

**FOR SALE
BUILD-TO-SUIT
GROUND LEASE**

LIBERTY GRAND COMMERCIAL LAND

POWELL, OHIO 43065



**FOR SALE: \$4,100,000
BUILD-TO-SUIT
GROUND LEASE**



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



11.59 ACRE SITE



**11,274 VEHICLES/DAY
ALONG HOME RD**



**GREAT VISIBILITY AND
ACCESSIBILITY - HOME RD**



**IDEAL FOR OFFICE,
COMMERCIAL, ACLF**



**COMMERCIAL OVERLAY
ZONING**



AVAILABLE: NOW

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

KPG | KOON
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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.

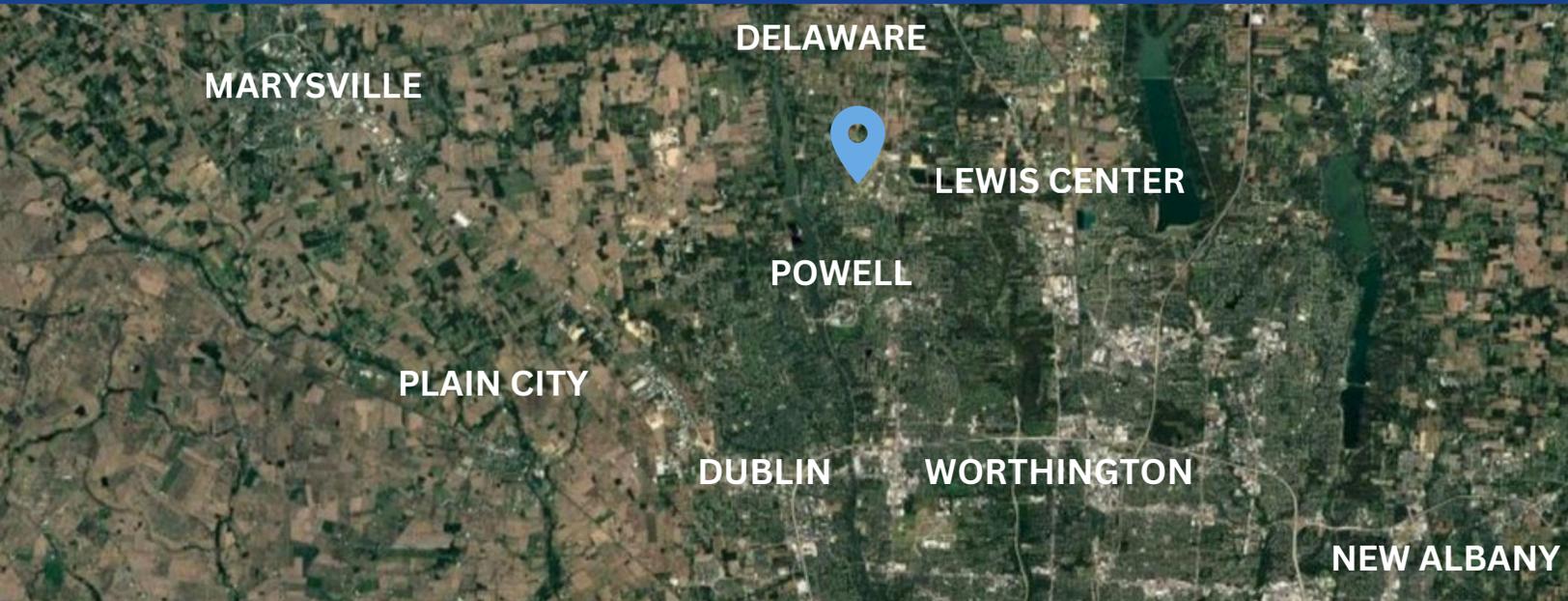
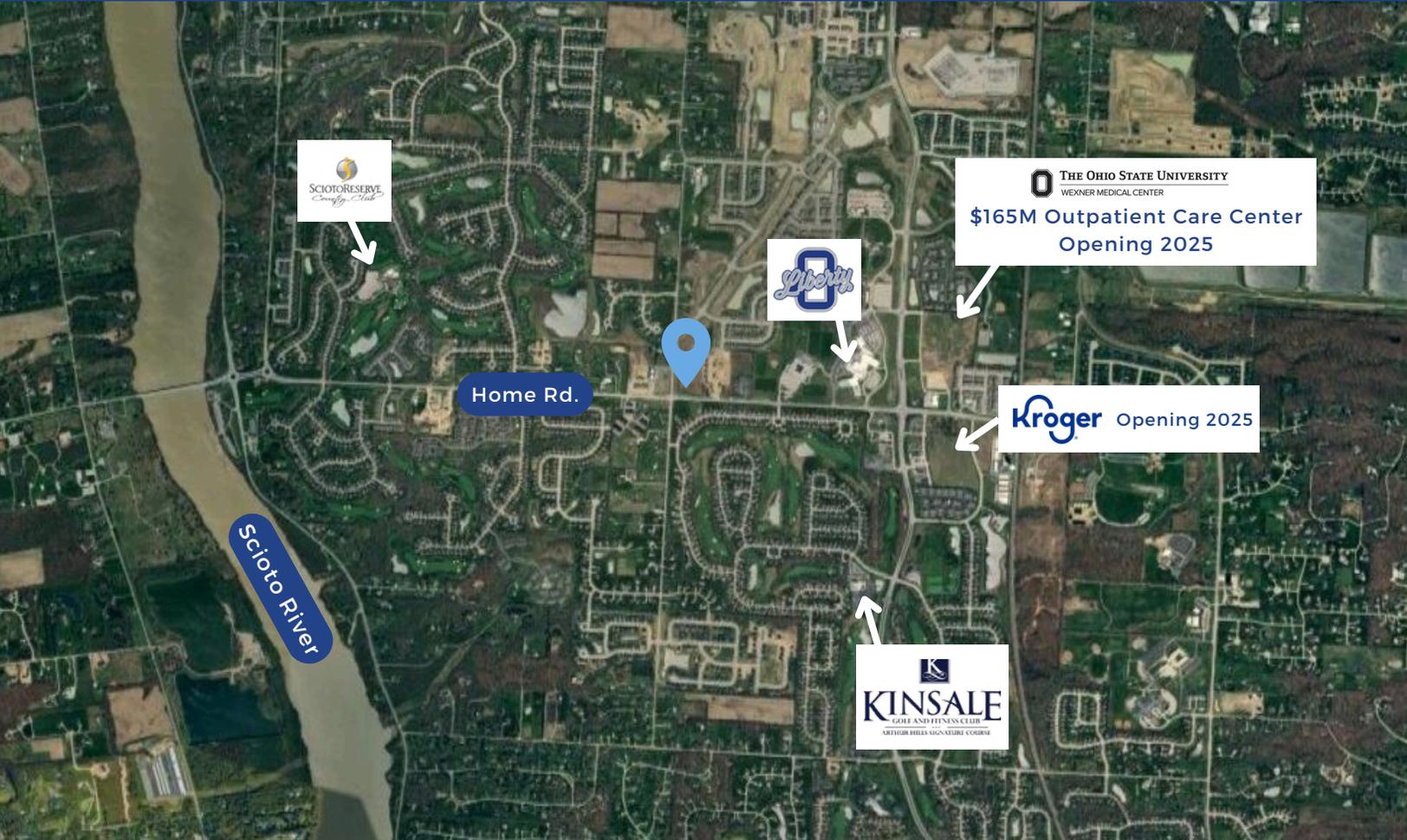
Development Options:

