

LEASE

Retail / Office / Medical
173 W Olentangy St
Powell, OH 43065



Property Highlights

- New mixed use development
- Retail spaces ranging from 1,000 SF to 6,110 SF
- Modern two-story boutique hotel positioned above ground-floor retail
- High visibility for increased foot traffic
- Onsite parking available
- Highly desirable location in Powell, OH
- Construction to start Fall of 2026
- Nearby Alternatives: an adjacent property 147 W Olentangy St, offers additional space and options.



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OFFERING SUMMARY

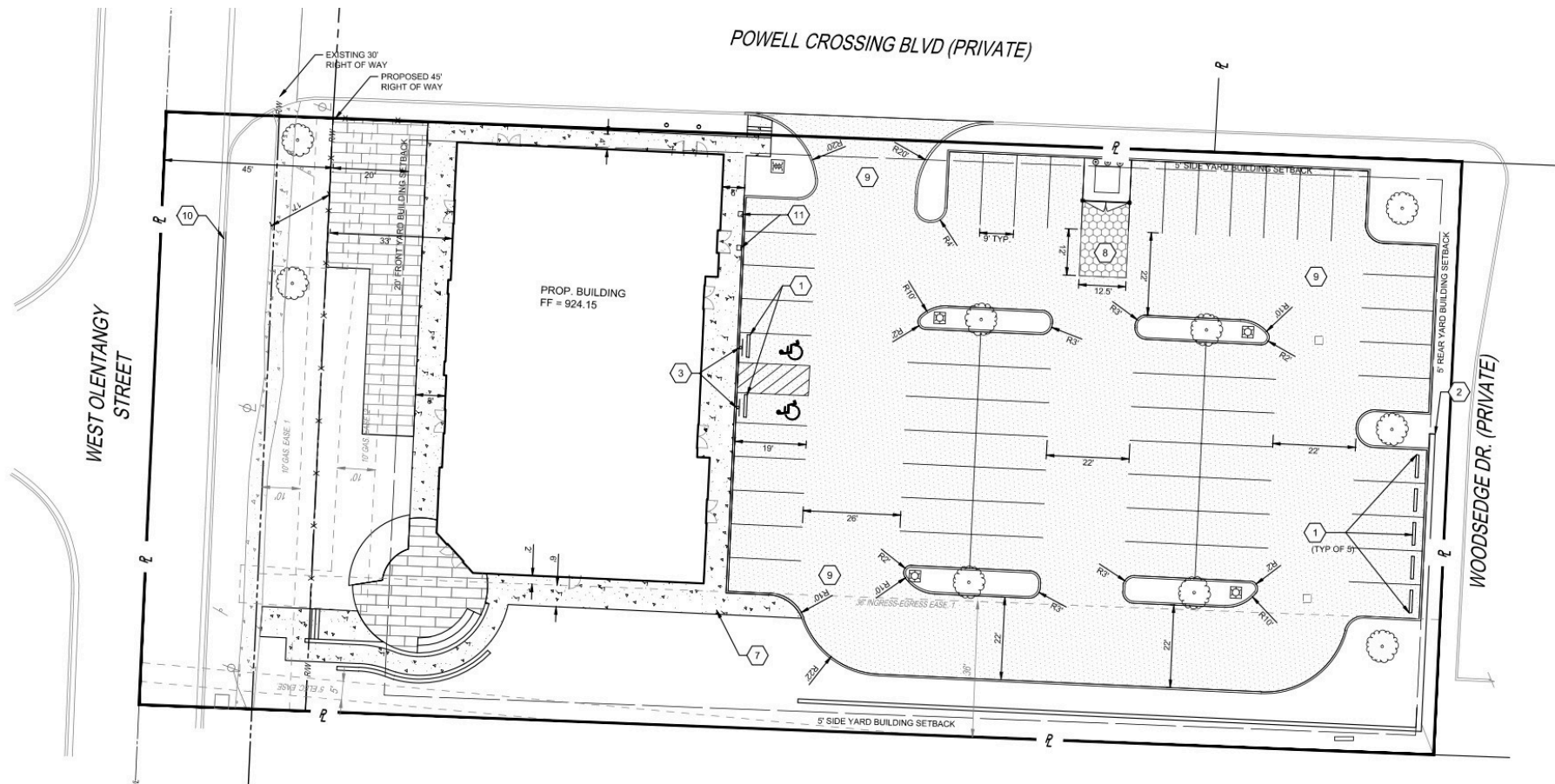
LEASE RATE: \$35 SF/YEAR (NNN)

