

POWELL GATEWAY

RETAIL FOR LEASE

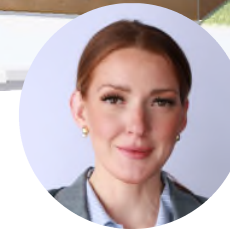
120 E. OLENTANGY STREET, POWELL, OHIO 43065

Conceptual rendering only



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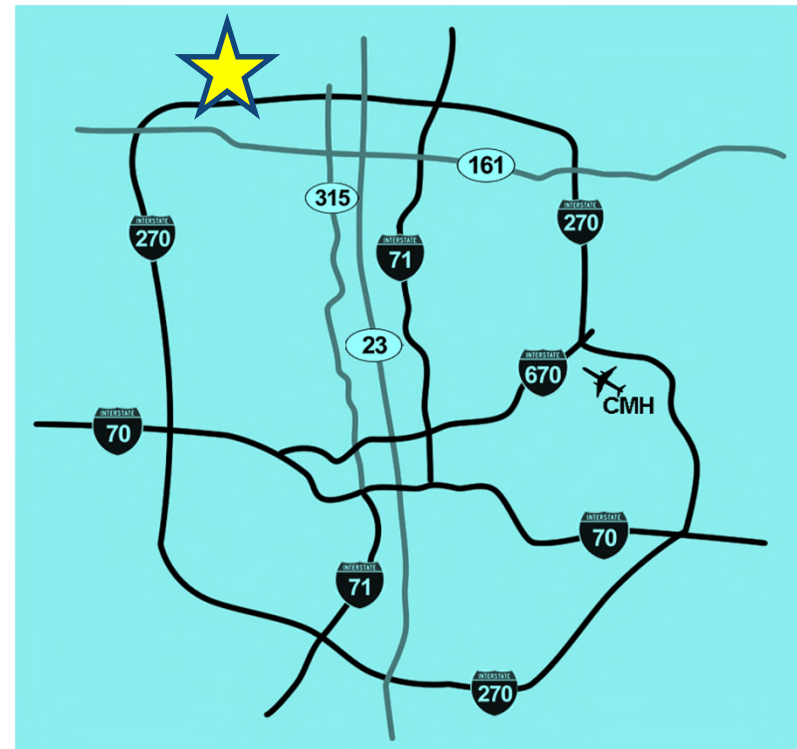
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

