

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 The submission may be modified or withdrawn at any time by the property owner.

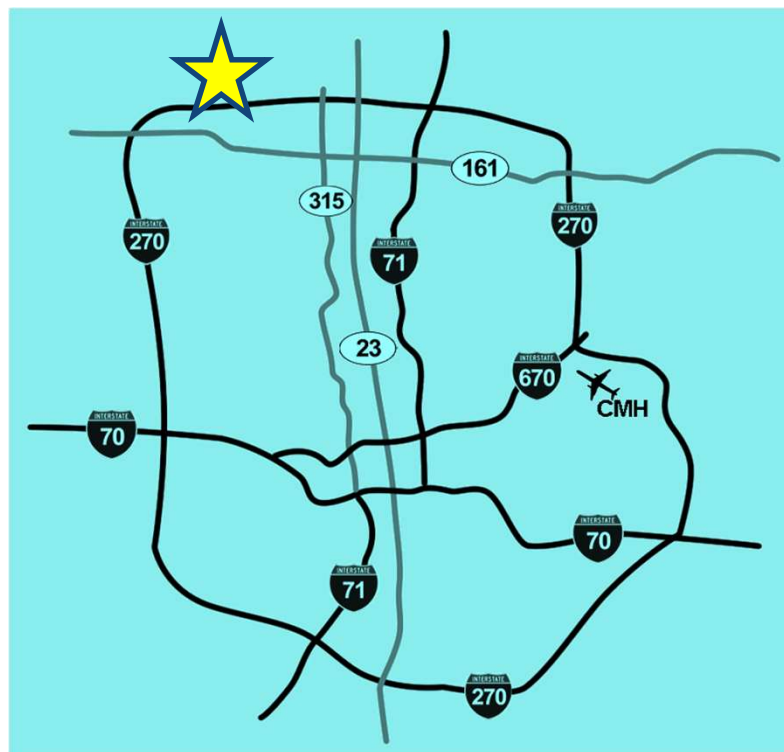
PROPERTY HIGHLIGHTS

- Q3 2026 groundbreaking / Q3 2027 opening +/- 20,000 SF new-build Class “A” retail center
- Retail opportunity in a very limited availability corridor
- Oversized patio spaces on endcaps
- 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 plus shared parking with Powell Center; 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)

