

FOR SALE  
BUILD-TO-SUIT  
GROUND LEASE

# LIBERTY GRAND COMMERCIAL LAND

## POWELL, OHIO 43065



FOR SALE: \$450,000/ACRE  
BUILD-TO-SUIT  
GROUND LEASE



11.59 ACRE SITE



GREAT VISIBILITY AND  
ACCESSIBILITY - HOME RD



COMMERCIAL OVERLAY  
ZONING



DELAWARE COUNTY  
PARCEL #: 319-210-14-007



11,274 VEHICLES/DAY  
ALONG HOME RD



IDEAL FOR OFFICE,  
COMMERCIAL, ACLF



AVAILABLE: NOW

JAMES T. KOON  
614-561-8338  
JKOON@KOONPROPERTYGROUP.COM

**KPG** KOON  
PROPERTY  
GROUP



# OVERVIEW

# LIBERTY GRAND COMMERCIAL LAND POWELL, OHIO 43065



## POPULATION

1 MILE	4,098
3 MILES	31,962
5 MILES	90,564

## HOUSEHOLD INCOME

1 MILE	\$218,529
3 MILES	\$196,481
5 MILES	\$171,694

## CONSUMER SPENDING

1 MILE	\$74.1M
3 MILES	\$560.0M
5 MILES	\$1.5B

## DAYTIME EMPLOYMENT

1 MILE	1,319
3 MILES	7,900
5 MILES	24,367

Koon Property Group is excited to market this rare 11.59-acre development opportunity in the thriving town of Powell, Ohio. Zoned for a diverse range of uses, including commercial, healthcare, office, assisted care, and independent care, this site offers unparalleled flexibility to accommodate your development vision.

### Key Features:

- Utilities On-Site: Fully serviced and development-ready.
- Versatile Zoning: Ideal for commercial, healthcare, professional office, assisted care, and independent living developments.
- High Growth Area: Powell is renowned for its high-income demographic and top-rated Olentangy Local School District, offering an exceptional quality of life and attracting affluent residents.

### Strategic Location Highlights:

- Directly across from the highly anticipated Kroger Marketplace, set to open in 2025, promising increased foot traffic and retail synergy.
- Adjacent to the flourishing Liberty Grand community, featuring over 1,000 rooftops, including modern apartments and single-family homes, ensuring a robust consumer base.
- Convenient access to major roadways and affluent neighborhoods, enhancing visibility and accessibility for future tenants or businesses.