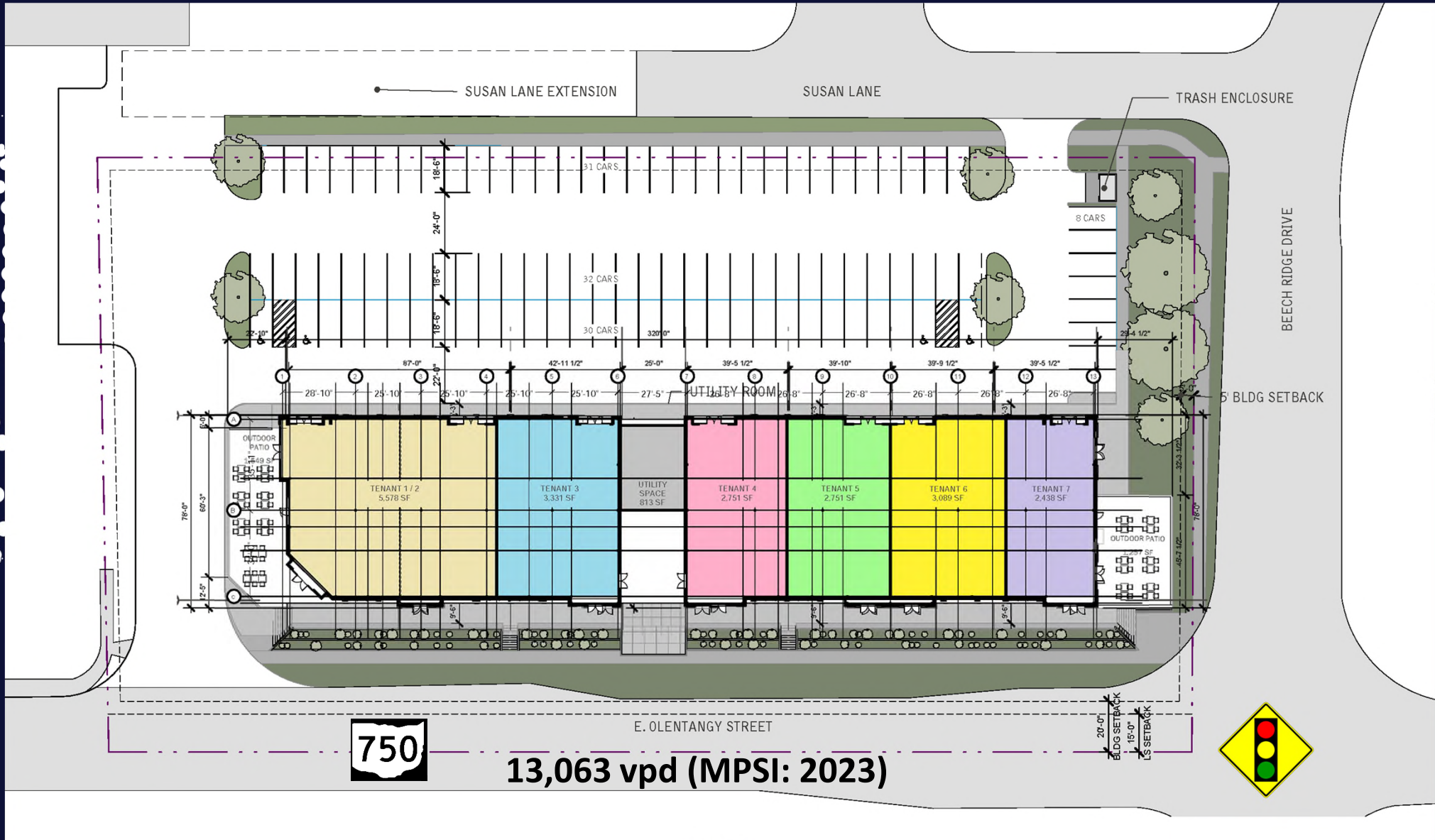
- July 2026 groundbreaking / Spring 2027 opening +/- 20,000 SF new-build Class “A” retail center
- Retail opportunity in a very limited availability corridor
- Patio space for all tenants facing South
- 13,063 vehicles per day on East Olentangy Street (MPSI: 2023)
- 1-mile average household income: \$186,480
- Close proximity to the Muirfield Village Golf Club and the Columbus Zoo and Aquarium
- 80 parking spaces; Monument signage
- Signalized intersection at East Olentangy Street and Grace Drive
- Lease rate: \$45.00 psf NNN with estimated operating expenses: \$11.91 per SF (RE taxes: \$5.30 Insurance: \$0.72 CAM: \$5.89)