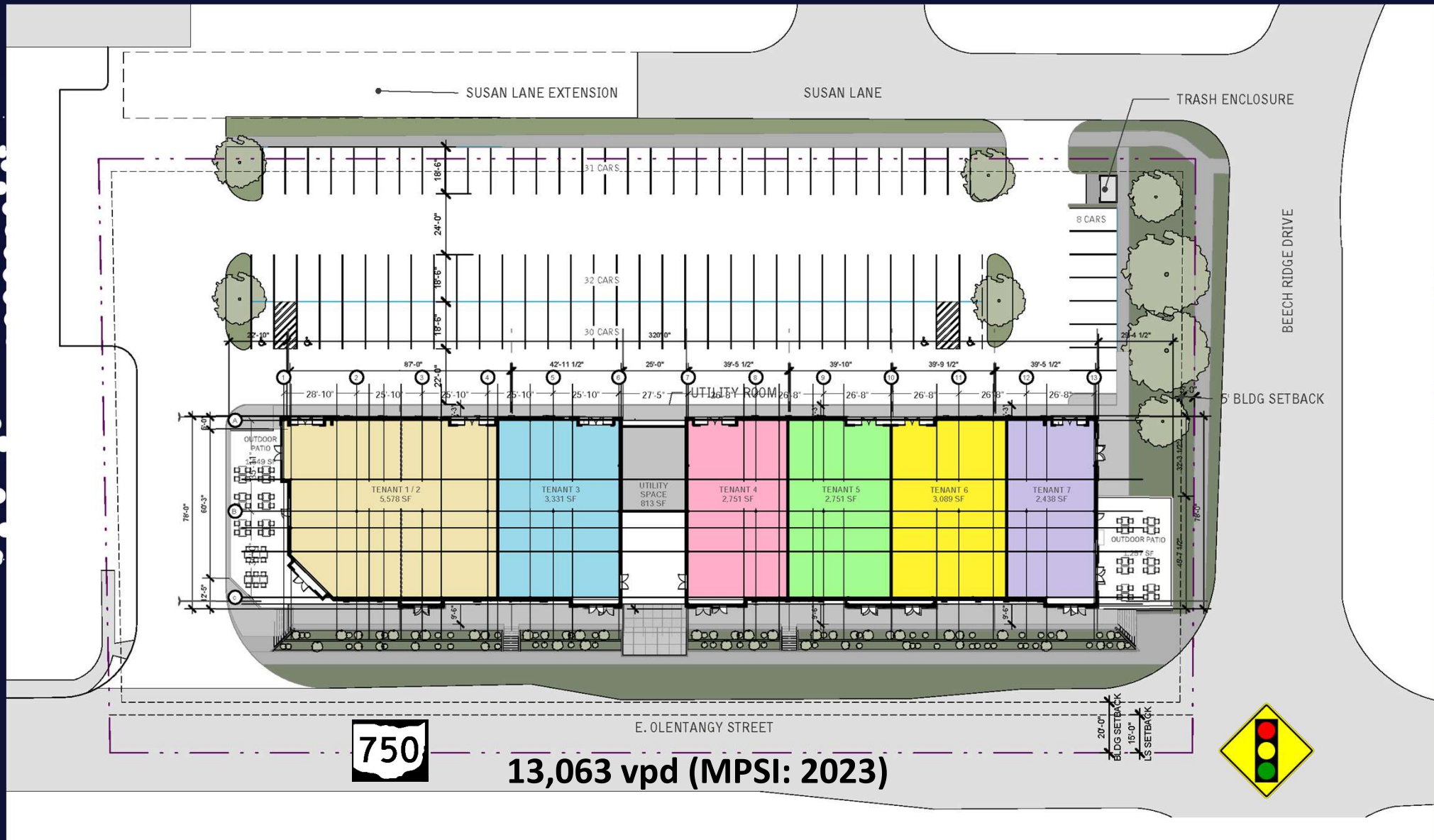
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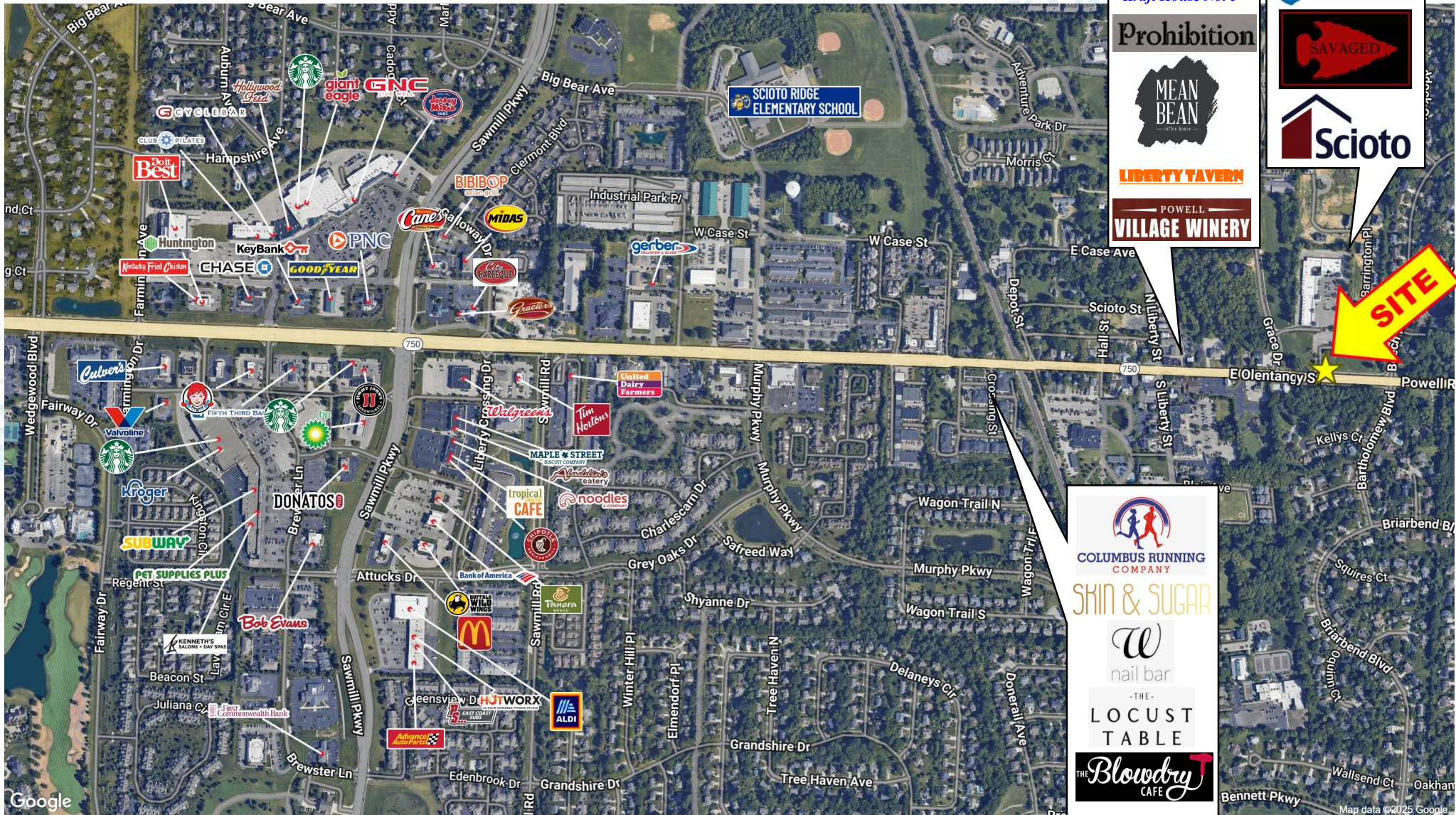
CONCEPT SITE PLAN



