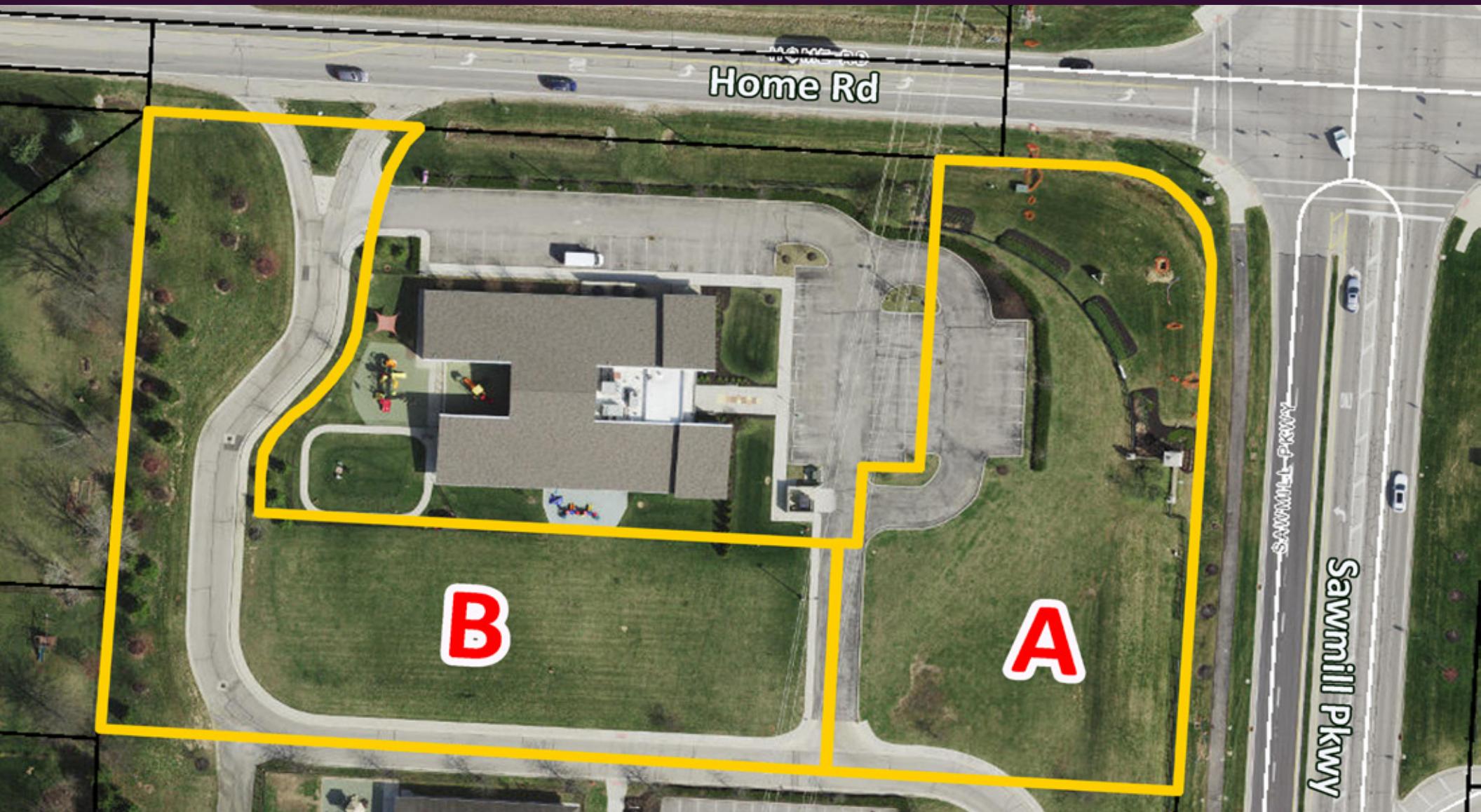


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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



THE ROBERT
WEILER
COMPANY
Appraisal Brokerage Consulting Development

COMMERCIAL LOTS AVAILABLE
0 Home Road and Sawmill Pkwy, Powell, OH 43065

OUTLOT PARCELS AVAILABLE FOR SALE OR LEASE!

Rare, high-profile Outlot opportunity at the signalized SW corner of Sawmill Parkway & Home Road in Powell, Ohio. The site sits directly across from the newly opened Kroger Marketplace (2025) and is immediately adjacent to the forthcoming ±30-acre OSU Outpatient Care Powell campus as well as Olentangy Liberty HS, creating exceptional daily traffic and long-term demand. The front parcel benefits from Approved Right-in/Right-out Access off Sawmill Parkway, offering strong visibility and exposure along a primary commercial corridor carrying ±16,234+ VPD. All utilities are available, and the surrounding area continues to experience rapid retail, medical, and residential growth. Ideal for grocery-anchored outlot retail, QSR/restaurants, medical or professional offices, urgent cares, and service-oriented users seeking premier positioning in one of Powell's fastest-growing corridors.