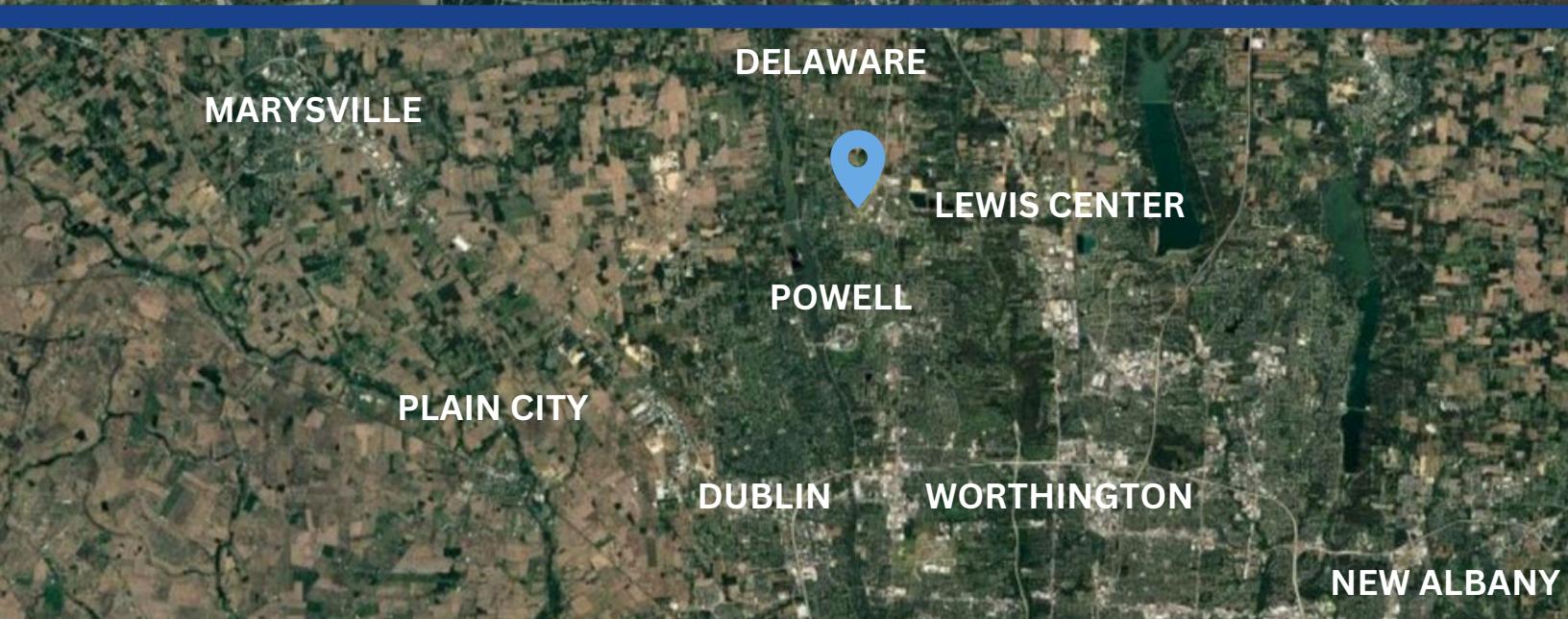
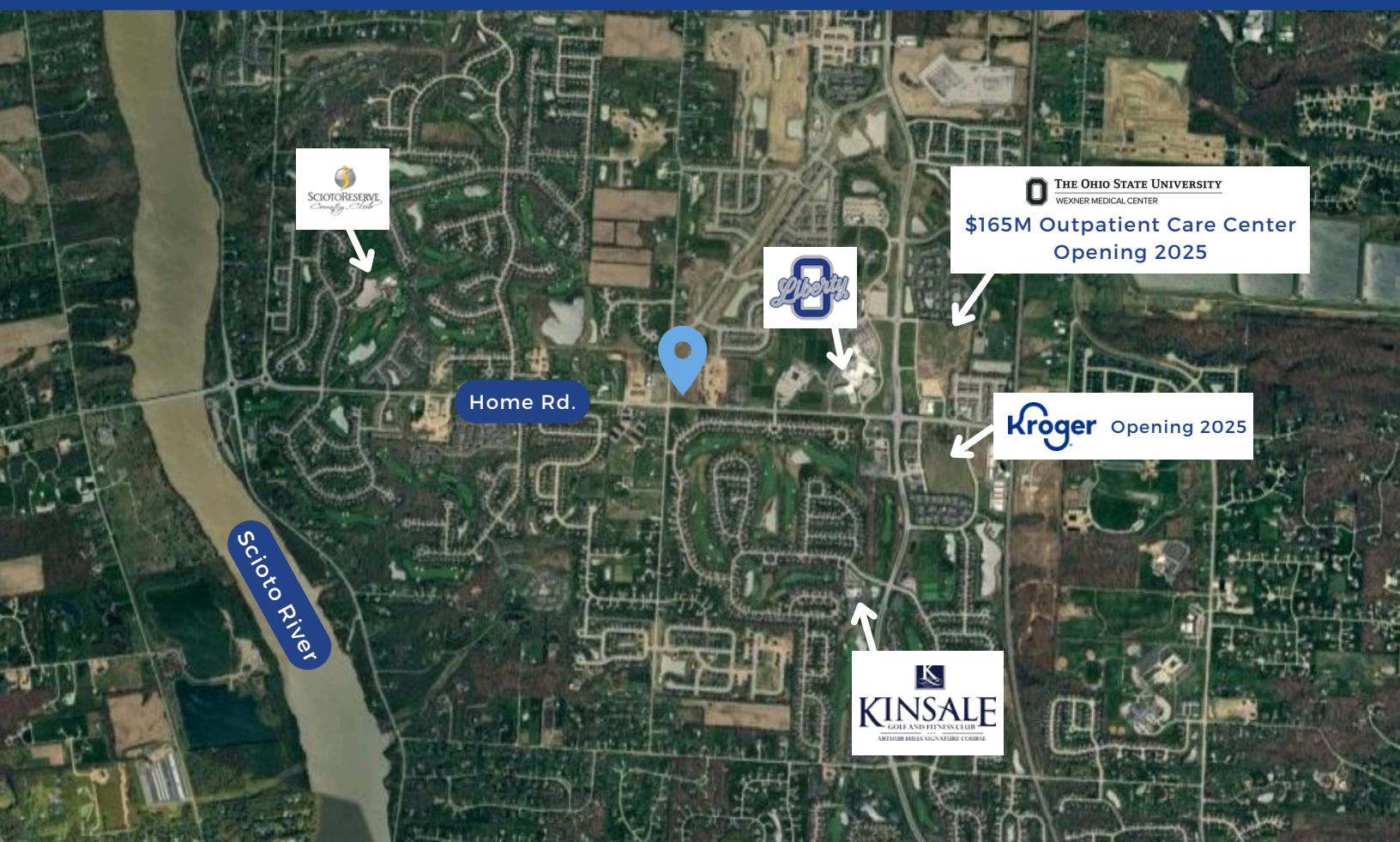
### Development Options:

