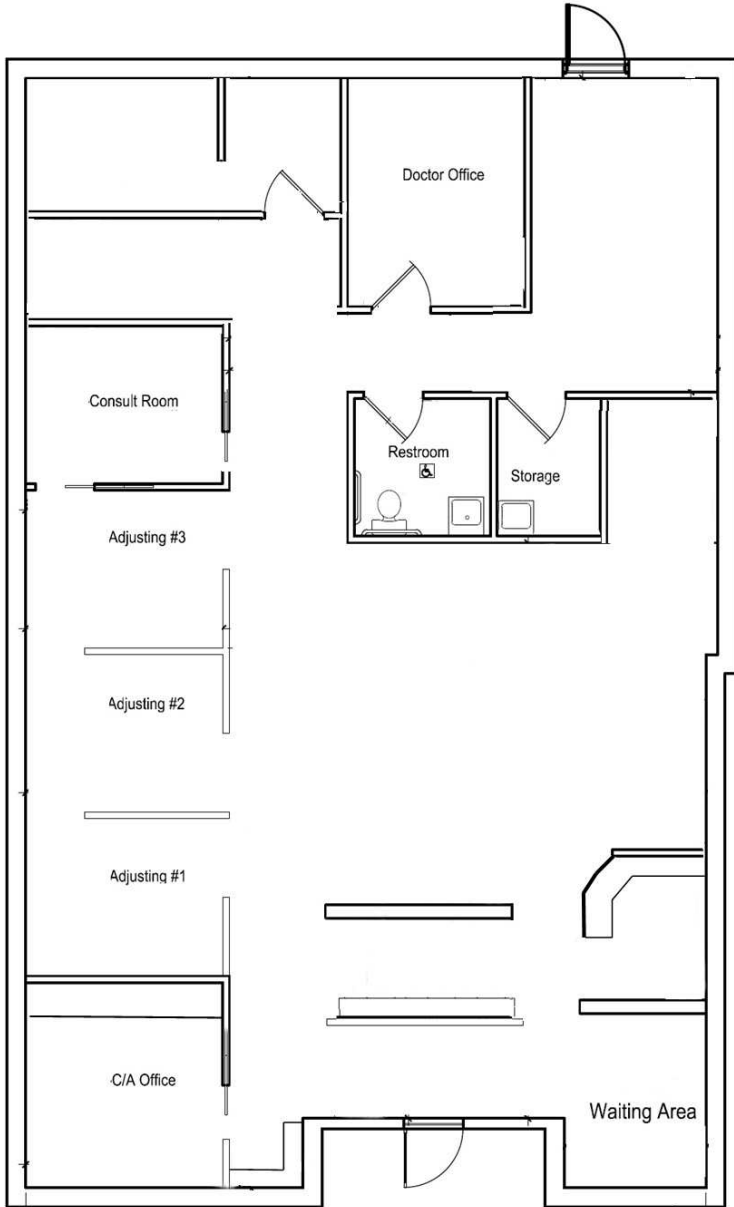




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# FOR LEASE | MEDICAL OFFICE 10248 SAWMILL PKWY

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Beautifully maintained building



Private rear entry with ample parking

As-built floorplan

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**WEDGEWOOD**  
Golf & Country Club

Powell Crossing Shopping Center

Liberty Crossing

**LOCATION OVERVIEW**

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GIANT EAGLE MARKET DISTRICT  
KeyBank  
PNC