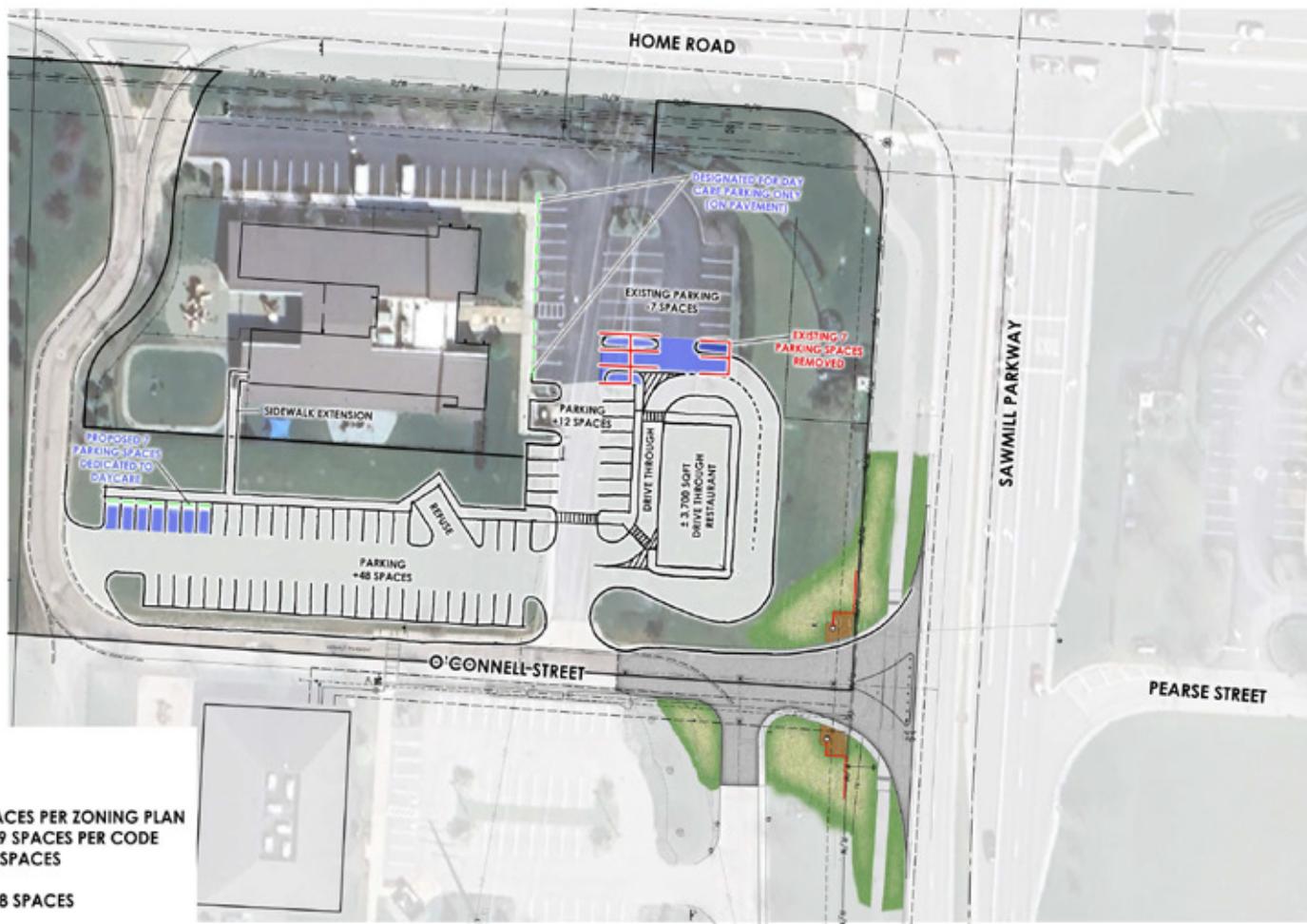
SAMPLE



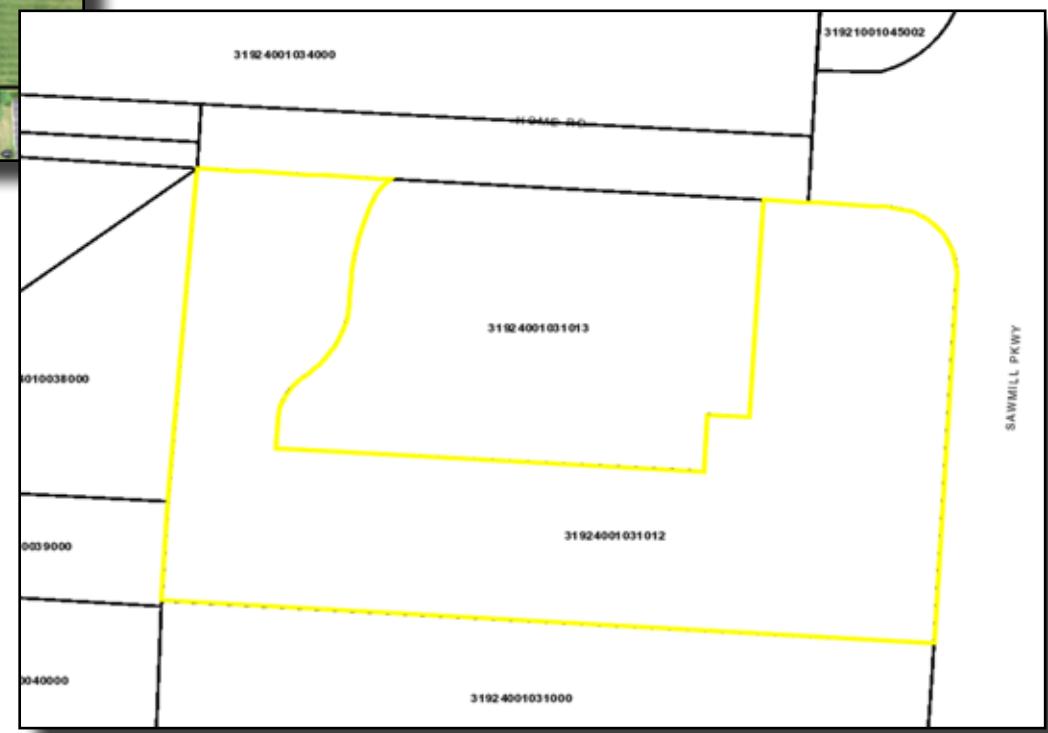