- **Sale Price:** \$4,100,000
- **Ground Lease:** Flexible terms available
- **Build-to-Suit:** Tailored solutions to meet your specific requirements



LOCATION

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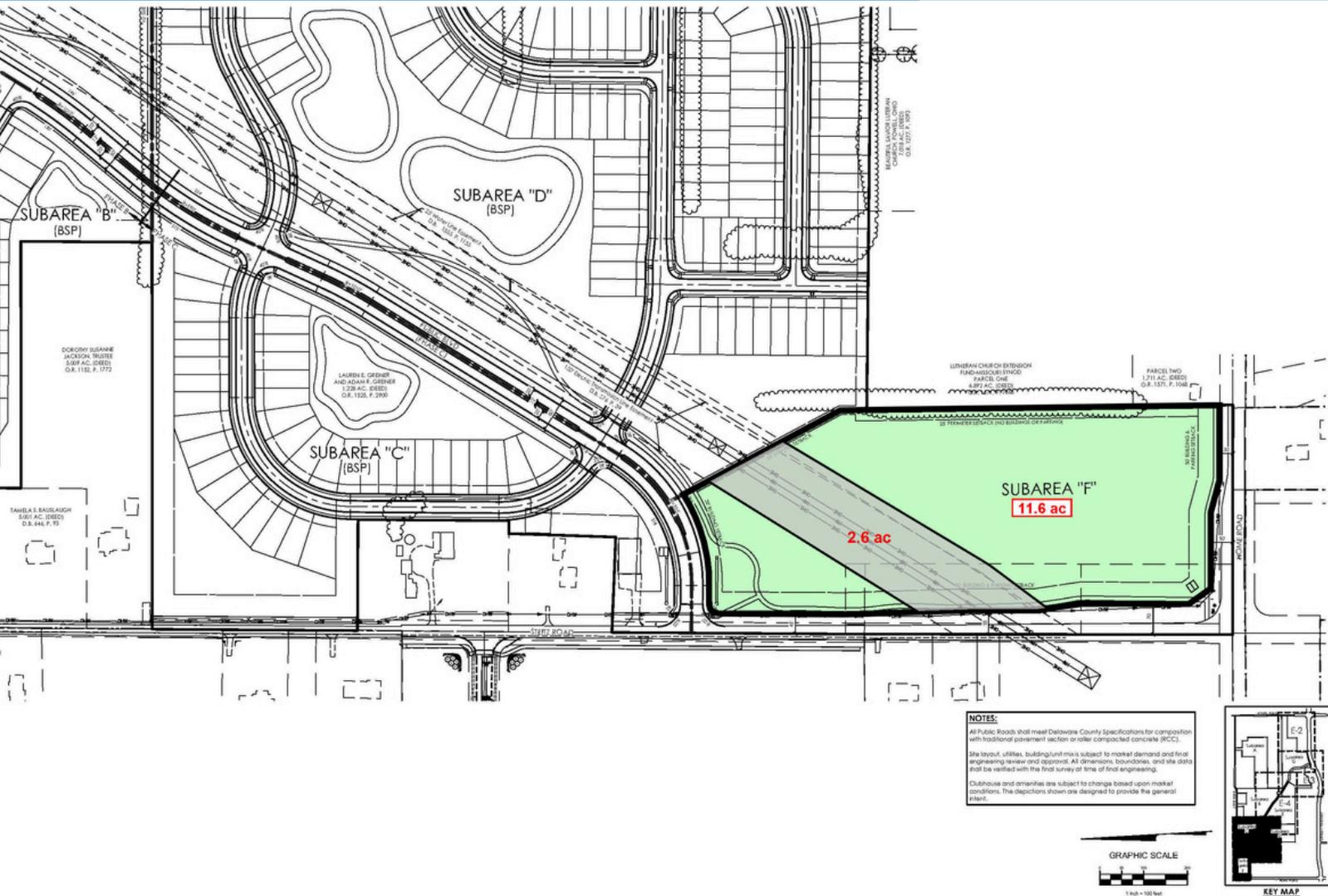


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A WEST BUILDING ELEVATION - BUILDING #1
SCALE: 1/4" = 1'-0"



B WEST BUILDING ELEVATION - BUILDING #2
SCALE: 1/4" = 1'-0"



C SOUTH BUILDING ELEVATION - BUILDING #2
SCALE: 1/4" = 1'-0"



D SOUTH BUILDING ELEVATION - BUILDING #3
SCALE: 1/4" = 1'-0"