- Sale Price: \$450,000 per acre
- Ground Lease: Flexible terms available
- Build-to-Suit: Tailored solutions to meet your specific requirements



# LOCATION

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# SITE PLAN

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RENTALS



# LIBERTY GRAND COMMERCIAL LAND

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**A** WEST BUILDING ELEVATION - BUILDING #1  
SCALE 1/8" = 1'-0"

GRAPHIC SCALE  
0 6 12 18 24 30 36 42

TO E.G.L.  
BLD. ROOF LINE  
TO E.G.L.  
DOOR HEAD HT.  
TO BLD. BASE  
BLD. BASE  
FINISHED FLOOR



**B** WEST BUILDING ELEVATION - BUILDING #2  
SCALE 1/8" = 1'-0"

GRAPHIC SCALE  
0 6 12 18 24 30 36 42

TO E.G.L.  
BLD. ROOF LINE  
TO E.G.L.  
DOOR HEAD HT.  
TO BLD. BASE  
BLD. BASE  
FINISHED FLOOR



**C** SOUTH BUILDING ELEVATION - BUILDING #2  
SCALE 1/8" = 1'-0"

GRAPHIC SCALE  
0 6 12 18 24 30 36 42

TO E.G.L.  
BLD. ROOF LINE  
TO E.G.L.  
DOOR HEAD HT.  
TO BLD. BASE  
BLD. BASE  
FINISHED FLOOR



**D** SOUTH BUILDING ELEVATION - BUILDING #3  
SCALE 1/8" = 1'-0"

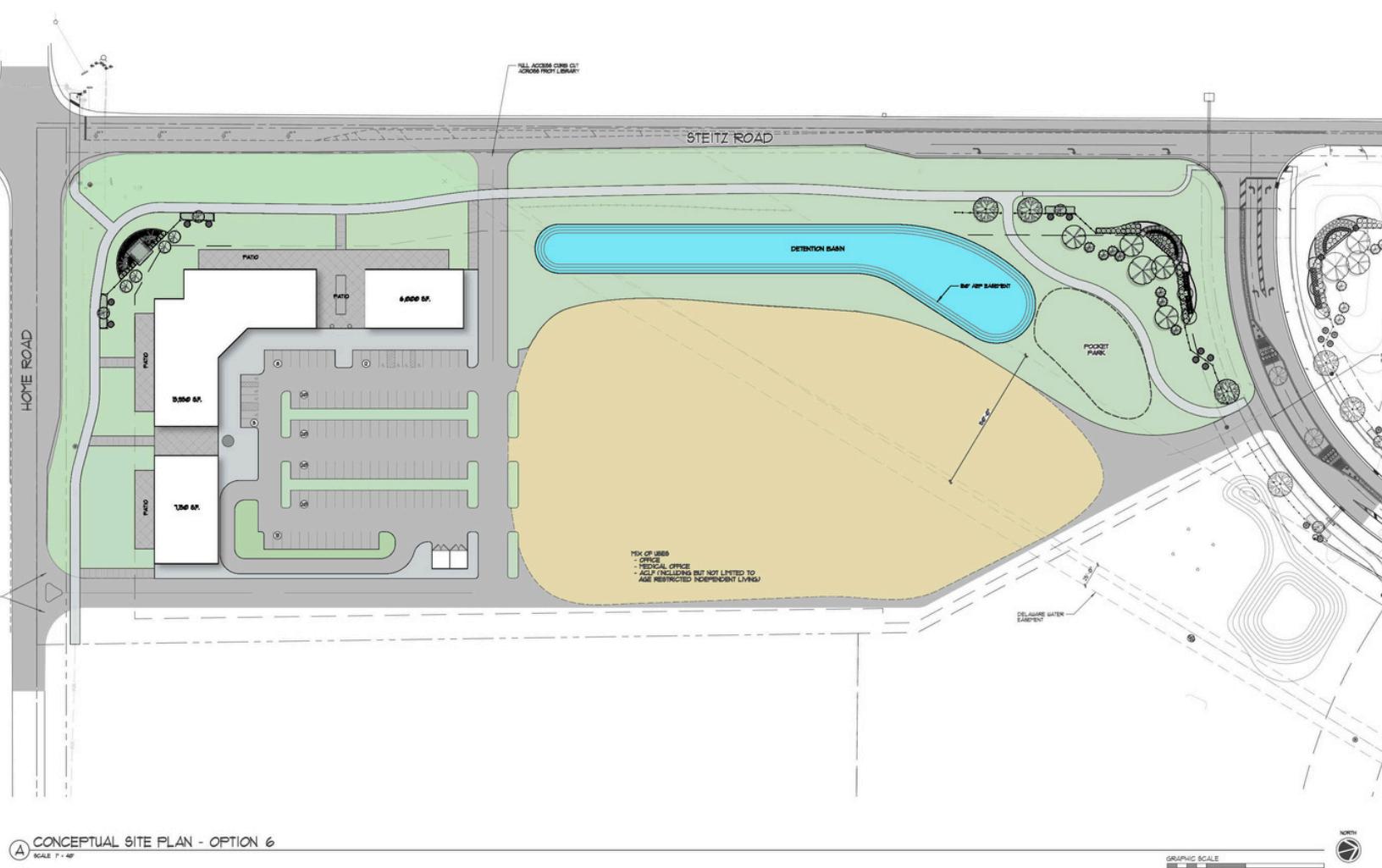
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## PICTURES