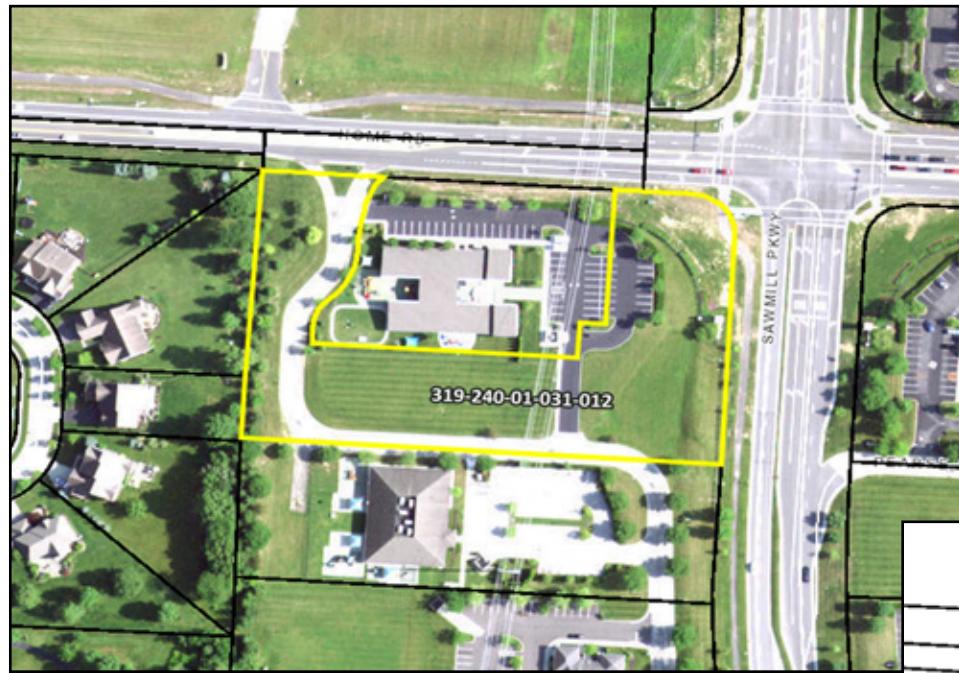
Property Highlights