AVAILABLE SPACE: 1,000 - 6,110 SF

BUILDING SIZE: 7,945 SF

LOCATION

Located in Powell, Ohio, 173 W Olentangy St is just moments away from a charming mix of boutique shops, trendy eateries, and popular entertainment venues that draw a steady stream of visitors. With its inviting atmosphere and strong local support, the area presents an exceptional opportunity for retailers to engage with a diverse and discerning customer base.



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PROPERTY RENDERINGS

This versatile space will showcase a modern, spacious interior, flooded with natural light from expansive storefront windows. With high ceilings and a flexible layout, it is perfectly suited for diverse business needs, from retail to office space. Boasting high visibility and accessibility, the property will also offer dedicated parking and prominent signage potential.



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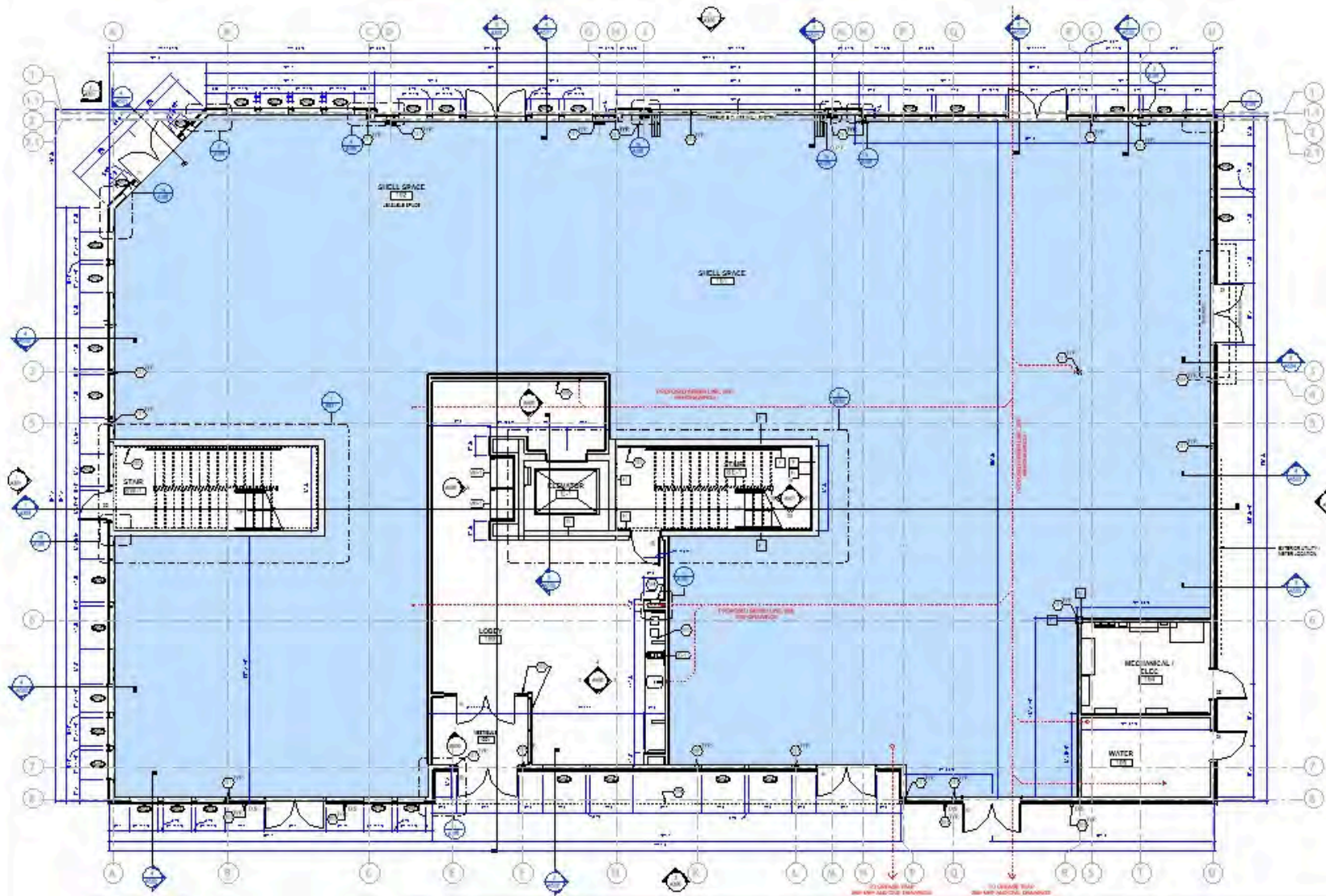
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FLOOR PLAN