CONCEPTUAL SITE PLAN

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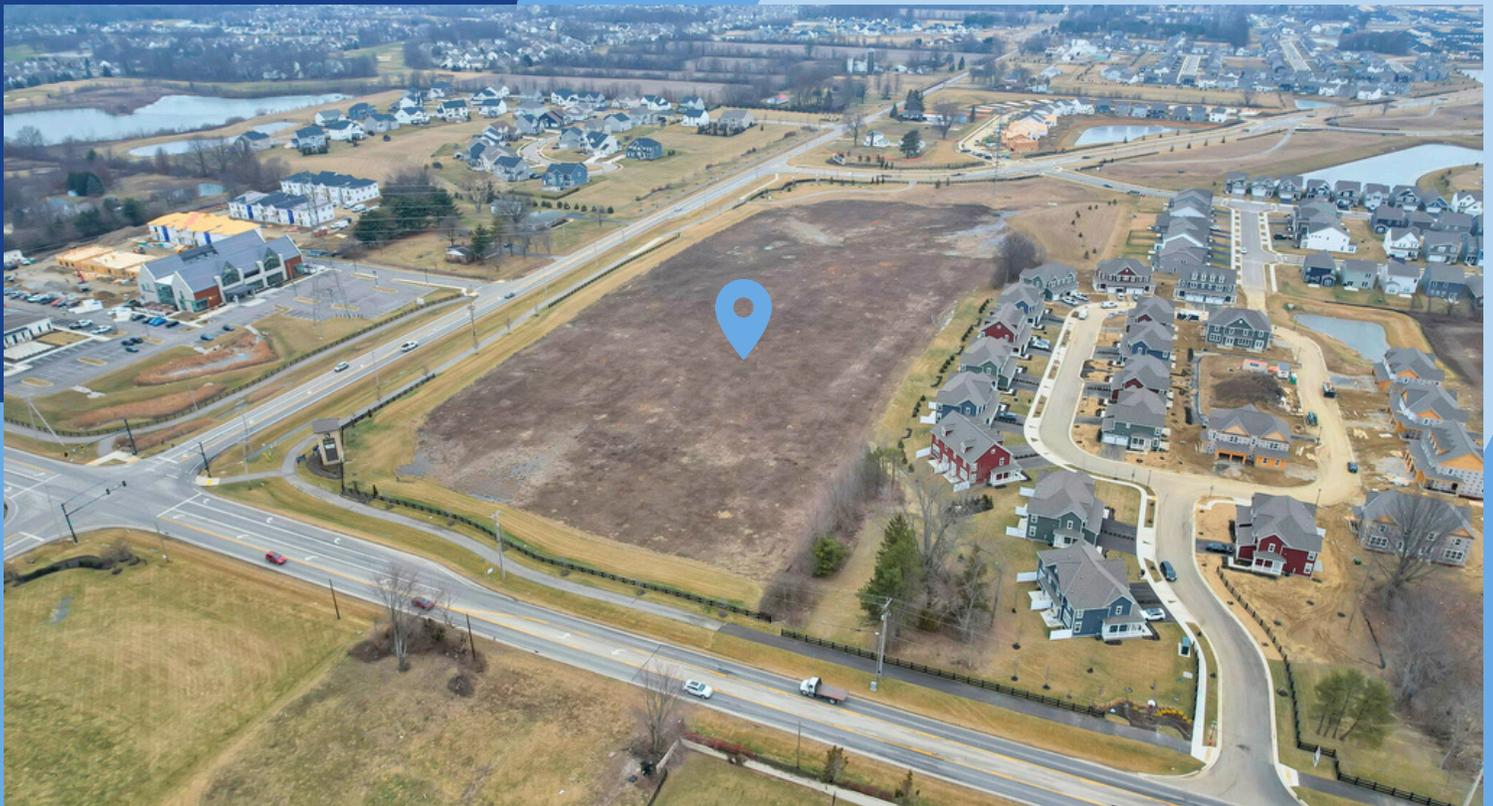