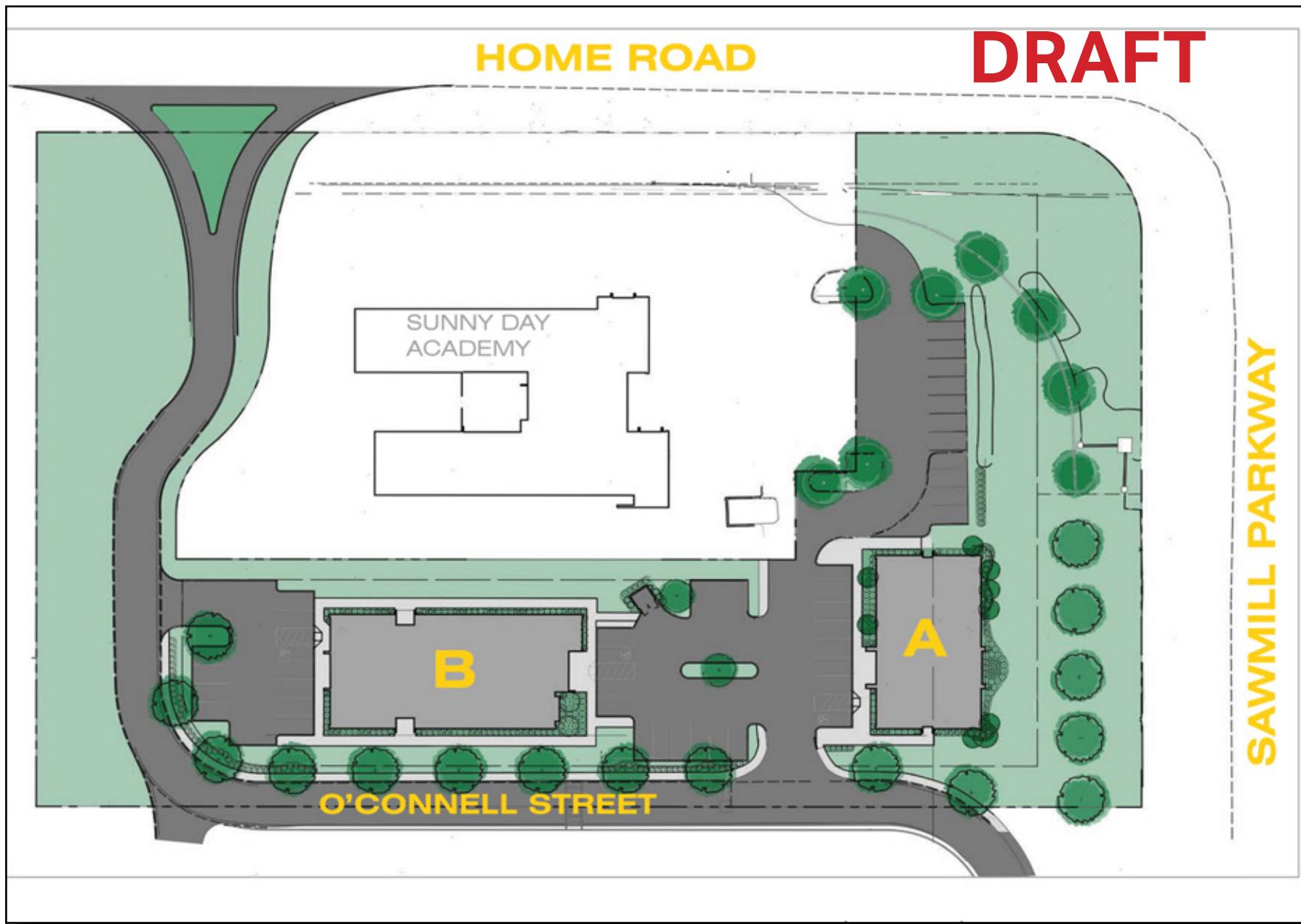
Address:	0 Home Road and Sawmill Pkwy Powell, Ohio 43065
County:	Delaware
PID:	319-240-01-031-012
Location:	SWC of Home Rd and Sawmill Pkwy
Acreage:	
Frontage Lot A:	1.12 +/- acre
Backside Lot B:	1.51 +/- acre
Price:	Negotiable
Utilities:	All available
Zoning:	Planned Commercial District

