

3812 E POWELL RD

AVAILABLE FOR LEASE

3812 E POWELL RD, LEWIS CENTER, OH 43035



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PASSOV GROUP

COMMERCIAL BROKERAGE

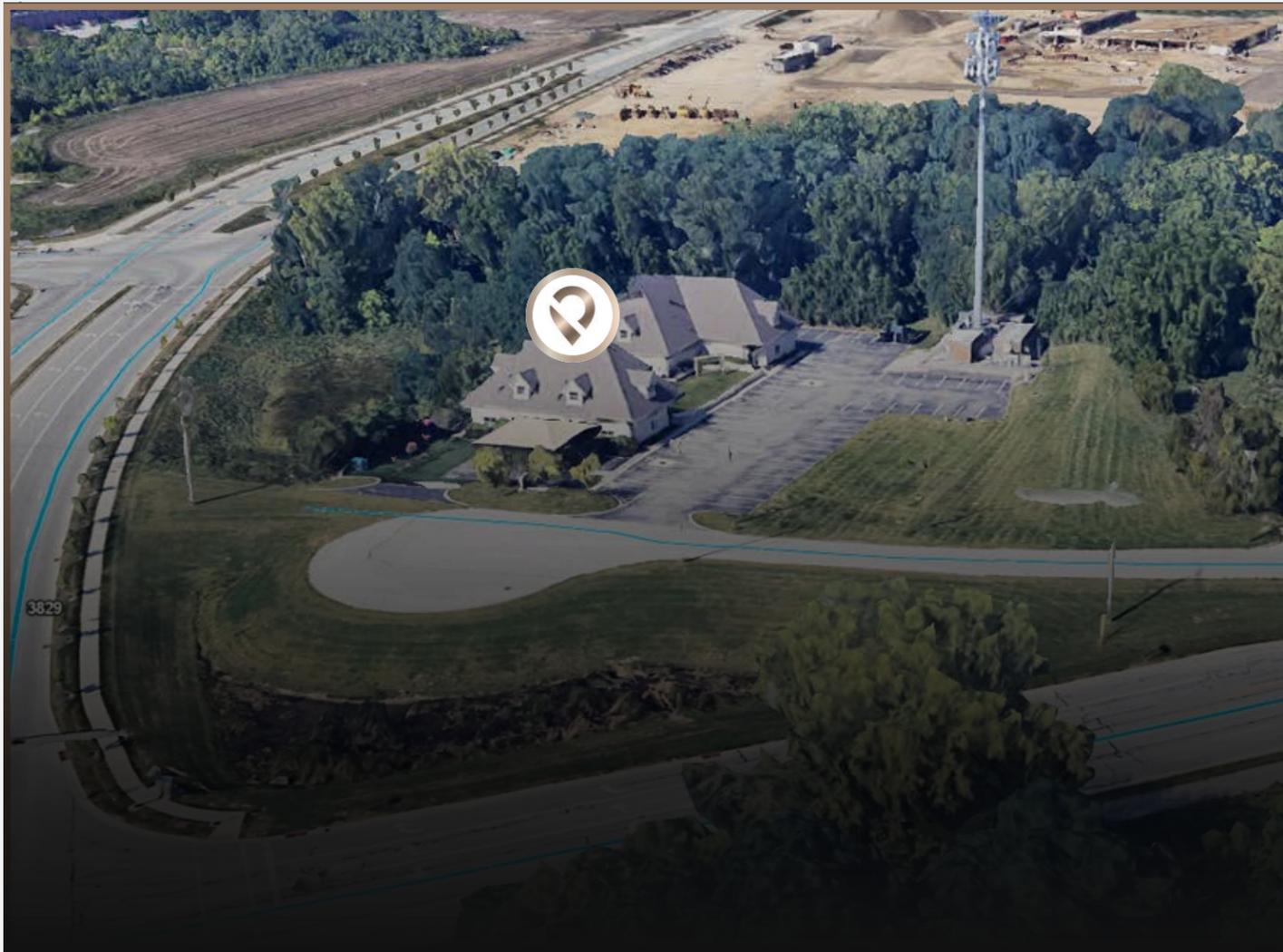
THE OPPORTUNITY

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 6,500 SF Freestanding Building
- Excellent visibility along E Powell Rd
- Strong traffic corridor connecting Sawmill Rd & Polaris area
- Strong surrounding demographics with high household incomes
- Minutes from Polaris Parkway retail corridor & I-71 access
- Growing Lewis Center / North Columbus submarket
- Positioned within the dominant Polaris/Lewis Center retail corridor, surrounded by national anchors, grocery, big-box retailers, fitness, QSR, and lifestyle centers driving strong daily traffic and consumer draw.