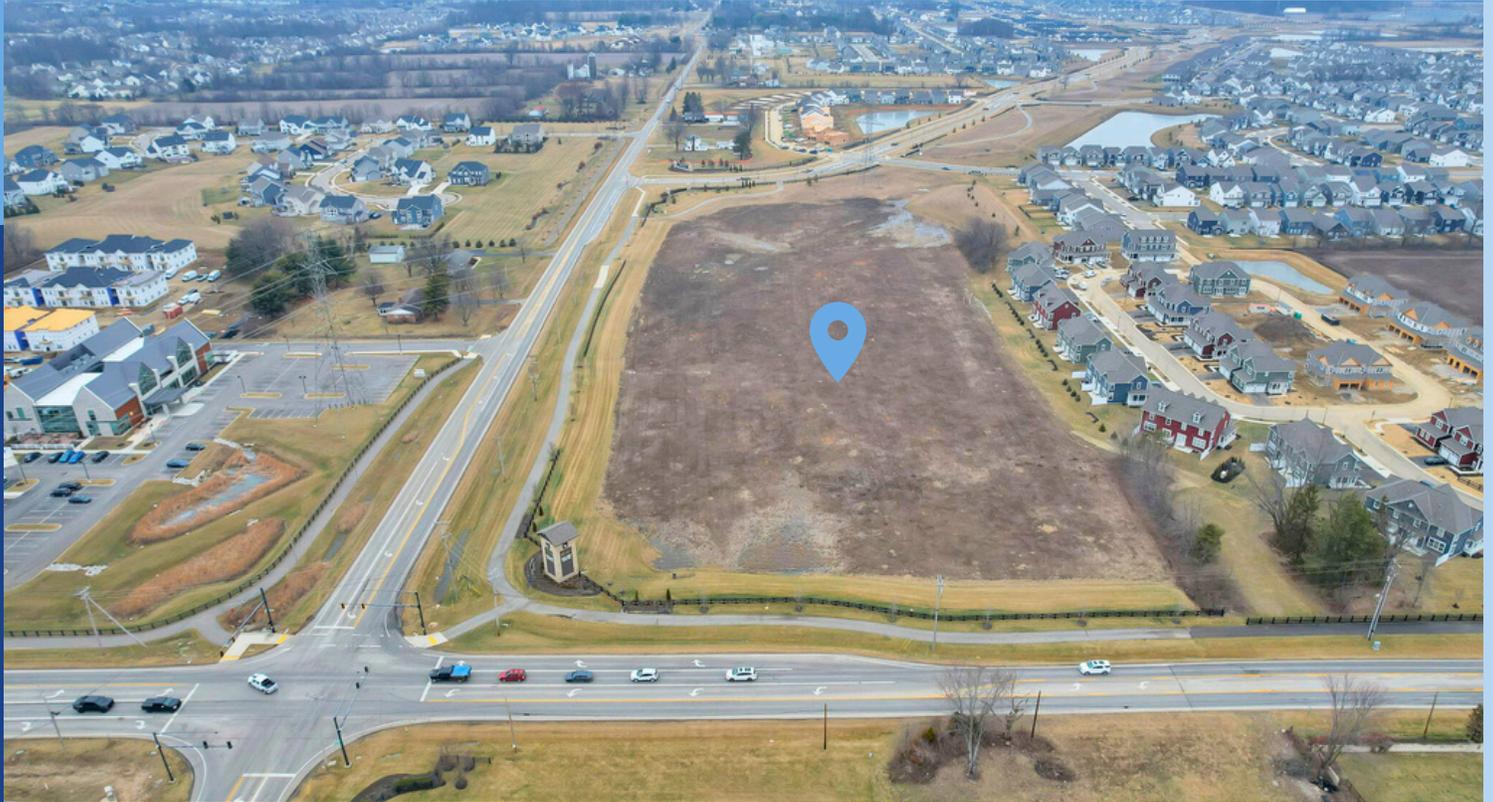
CONCEPTUAL SITE PLAN - OPTION 6
SCALE 1" = 40'