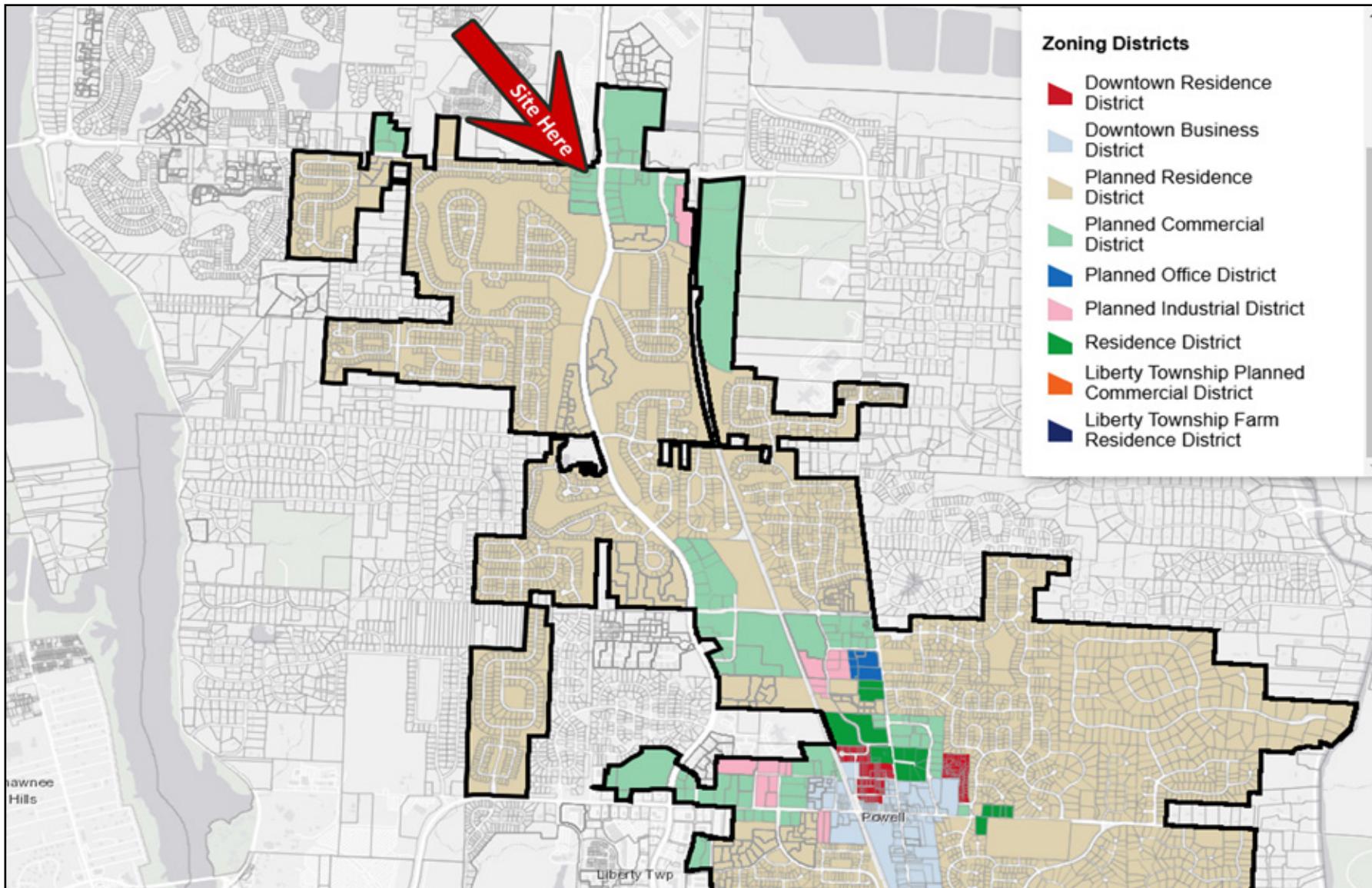




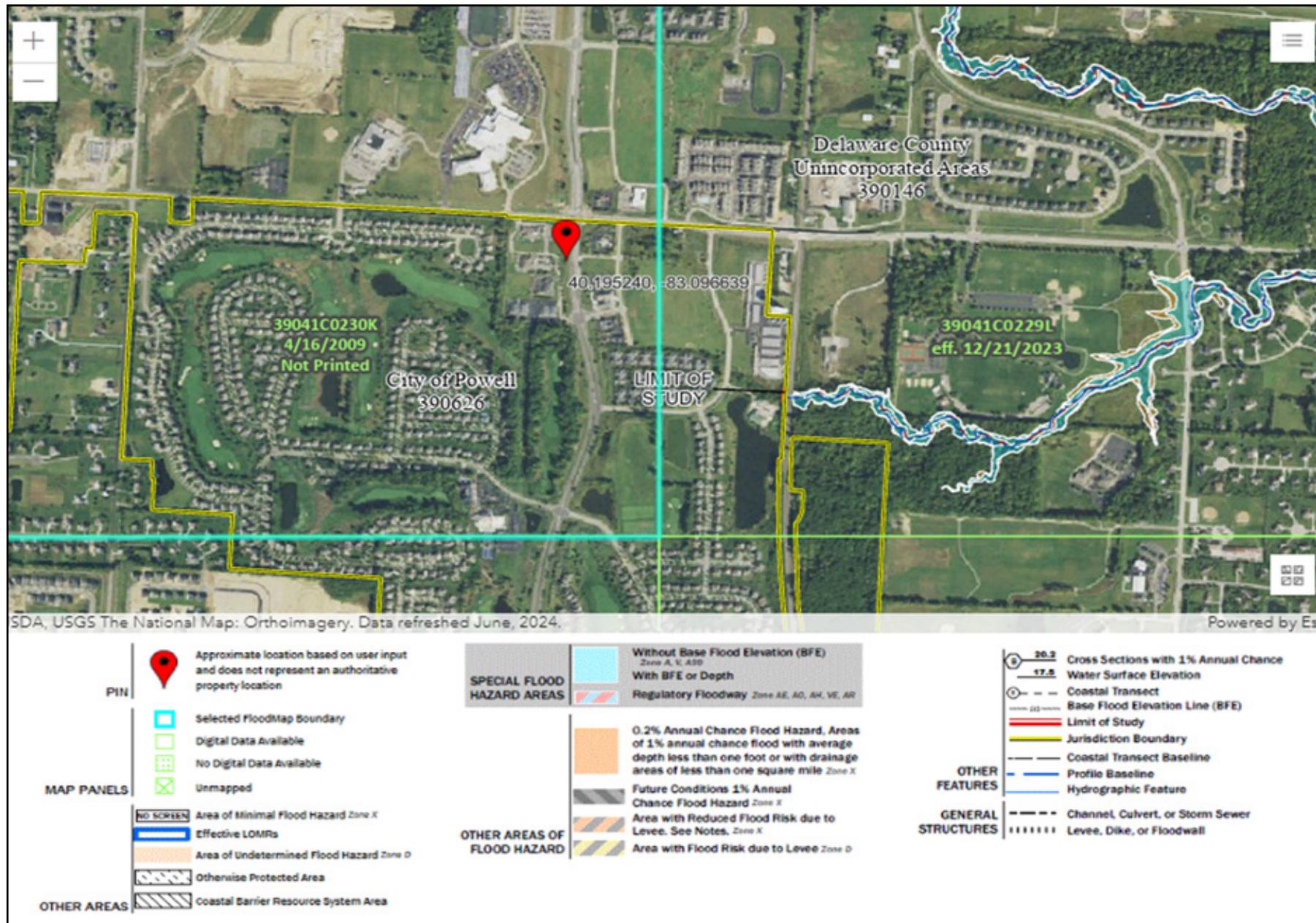
