WEDGEWOOD PROFESSIONAL VILLAGE

Property:

- Professional medical/general office condo available
- ± 2,019 Sq. Ft. available
- Great visibility with ± 29,500 cars daily
- Frontage and signage on Sawmill Pkwy.
- Zoned B-1; suitable for a variety of medical office users
- Ample parking

Location:

- Located in the Wedgewood Professional Village
- Close proximity to restaurants, banks, and shopping
- Less than 1 mile South of Powell Rd. (SR 750)
- ± 2.5 miles to I-270 at Sawmill Rd.

Property Specifications:

- ± 4,038 Sq. Ft., "Class B" medical/general office building
- ±2,019 Sq. Ft. available
- Built in 2008
- Ample parking
- Zoned B-1

Rate:

- $17.50/Sq. Ft. NNN
- 2024 Estimated Operating Expenses: $9.71/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities and janitorial

Available:

Unit	Size SF	Max Size	Rate	Private Offices	Floor
10262	2,019	2,019	$17.50 NNN	1	1

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 10260-10262 Sawmill Pkwy, Powell, OH 43065

Catylist Research

CITY, STATE
Powell, OH

POPULATION
65,486

AVG. HH SIZE
2.70

MEDIAN HH INCOME
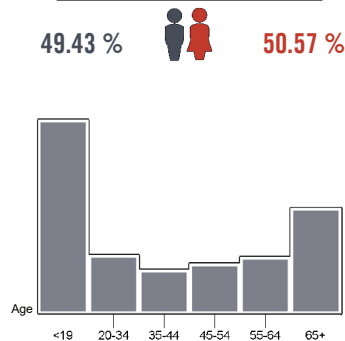$100,454

HOME OWNERSHIP
Renters: 6,864
Owners: 17,493

EMPLOYMENT

- Blue Collar
- White Collar
- Services

35.04 %
18.79 %
46.18 %

54.82 % Employed
1.05 % Unemployed
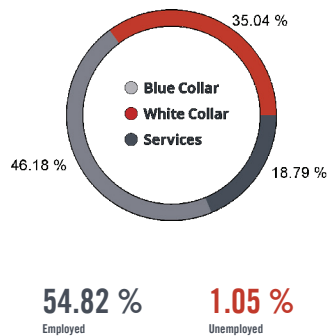
EDUCATION

High School Grad:	13.43 %
Some College:	19.83 %
Associates:	6.29 %
Bachelors:	61.95 %

GENDER & AGE

49.43 %   50.57 %

Age: <19, 20-34, 35-44, 45-54, 55-64, 65+

RACE & ETHNICITY

White:	83.74 %
Asian:	9.75 %
Native American:	0.04 %
Pacific Islanders:	0.00 %
African-American:	1.77 %
Hispanic:	2.34 %
Two or More Races:	2.36 %

INCOME BY HOUSEHOLD

12,000 / 10,000 / 8,000 / 6,000 / 4,000 / 2,000 / 0

0K-30K, 30K-50K, 50K-100K, 100K-200K, >200K

HH SPENDING

Housing	$21,133
Grocery	$7,837
Travel	$8,158
Entertainment	$3,574
Electricity	$1,762
Apparel	$1,717
Furniture	$355
Gas	$450
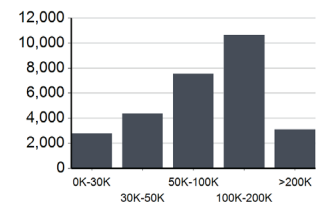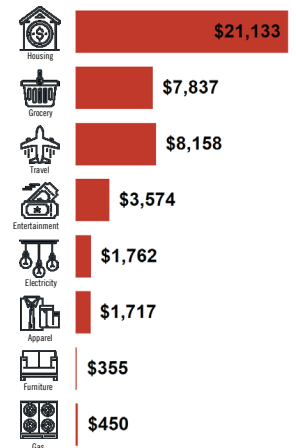
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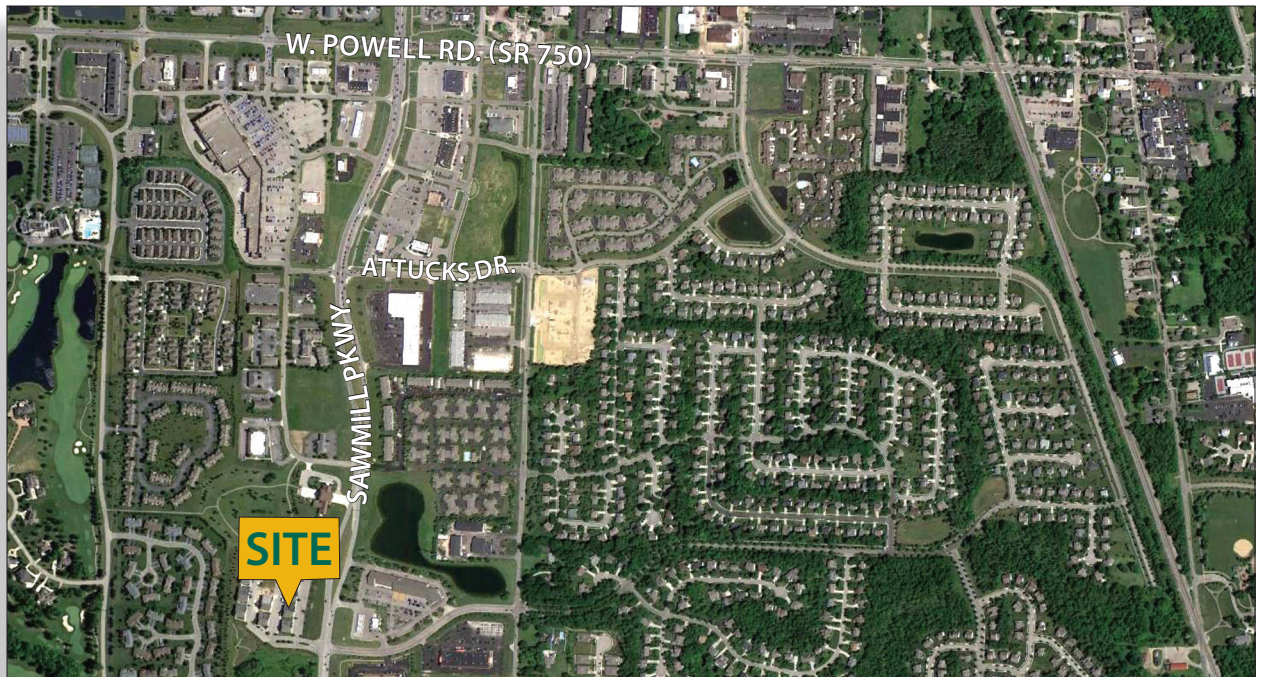C 614.352.3366
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Rj **BOLL** *Realty*
Corporate Real Estate Services

W. POWELL RD. (SR 750)

ATTUCKS DR.

SAWMILL PKWY.

SITE

SITE

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