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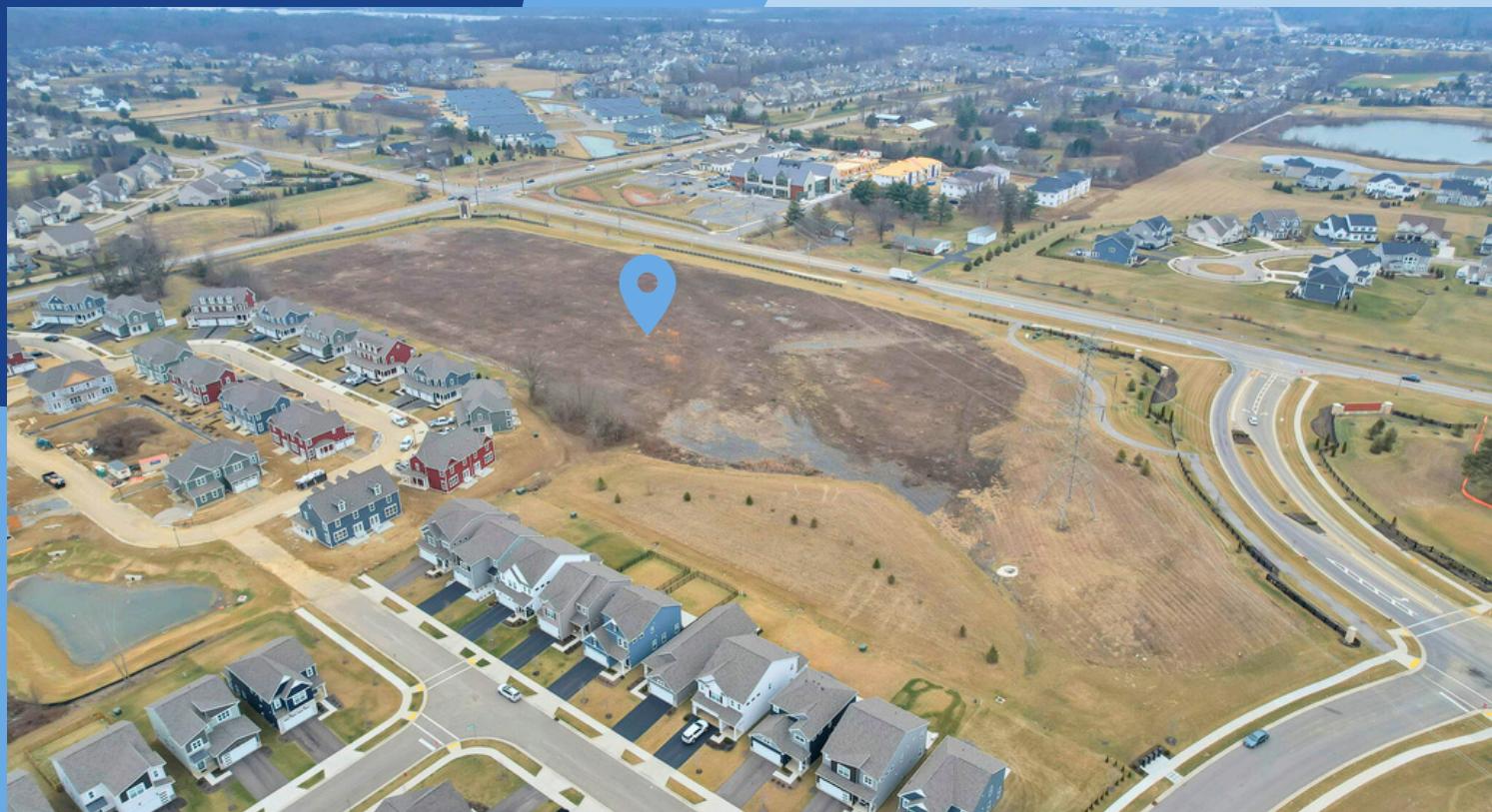
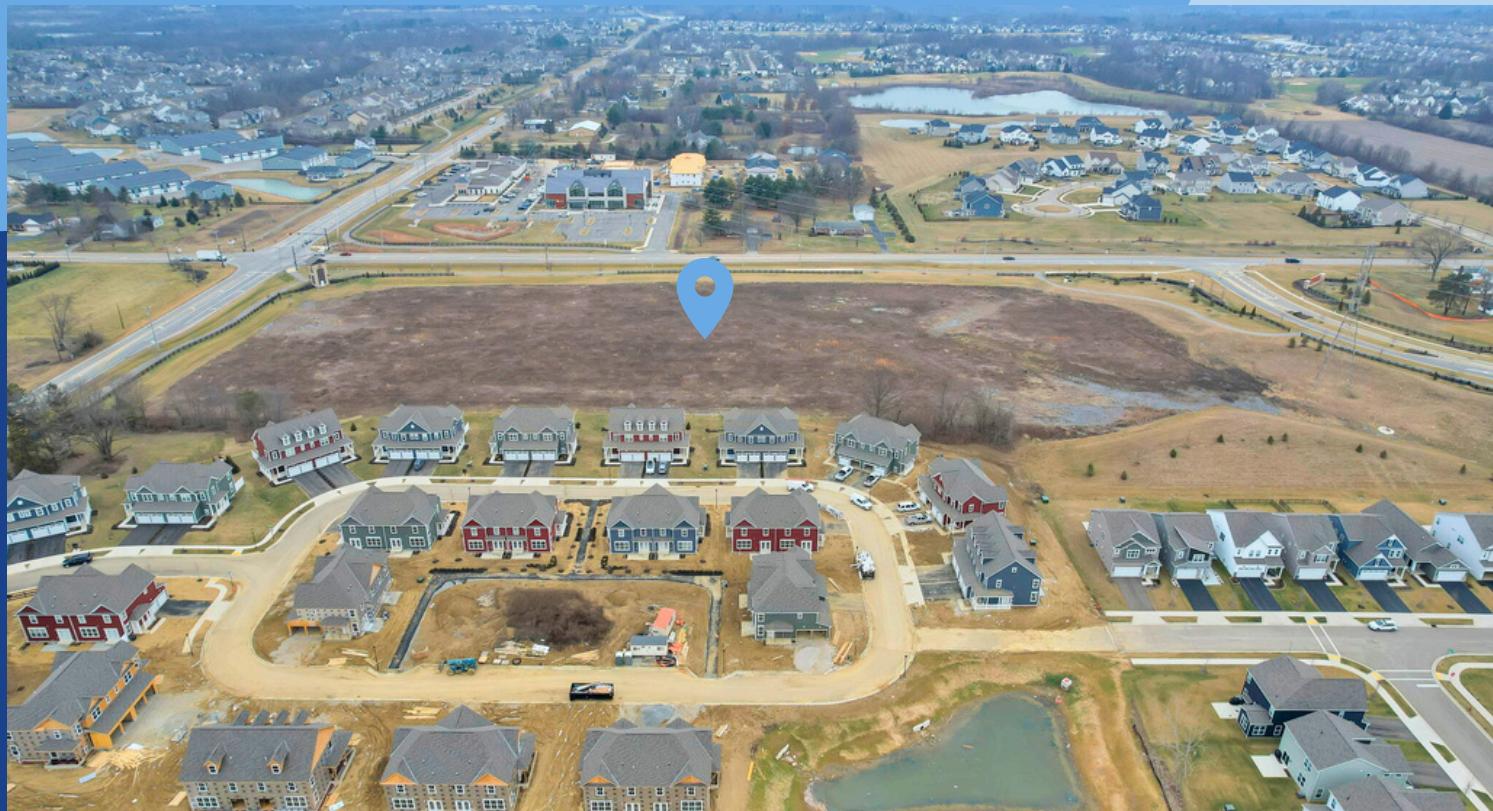