MARKETING PLAN





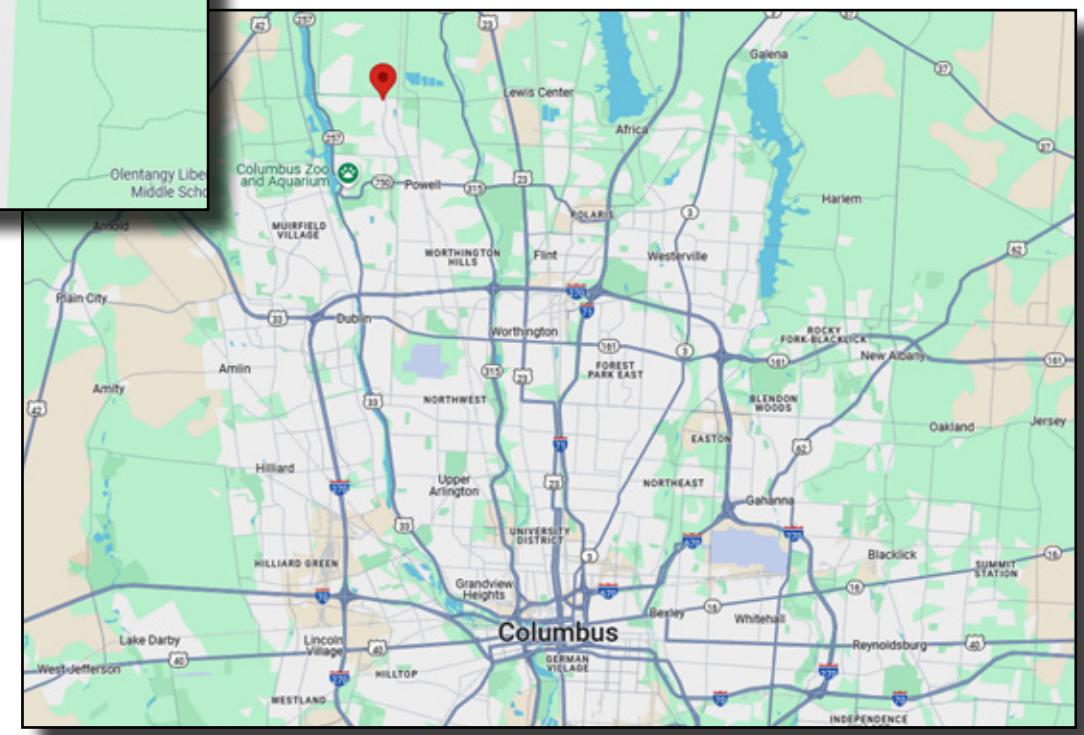
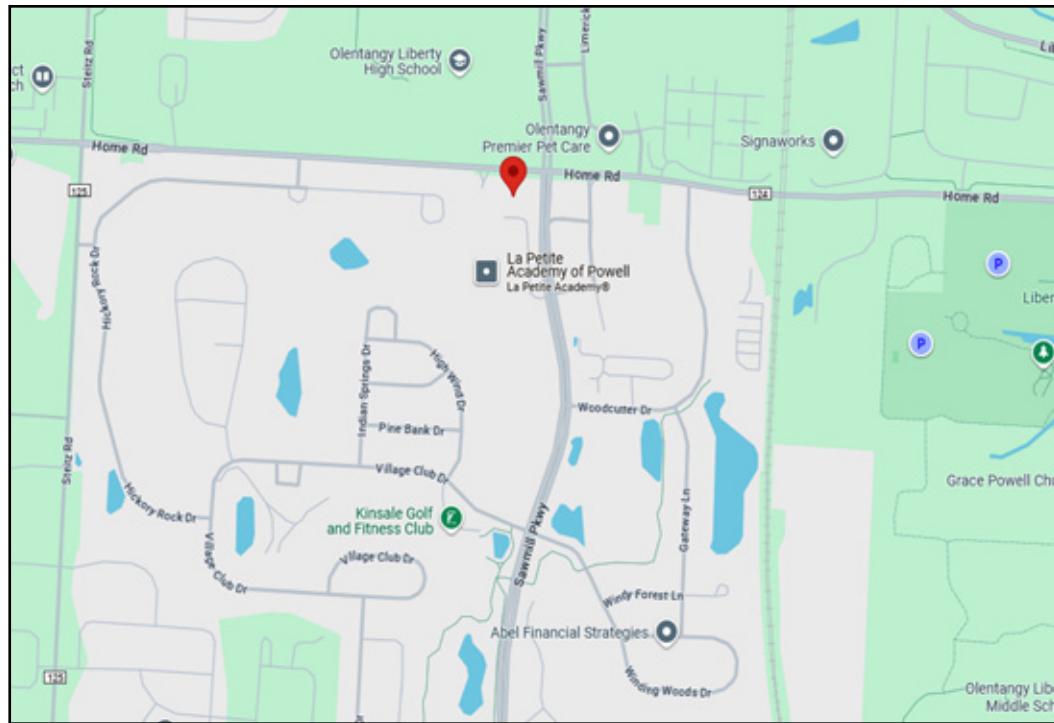


