

284 South Liberty Street, Powell, OH 43065



PROPERTY HIGHLIGHTS

- Price Reduced \$5,900,000.00
- Exceptionally rare opportunity to own property in downtown Powell, OH; 1 block South of Town Center
- Multiple buildings totaling 56,278 SF
- Two access points onto South Liberty Street
- Well maintained and Architecturally significant buildings
- Zoned DB, Downtown Business district

Summary Building Info

Main Building

- 36,777 SF
- Constructed in 1990 and remodeled in 2003
- Contains classrooms, lunchroom, café, library, and admin offices

Griffin Hall

- 9,575 SF
- Constructed in 2011
- Primarily the pre-school building

Fine Arts Building

- 10,916 SF
- Constructed in 2011
- Contains a fashion design lab, a set of restrooms, a good sized band room, an instrument storage room, four private practice rooms that are soundproofed, an office, mechanical room, a recording studio, a performing arts room, a dance room with matted flooring, and a prop room.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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FOR SALE: Village Academy Campus

Asking Price: \$5.9MM

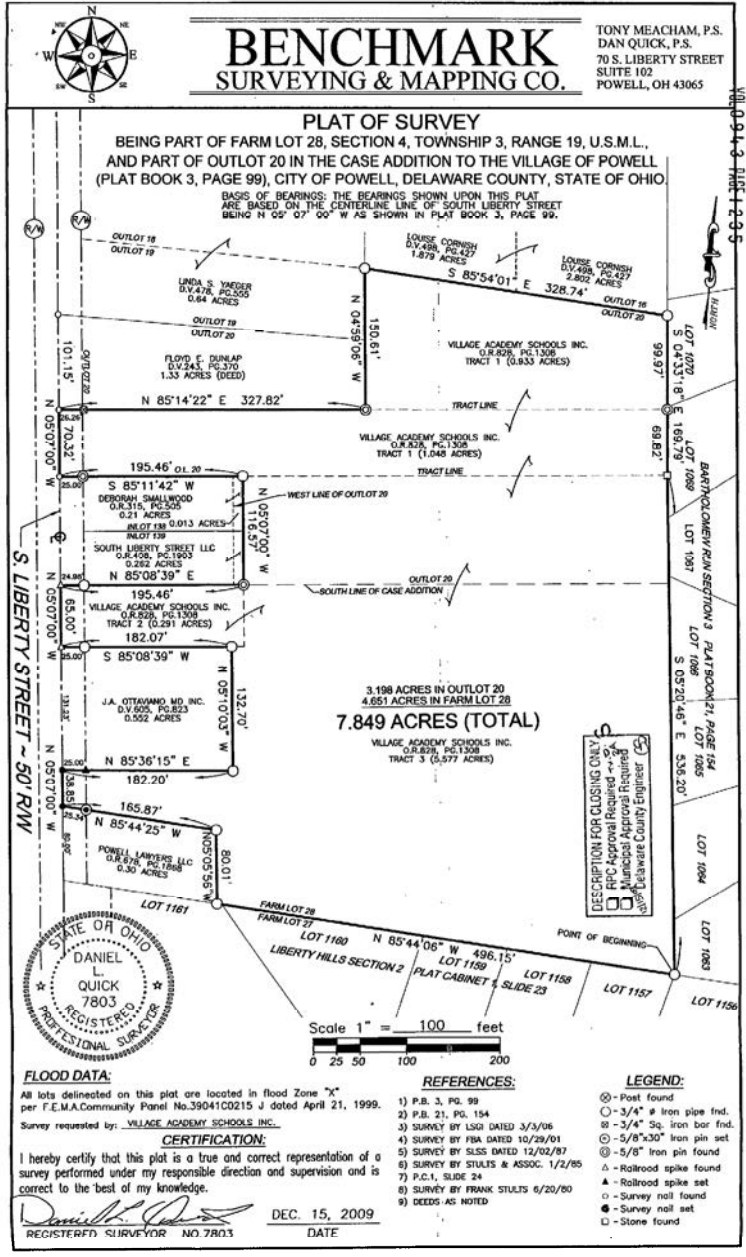
Lot Size: 7.89 AC



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Full appraisal completed 8/24/17 and available to qualified prospects. Village Academy Schools was founded under the Learning Unlimited International Schools system in the fall of 1976 as a year-round preschool and kindergarten. The original campus was established adjacent to the Ohio State University. Over the next thirty years, the program expanded to become an independent preparatory school for students in pre-kindergarten through grade twelve. In 2006, the school was re-branded as Village Academy Schools, which consisted of Village Academy (Kindergarten-Grade 12) and the then-named Village Junior Academy (for pre-kindergarten and young kindergarten).

In the fall of 1990, the first phase of a 7-acre campus, Village Academy, opened in Powell, Ohio. In 2011, the pre-kindergarten and young kindergarten programs re-joined the main campus, following the completion of the Griffin Hall building.

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PROFESSIONAL BACKGROUND

DJ Falcoski has been with RE/MAX Town Center Commercial since January 2019. Mr. Falcoski specializes in the leasing and sale of retail investment properties and commercial real estate development. He also represents several start-up retail and restaurant clients as well as regional Hotel Developers.

Over a career spanning more than 30 years in the real estate, development, and design business, he brings a well-rounded view of the industry that helps his clients navigate all the disciplines associated with a real estate transaction. Not just the purchase or leasing portion, but all aspects including government relations, financing, design, and construction. He has cultivated a network of professionals in the legal, financial, and political community that have become an integral part of his team.

Earlier in his commercial real estate career, Mr. Falcoski worked for Turner Construction; beginning in Cleveland and eventually moving to Columbus. While with Turner, he was involved in such projects as the Rock & Roll Hall of Fame and Museum, Jacob's Field (Indians) and the Cleveland Public Library addition. In Columbus, he worked on Bank One World Headquarters, New Albany High School, and the Upper Arlington Schools remodels. He joined Dublin based National Realty as its Development Manager in 2003, where he successfully developed, leased, and sold commercial real estate projects in Ohio and Florida including Medical Offices, Retail Centers, Apartments and Condominiums.

Mr. Falcoski also represents local and regional clients as their Owners Representative, directing and managing their

development projects. He is a Partner in Upper Arlington-based New Avenue Architects and Engineers, a full service Architectural and Structural Engineering firm.

Mr. Falcoski serves on several Boards and Committees including the Mid-Ohio Food Bank, the Ohio Hotel and Lodging Association, and the Worthington Board of Zoning Appeals. He is a consultant to several not for profit organizations and a volunteer for Big Brothers of Central Ohio.

MEMBERSHIPS & AFFILIATIONS

Current

- Worthington Ohio Board of Zoning Appeals
- Ohio Hotel & Lodging Association Board of Trustees
- Facilities Advisory Committee Mid-Ohio Food Bank
- Big Brothers Central Ohio
- Old Worthington Partnership Board Member

Past

- Board Member-Worthington Organized Off-Leash Friends (WOOF)
- Treasurer-Midtown Area Realtors Association
- Member-Columbus Ohio Mortgage Bankers Assoc.
- Member-Ohio Community Bankers Association
- Membership Chair-NAIOP; Central Ohio
- Chair of the Board-Step by Step Academy Board of Directors
- Representative-Franklin County Republican Party Central Committee; Worthington
- Vice Chairman Governmental Affairs-NAIOP; Central Ohio
- Chair-American Diabetes Association Board /Leadership Council Member
- President-Clintonville Area Chamber of Commerce
- Member-German Village Historical Preservation Society
- Vice Chair-Architectural Board of Review; City of Solon, Ohio

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