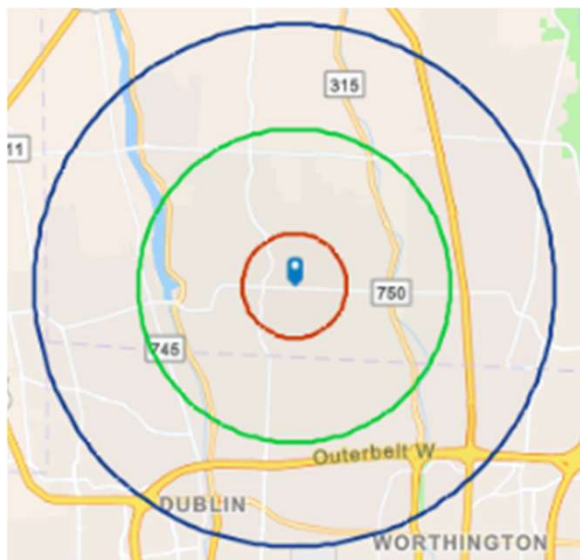
CLOSE AERIAL



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 %



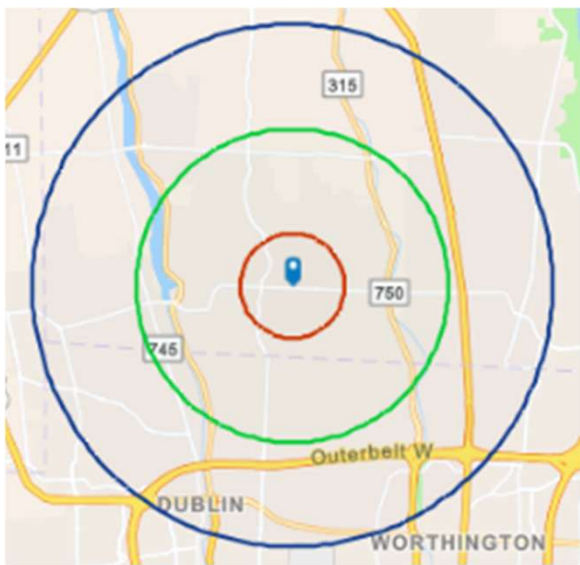
9.2

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



1,437

Total Businesses



14,446

Total Employees

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 %



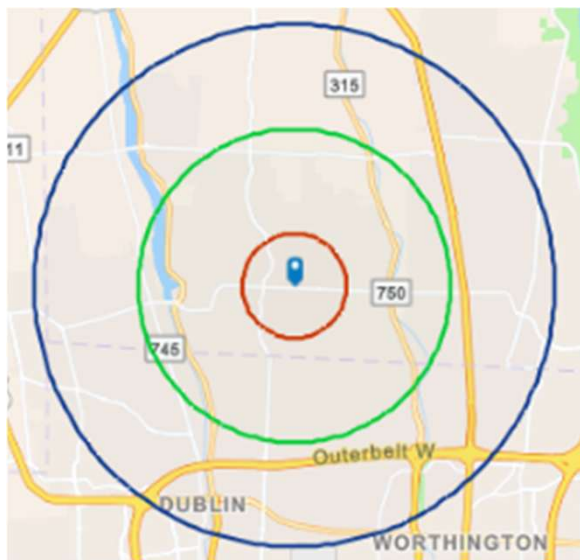
9.3

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

166,030

Population



Average
Household Size



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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