Click [here](#) to view zoning regulations





Del-Co Water Line
Sewer Line



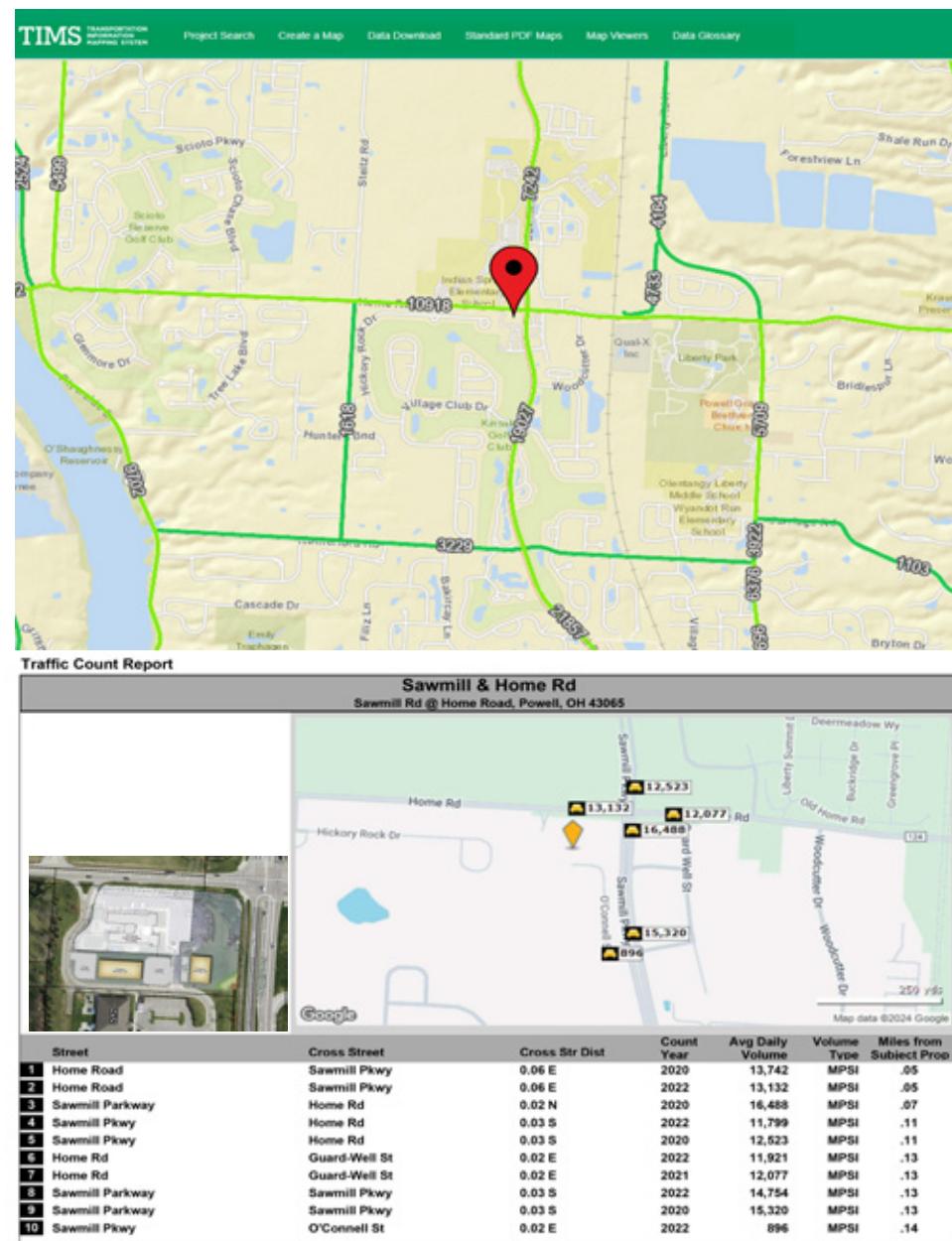


Great Location!

