

# LEASE

173 W OLENTANGY ST

173 W Olentangy St Powell, OH 43065

## PROPERTY DESCRIPTION

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.

## PROPERTY HIGHLIGHTS

- New mixed use development
- 3 retail spaces ranging from 1,000 SF to 6,000 SF
- Boutique hotel space above retail on 2 floors
- High visibility for increased foot traffic
- Onsite parking available
- Highly desirable location in Powell, OH
- Under construction soon, expected delivery Fall of 2026
- Nearby Alternatives: If this listing doesn't match your requirements, an adjacent property 147 W Olentangy St, offers additional space and options.



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,000 - 6,000 SF
Building Size:	7,945 SF

## PROPERTY WEBSITE

[bit.ly/173WOlentangy](http://bit.ly/173WOlentangy)

**Anthony Maronitis, CCIM, MS**

O: (614) 341-9800 x103 | C: (614) 352-8669  
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**Chris Howard**

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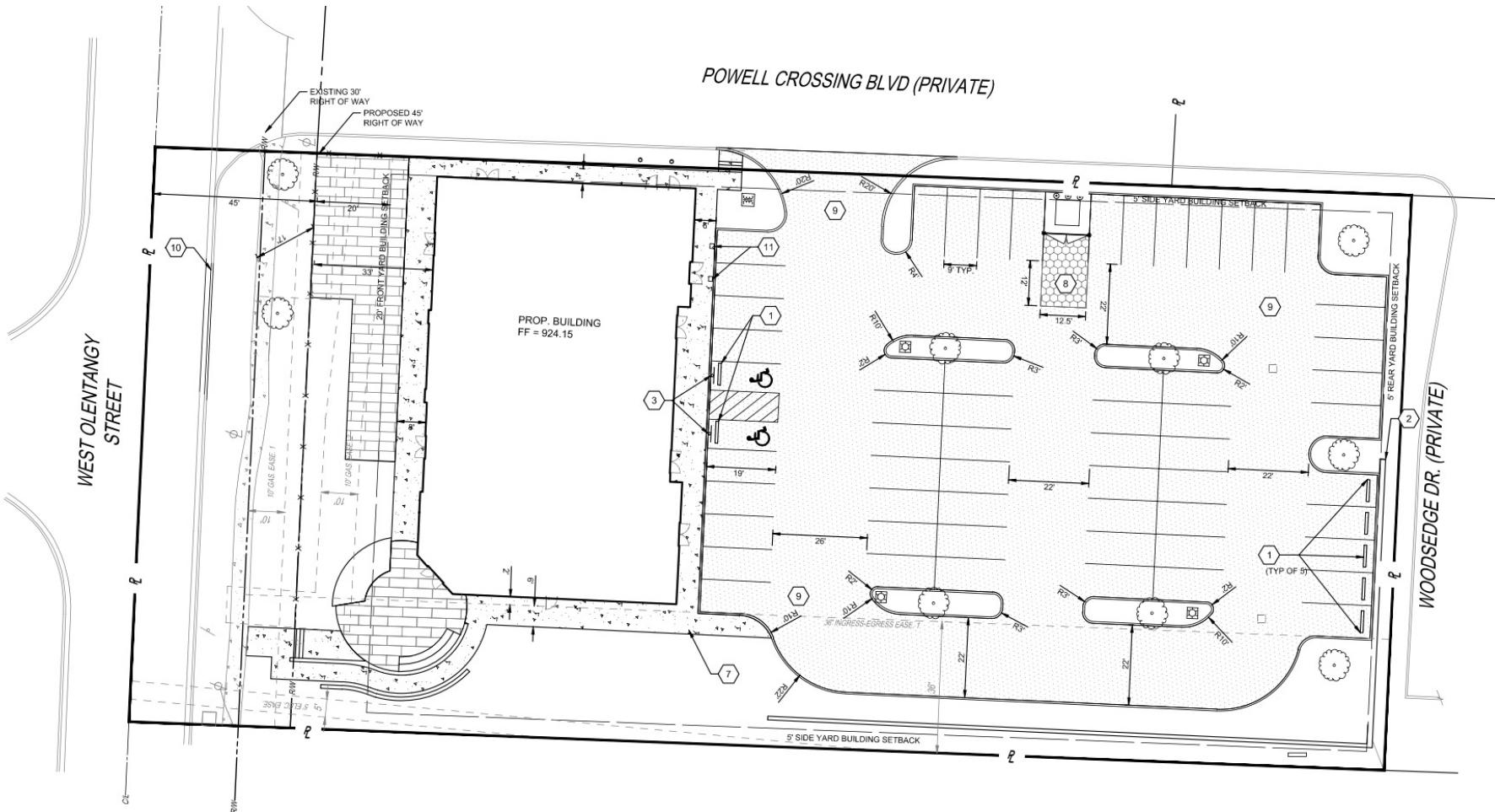
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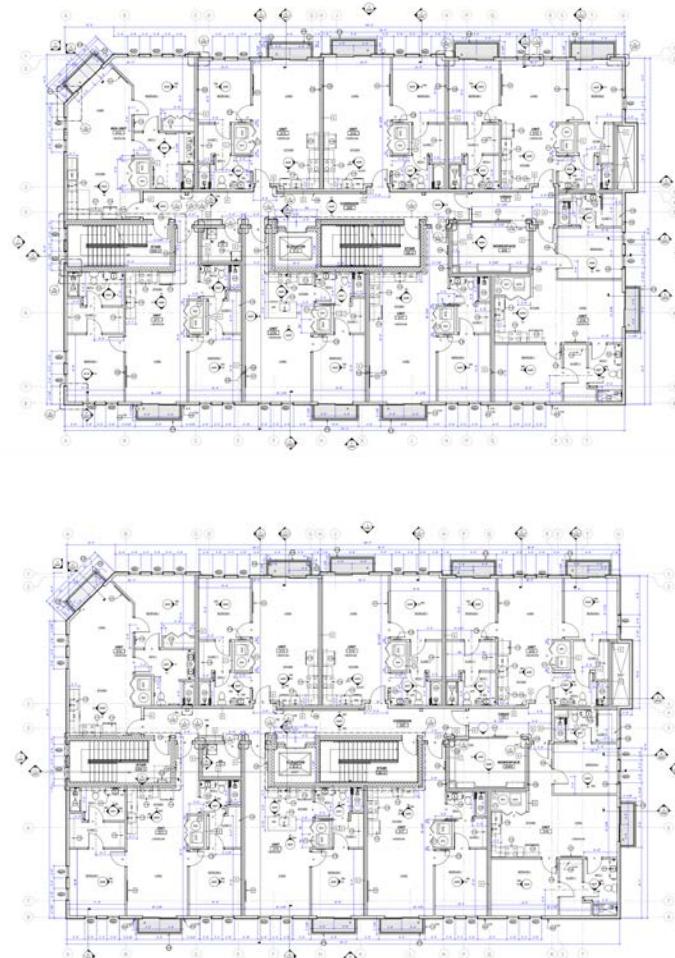