PROPERTY INFORMATION

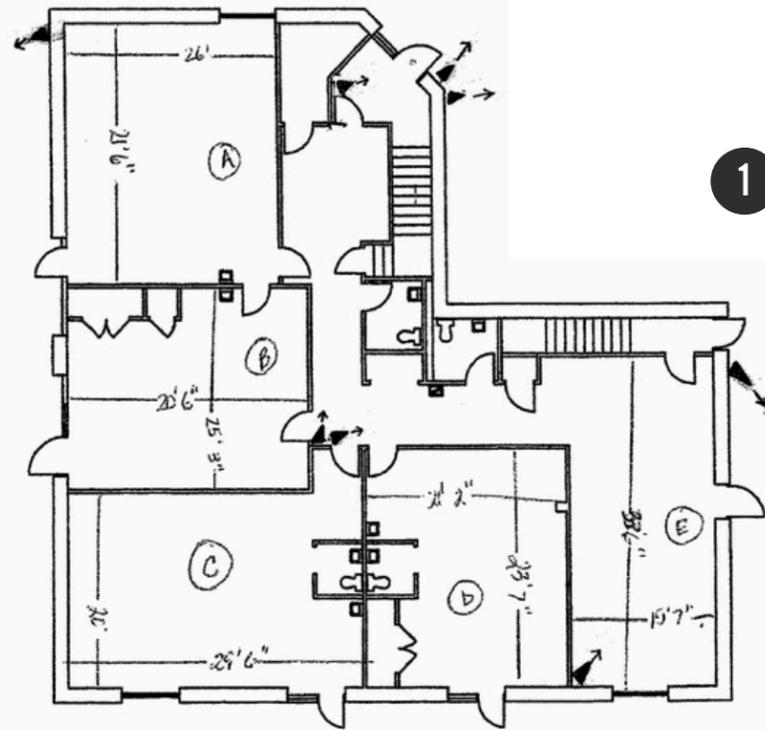
Address	3812 E Powell Rd, Lewis Center, OH 43035
GLA	6,500 SF
Acreage	1.47 AC
Parking Spaces	55
Availability (Existing)	6,500 SF
Availability (Pads)	AC
Primary St	E Powell Rd
Secondary St	Worthington Rd
Primary Frontage	334' on E Powell Rd (with 1 curb cuts)
Primary Traffic	29,400 VPD on Worthington Rd
Secondary Traffic	11,900 VPD on E Powell Rd
Year Built	1950
PPN	999-999-27-000-000

AVAILABILITY

SIZE

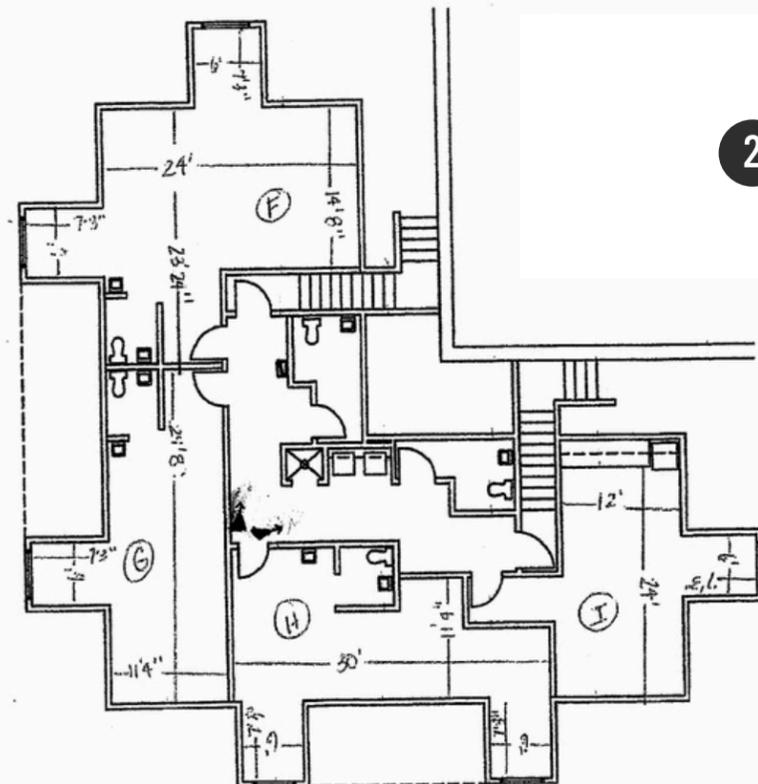
PRICING

For Lease	6500 SF	Ask Broker
For Lease	1.47 AC	Ask Broker



1

BUILDING 1 1ST FLOOR



2

BUILDING 1 2ND FLOOR

TRADE AERIALS

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LOCATION OVERVIEW

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Positioned in the heart of the thriving Lewis Center / North Columbus submarket, 3812 E Powell Road offers a 6,500 SF freestanding building with outstanding visibility along East Powell Road — a heavily traveled corridor connecting Sawmill Road to the dynamic Polaris trade area. The property benefits from immediate proximity to the dominant Polaris Fashion Place retail corridor and convenient access to Interstate 71, providing strong regional connectivity and consistent daily traffic flow. Surrounded by national anchors, grocery stores, big-box retailers, fitness concepts, quick-service restaurants, and lifestyle centers, the site captures significant consumer draw within one of Central Ohio’s most established and high-income trade areas. Strong household incomes and continued residential growth throughout Lewis Center further support long-term retail performance and demand. This location offers exceptional positioning within the dominant Polaris/Lewis Center retail corridor — one of the most sought-after commercial nodes in the Columbus market.