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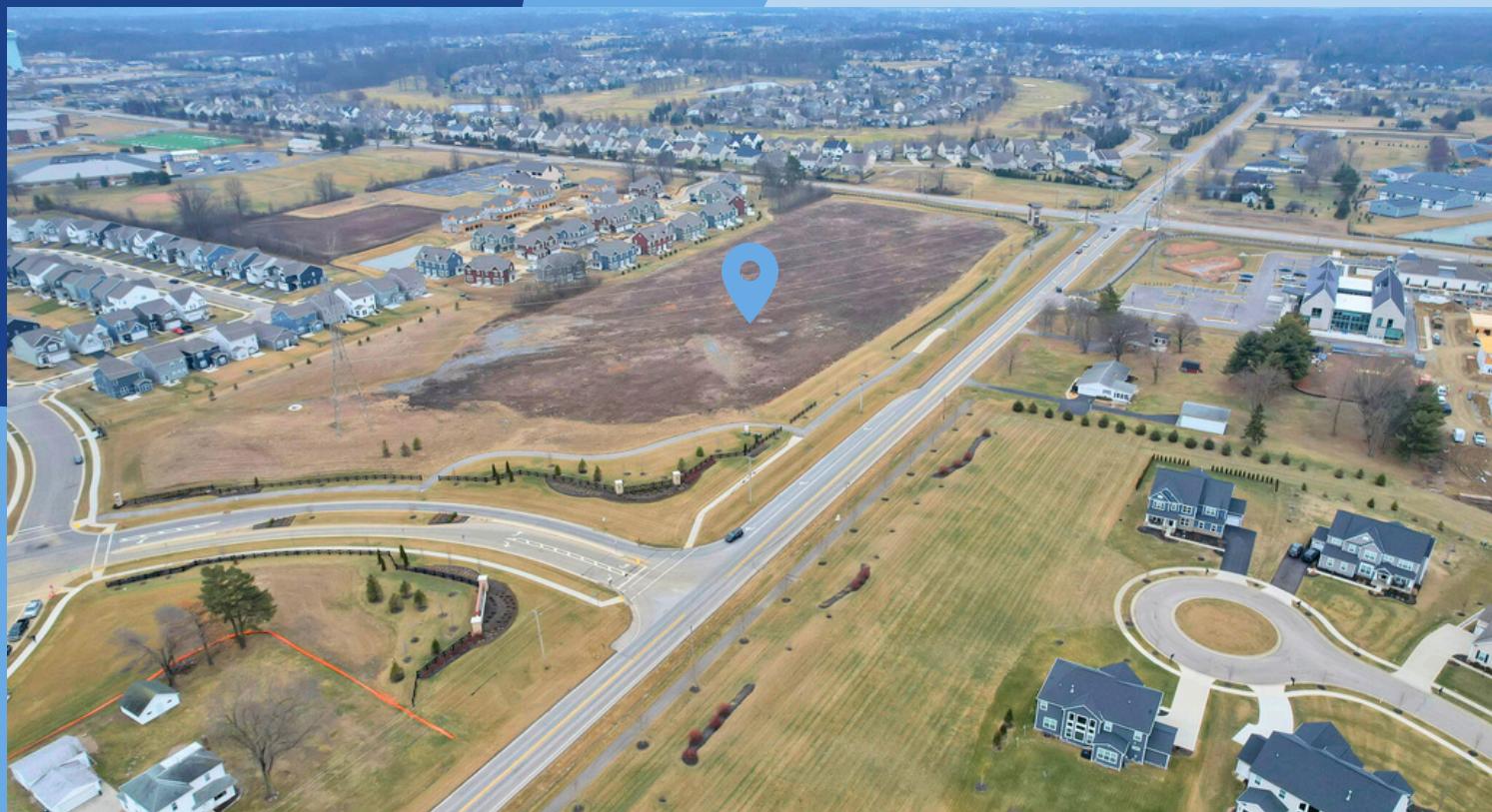
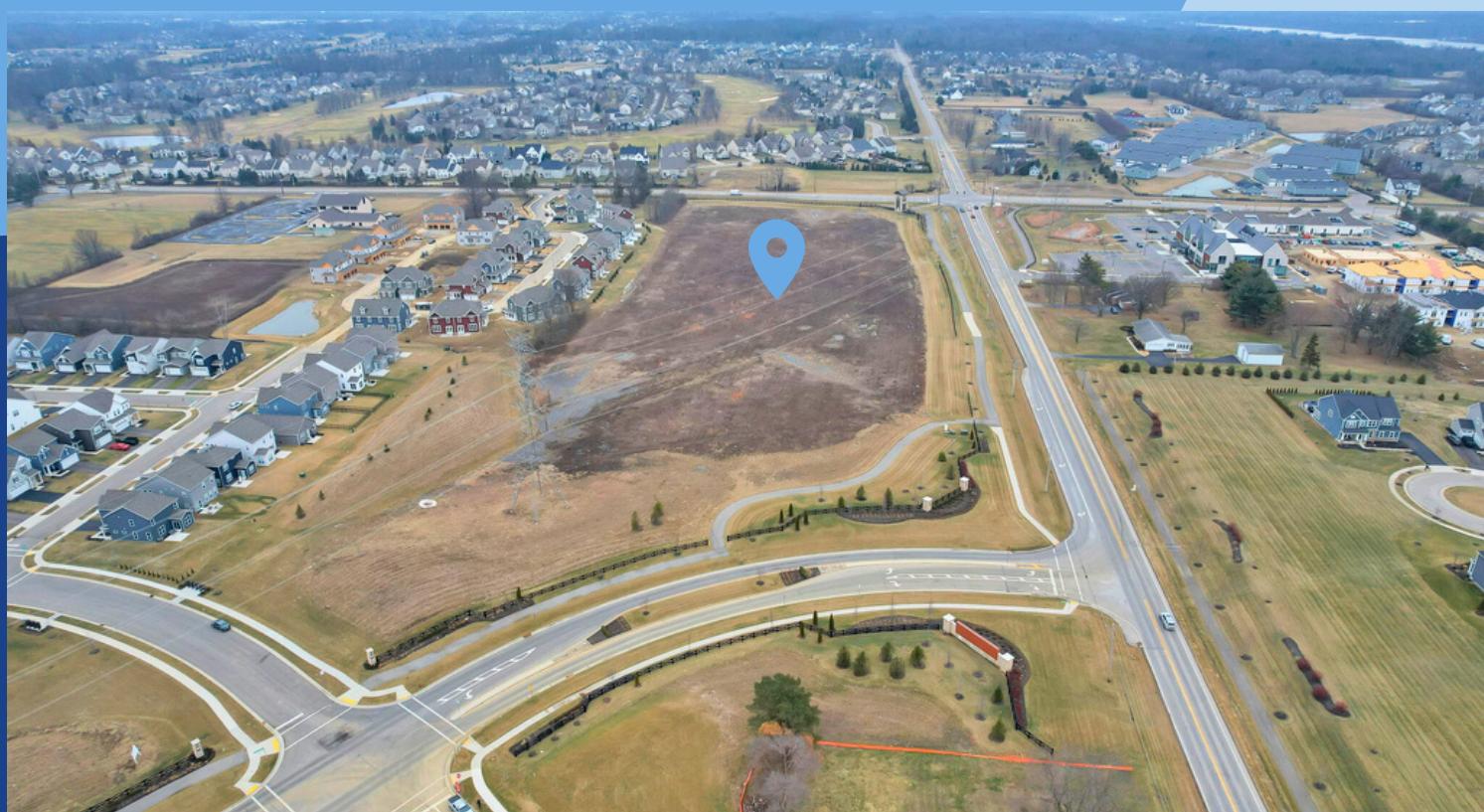