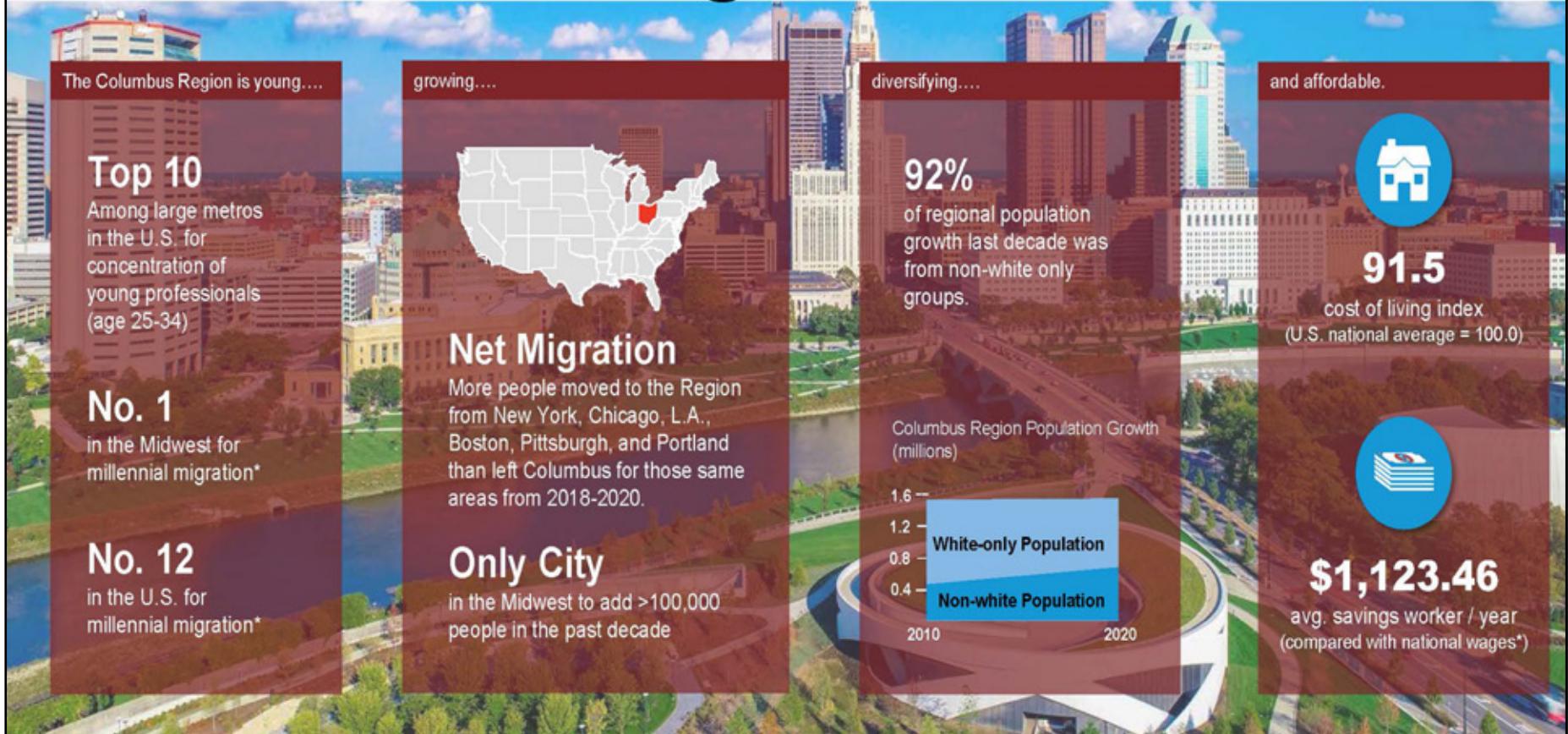
Easy access to major roads
20 minutes to Downtown Delaware
30 minutes to Downtown Columbus

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	120	862	2,586	
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	



What's Driving Investment?



Notable Projects YTD



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

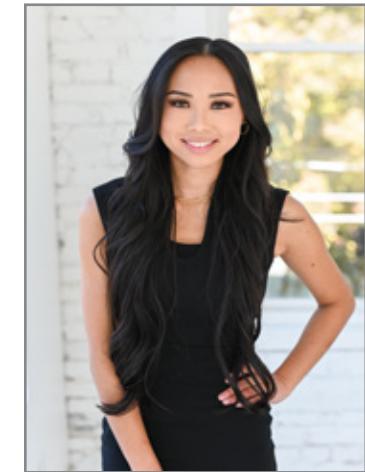
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



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 87 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.



Julie Cohen
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Learn more about us at
www.rweiler.com

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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

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