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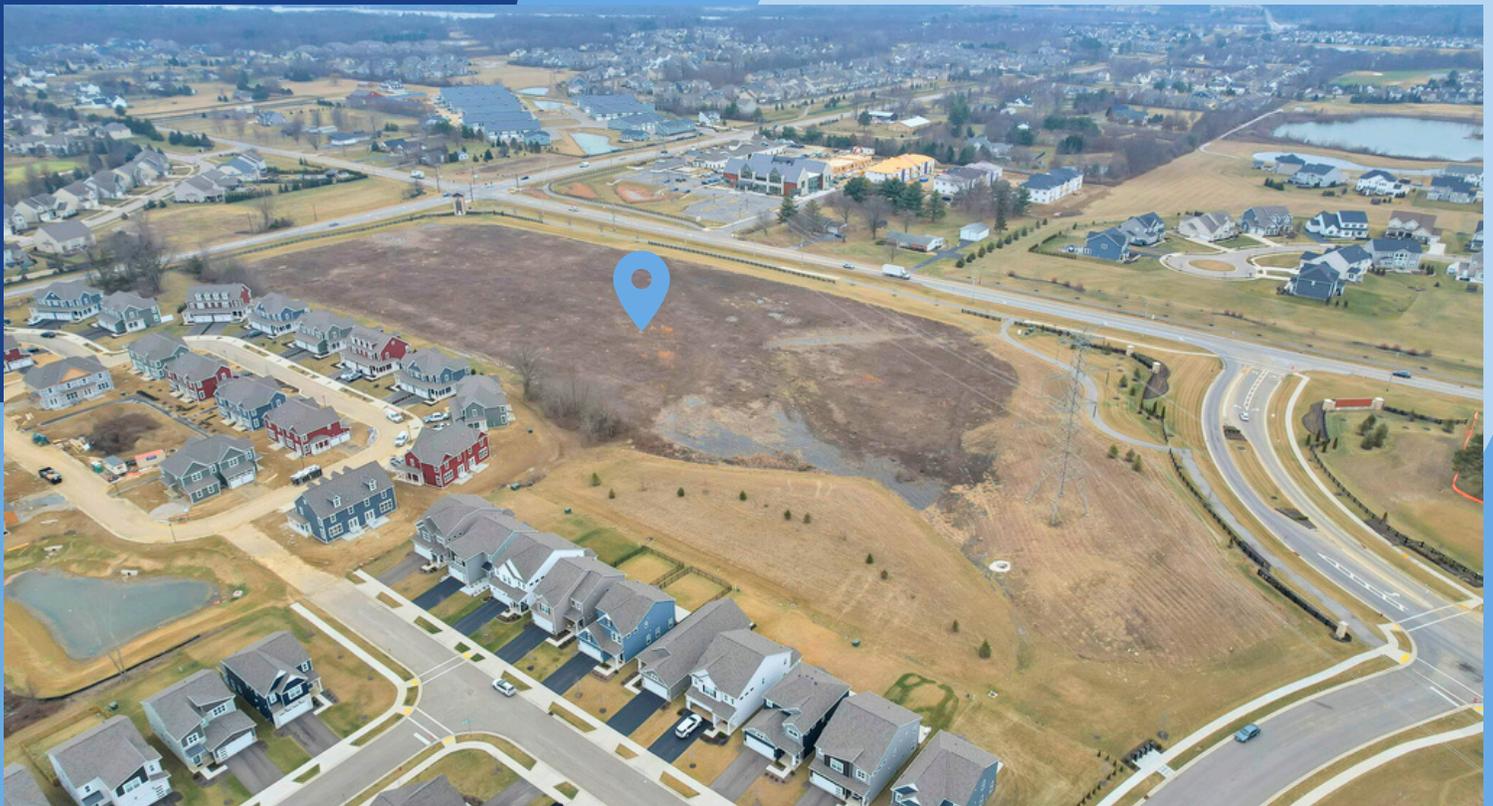