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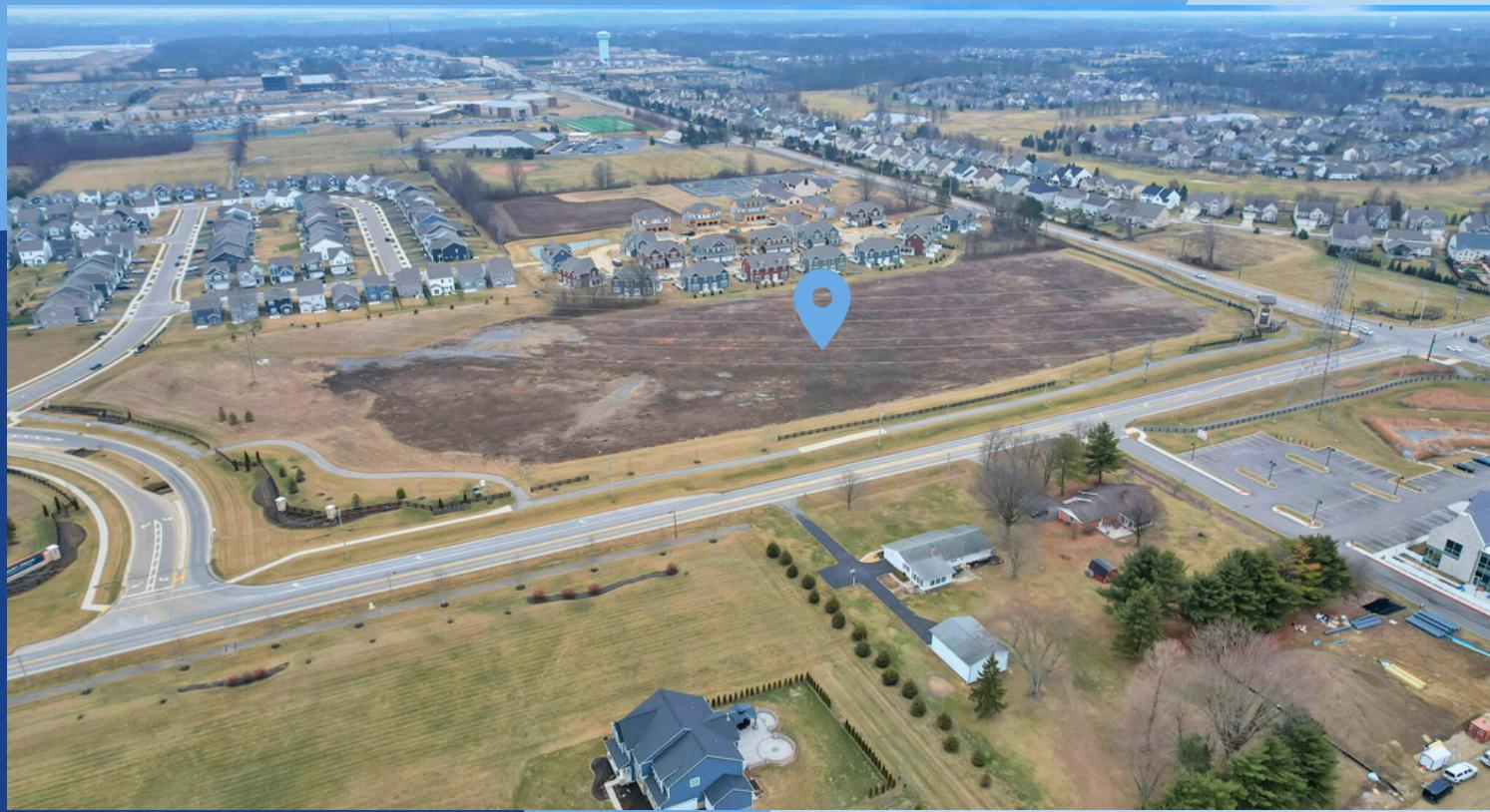