Cane's  
City BARBELLUE

Walgreens  
Tim Hortons  
Aladdin's  
noodles  
Panera  
McDonald's

Starbucks  
Culver's  
Kroger  
Tokyo's SUSHI

1801 TAVERN  
United Dairy Farmers

First Commonwealth Bank

SLICK Whiskers  
Pub & Patio

OHIO FOOT & ANKLE SPECIALISTS  
PREMIER PODIATRIC CARE

SCRAMBLERS  
BONDABOND  
Coke

VITTORIA

Arthritis & Joint Pain Relief Center

MOUNT CARMEL Medical Group

OhioHealth  
mb

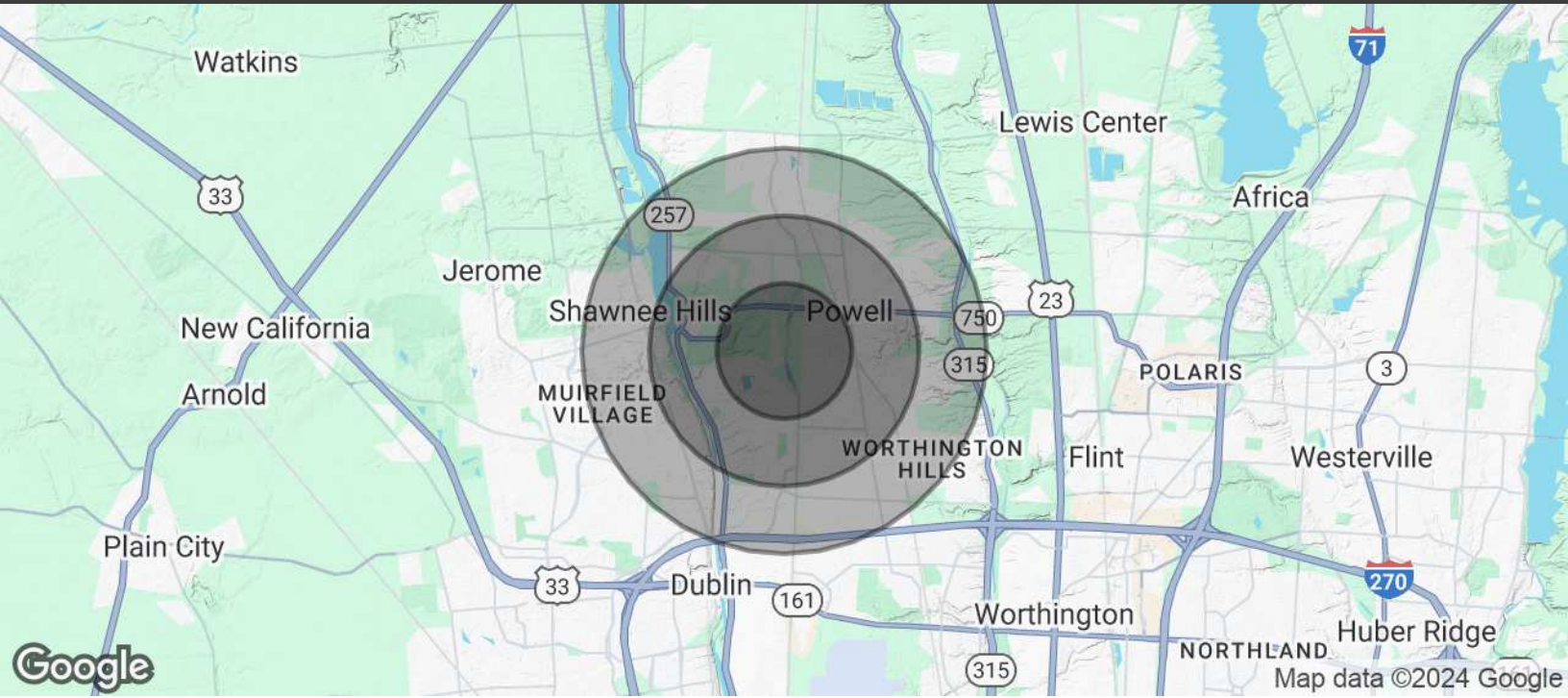




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# FOR LEASE | OFFICE 10248 SAWMILL PKWY

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,454	32,906	67,011
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,319	12,196	24,298
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$172,554	\$188,956	\$191,088
Average House Value	\$540,458	\$558,819	\$539,671

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