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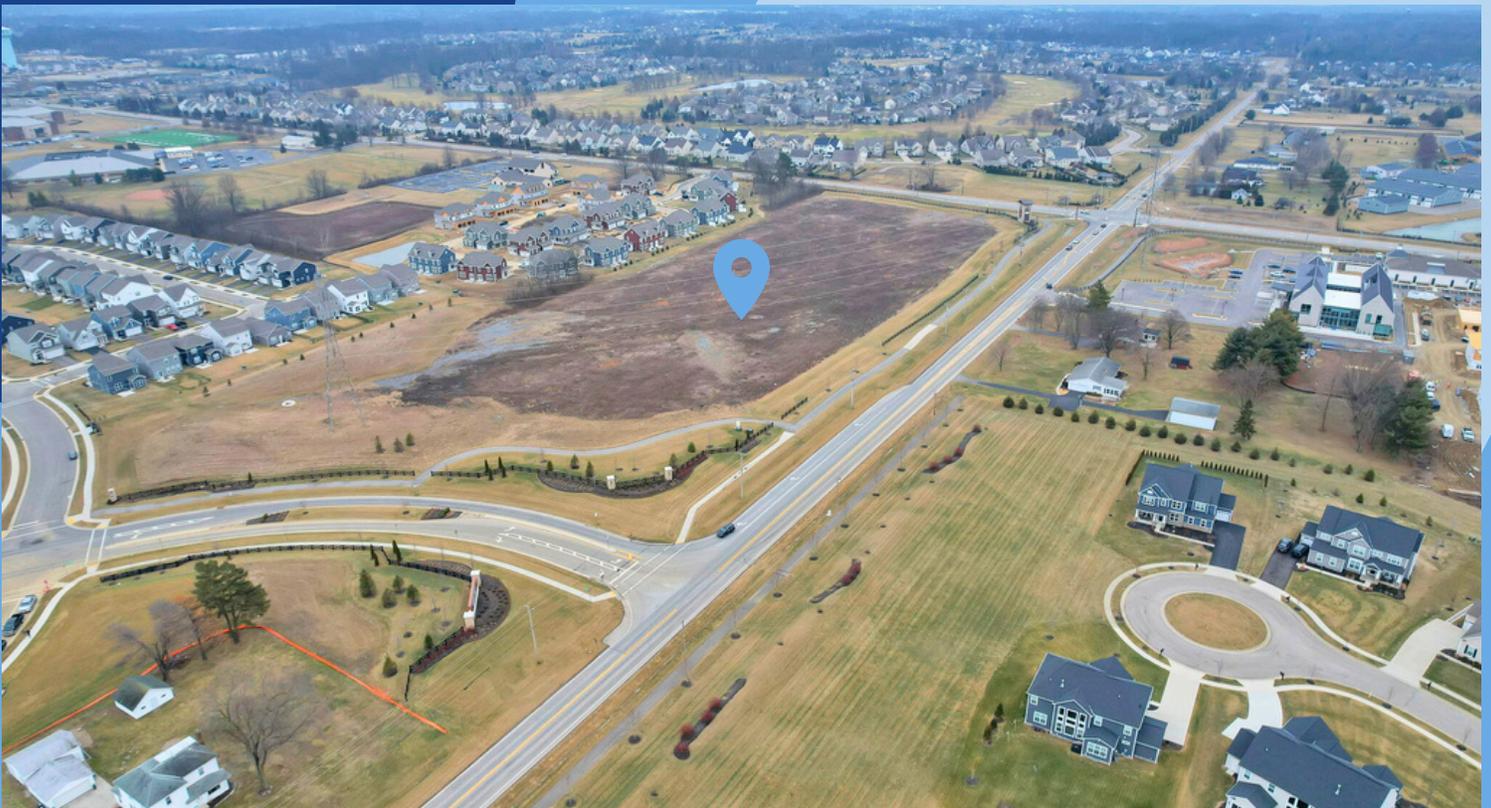
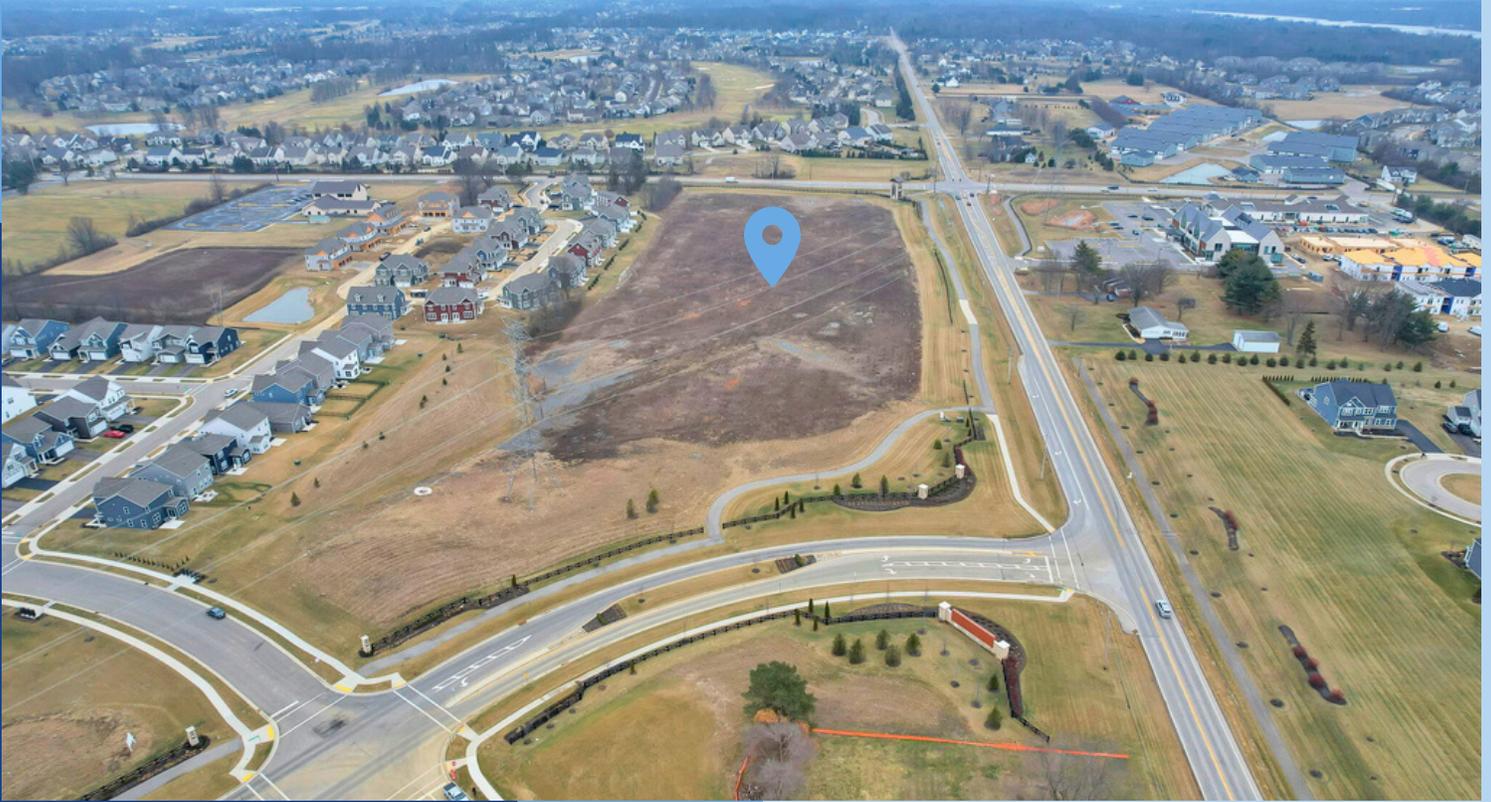