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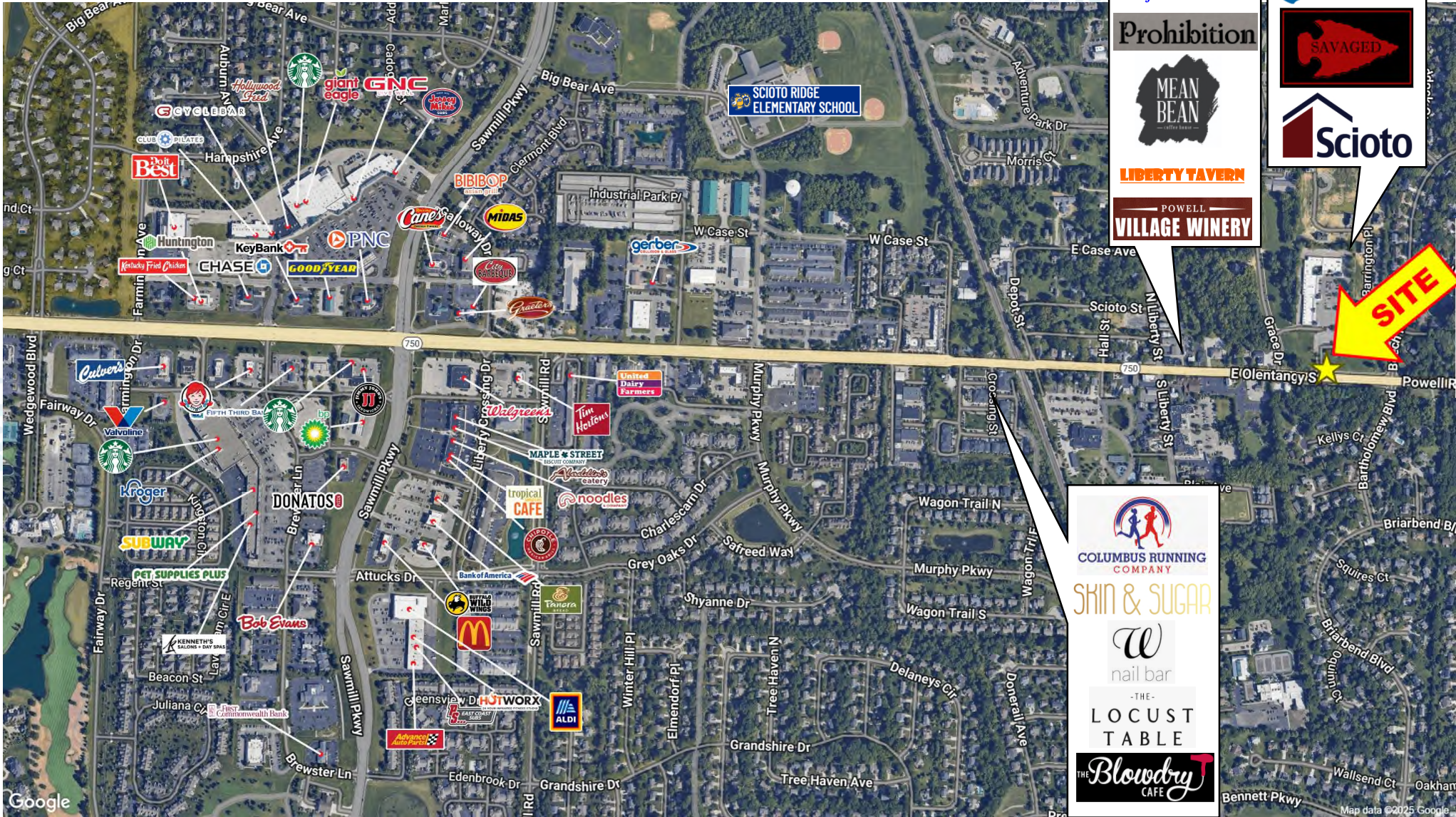
CONCEPT SITE PLAN