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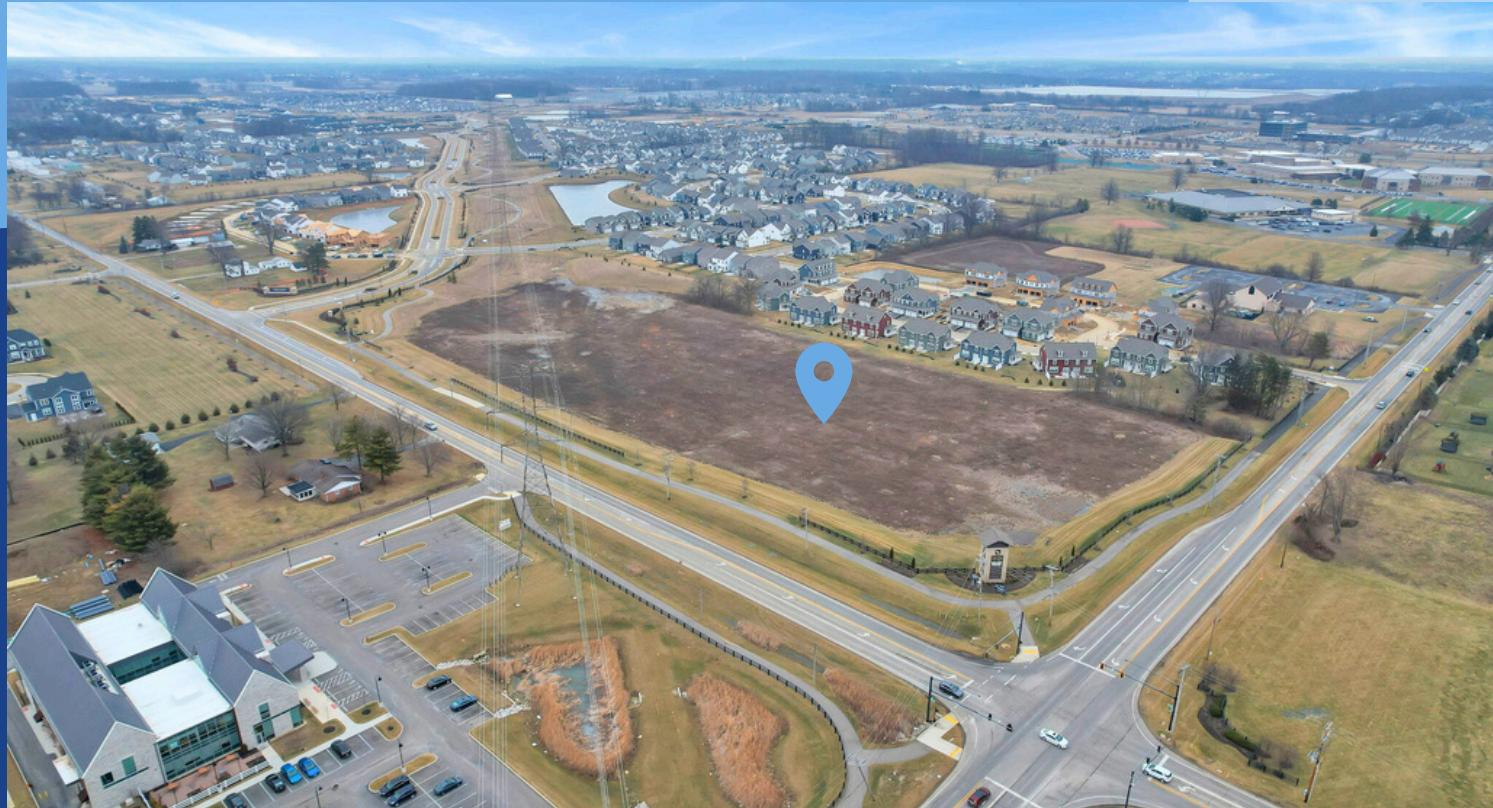


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