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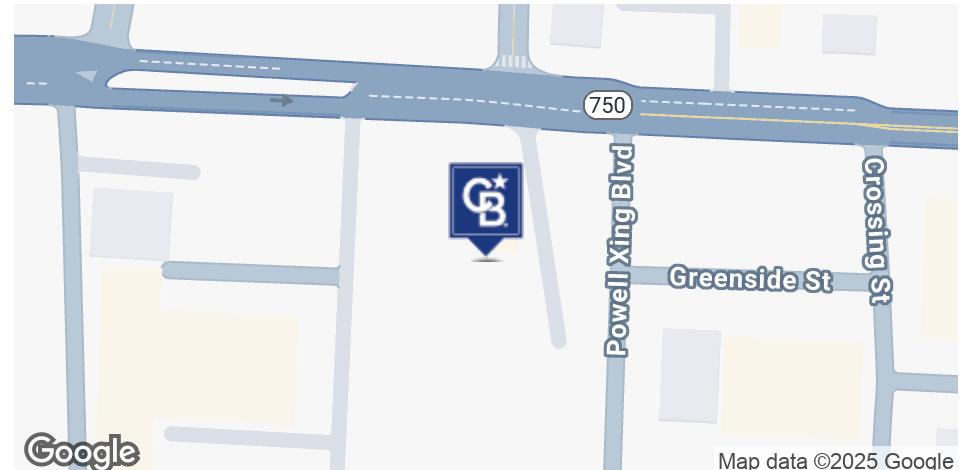
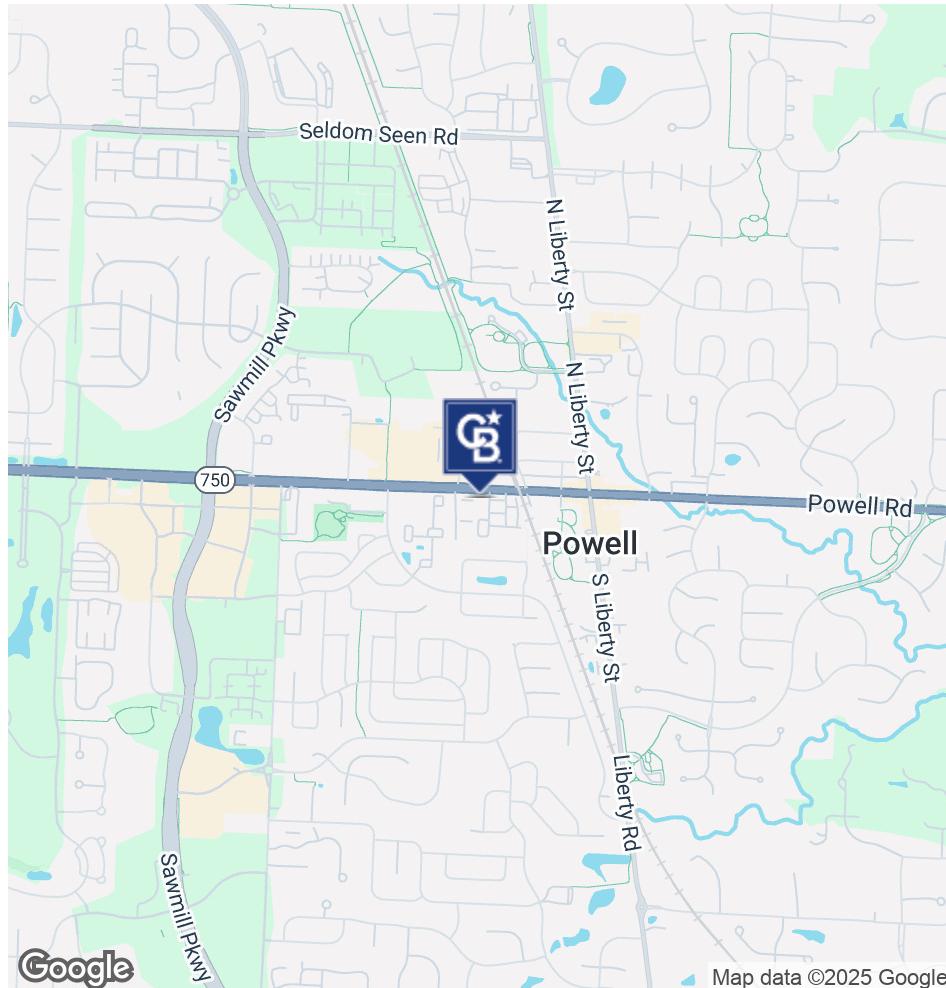