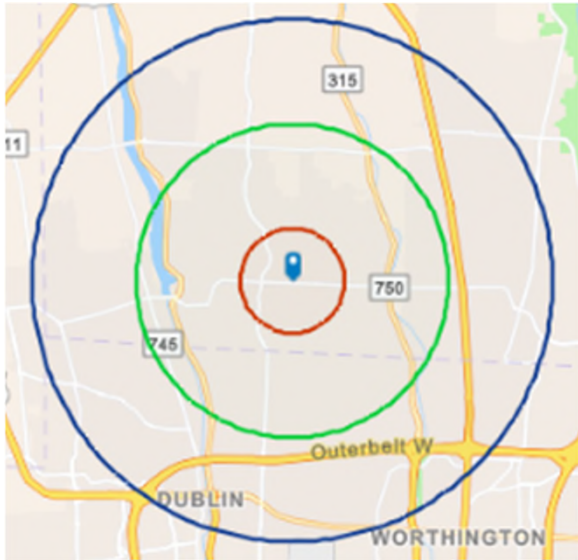
CLOSE AERIAL



MERCHANT AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

9,903
Population

2.6
Average
Household Size

39.0
Median Age

\$151,936
Median Household Income

BUSINESS

675

Total Businesses

5,602

Total Employees

EDUCATION

2%

No High School
Diploma

9%

High School
Graduate

17%

Some
College

72%

Bachelor's/Grad/Prof
Degree

INCOME



\$71,136
Per Capita
Income



\$151,936
Median
Household
Income



\$186,480
Average
Household
Income

EMPLOYMENT

86.0
White
Collar %

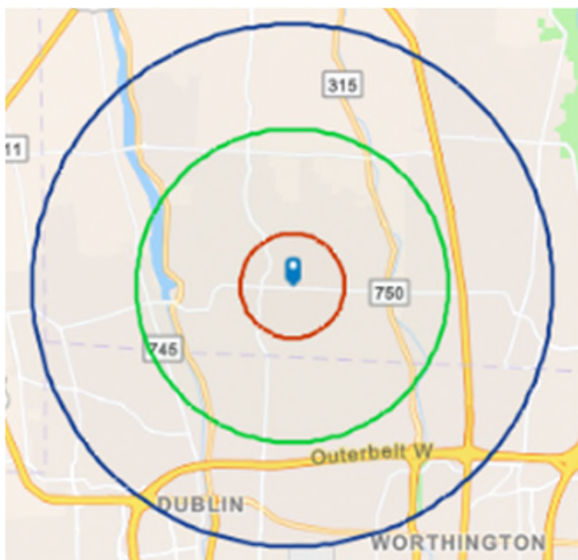
4.8
Blue
Collar %

9.2
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

57,339

Population



Average
Household Size



Median Age

\$139,607

Median Household Income

BUSINESS



Total Businesses

1,437



Total Employees

14,446

EDUCATION



2%

No High School
Diploma



10%

High School
Graduate



18%

Some
College



70%

Bachelor's/Grad/Prof
Degree

INCOME



\$67,273

Per Capita
Income



\$139,607

Median
Household
Income



\$188,148

Average
Household
Income

EMPLOYMENT



84.2

White
Collar %



6.5

Blue
Collar %



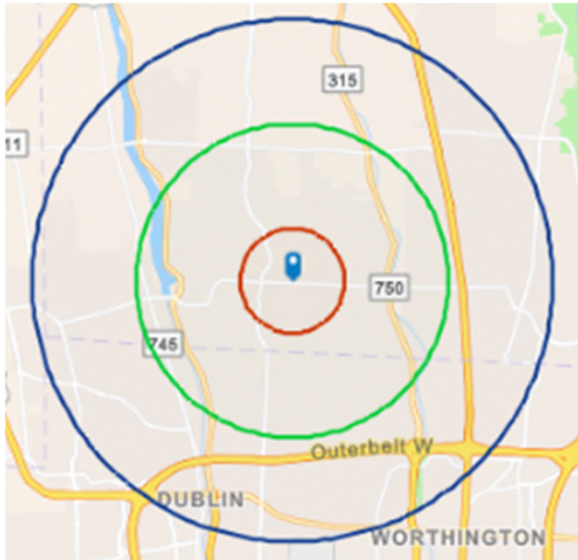
9.3

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

166,030
Population

2.6
Average
Household Size

38.0
Median Age

\$119,794
Median Household Income

BUSINESS

5,477

Total Businesses

80,867

Total Employees

EDUCATION

2%

No High School
Diploma

10%

High School
Graduate

19%

Some
College

69%

Bachelor's/Grad/Prof
Degree

INCOME



\$63,731

Per Capita
Income



\$119,794

Median
Household
Income



\$168,610

Average
Household
Income

EMPLOYMENT



82.8
White
Collar %



7.7
Blue
Collar %



9.5
Services
%

equity | brokerage

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