LEWIS CENTER, 3 MILE DEMOGRAPHICS



AVG. HOUSEHOLD INCOME

\$127,310



MED. HOUSEHOLD INCOME

\$105,161



TOTAL POPULATION

30,604



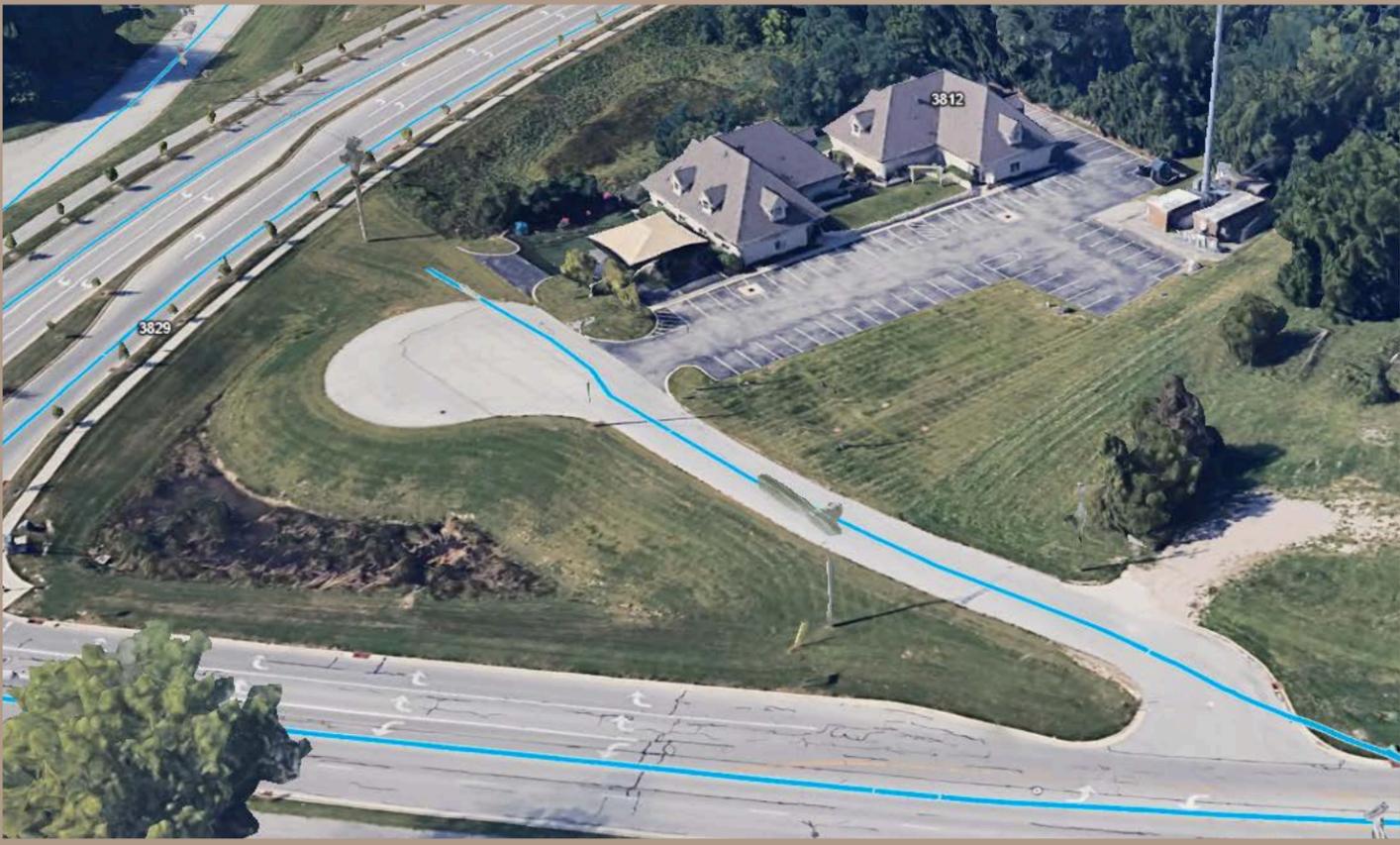
DAYTIME POPULATION

24,427



CONSUMER SPENDING

\$1.1B



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	1,834	30,604	73,791
Daytime Population	1,564	24,427	62,368
Average Household Income	\$127,616	\$127,310	\$114,935
Median Household Income	\$101,225	\$105,161	\$91,063
Consumer Spending	\$67.5M	\$1.1B	\$2.5B

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