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NEARBY RETAILERS



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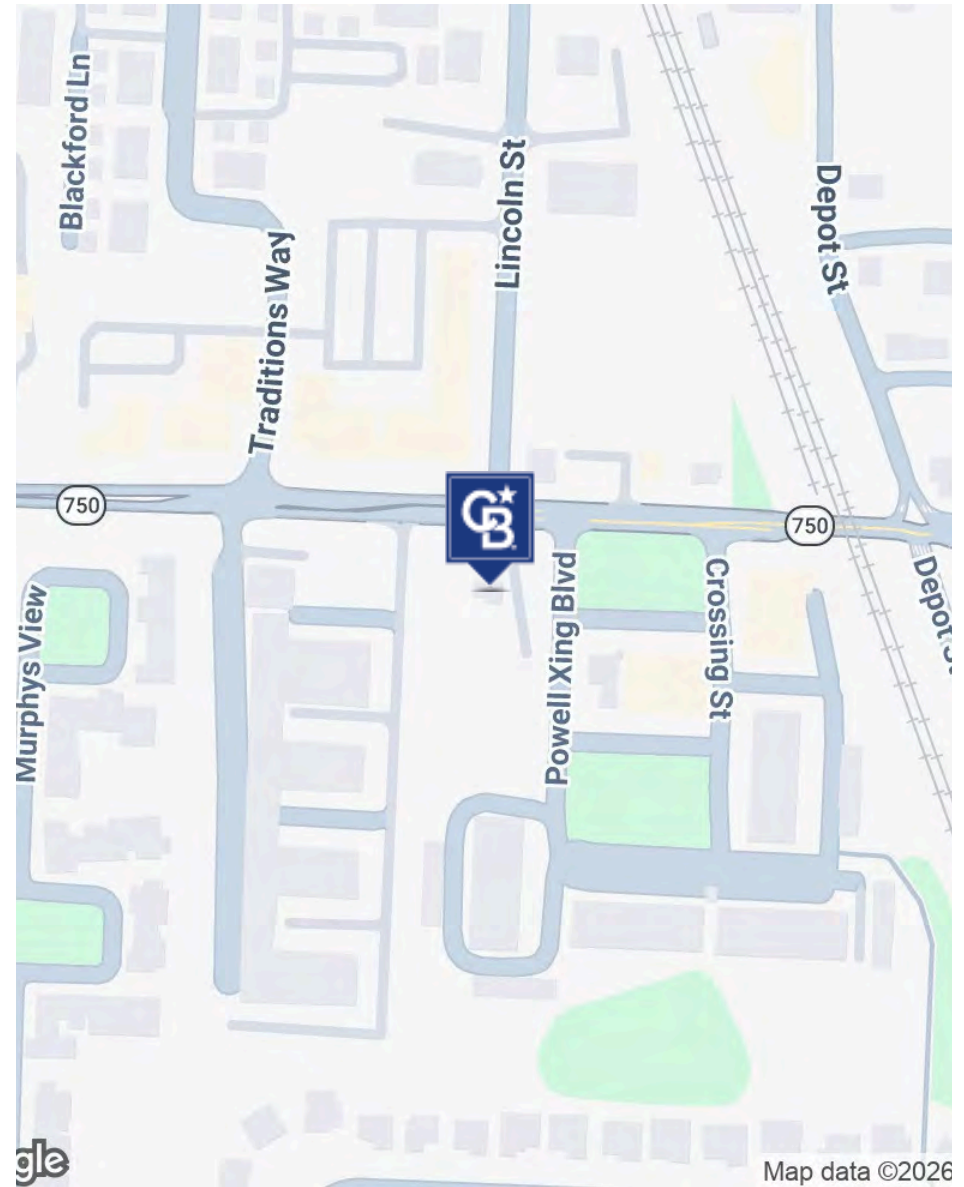
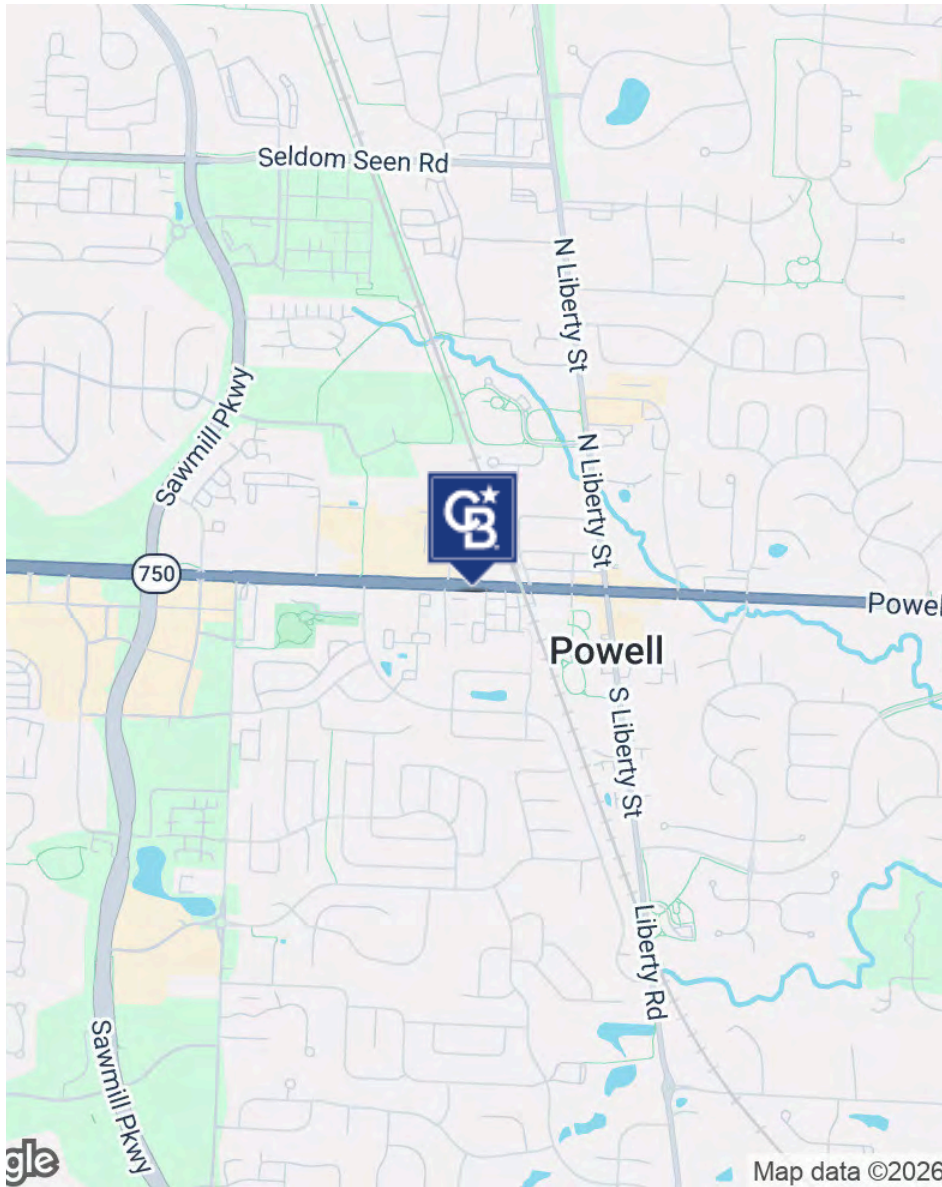
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,427	58,709	164,271
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,574	21,038	62,636
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$185,019	\$198,514	\$171,867
Average House Value	\$532,012	\$561,603	\$491,965

2020 American Community Survey (ACS)

TRAFFIC COUNTS & CROSS STREETS	DIRECTION	YEAR	COUNTS
Sawmill Pkwy & Liberty St	E	2024	12,557 AADT
Olentangy St & SR 750	E	2024	14,278 AADT