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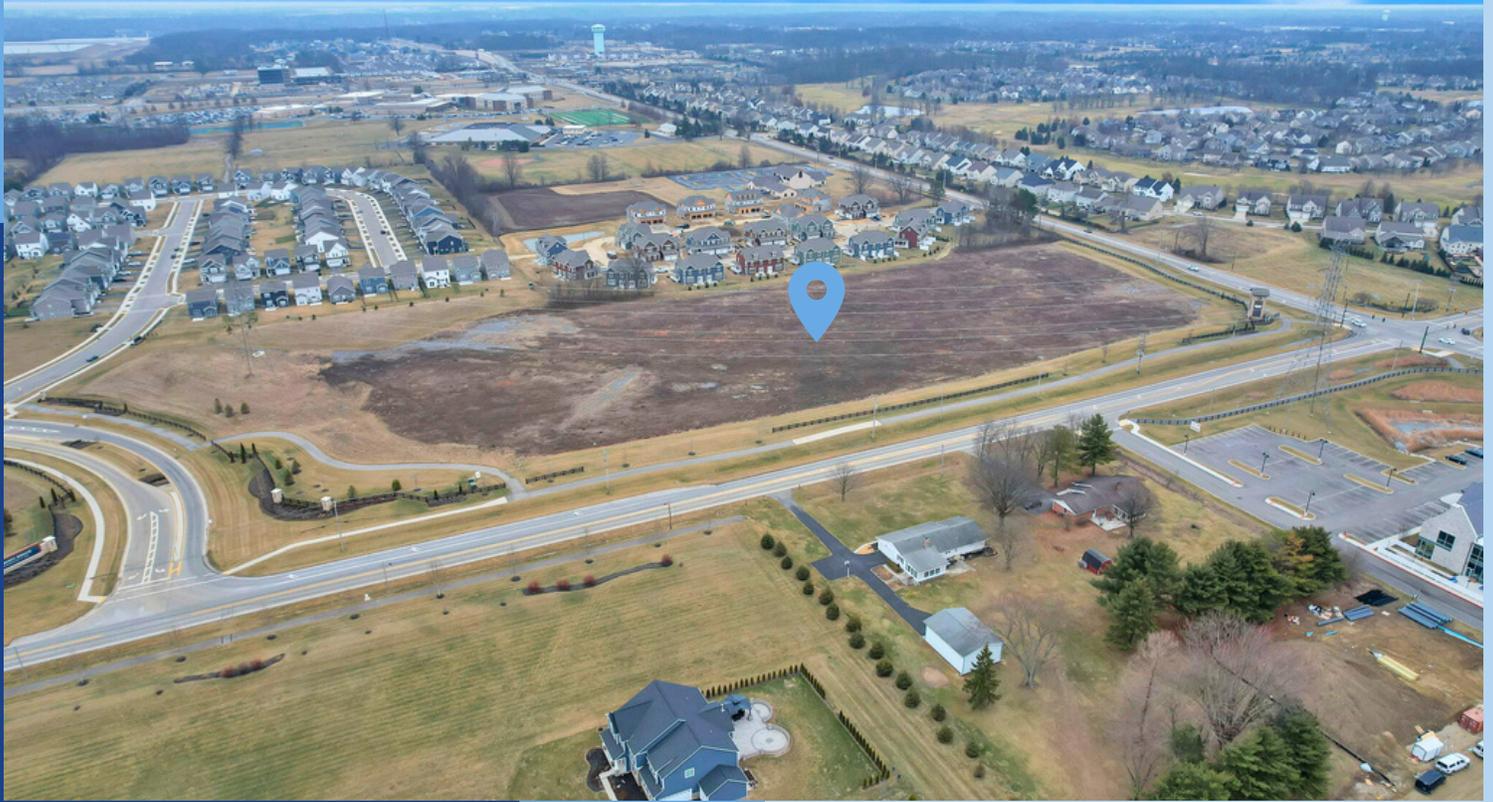


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