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## LOCATION OVERVIEW

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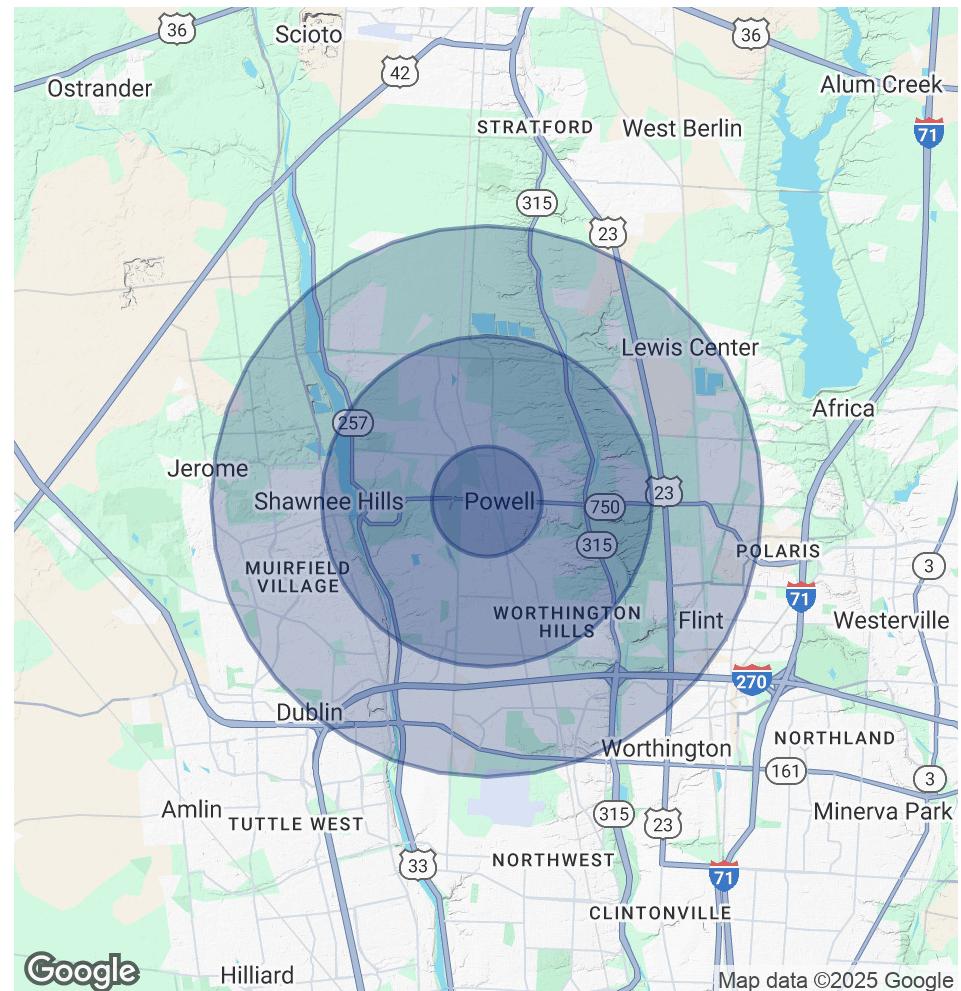
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,427	58,709	164,271
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

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

Demographics data derived from AlphaMap

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



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