

Vacant Land for Sale or Build to Suit

Corner of Woodcutter Dr & Home Rd



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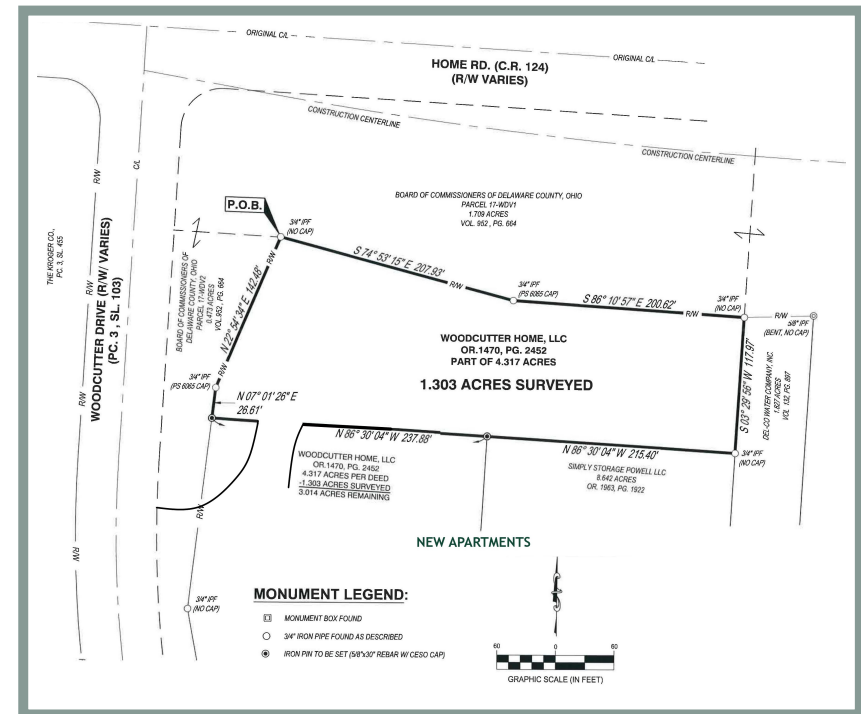
Property Offering Summary

Home Rd & Woodcutter Dr, Powell, Oh 43065

This premier vacant commercial land is an exceptional opportunity for a quick-service restaurant or café, located at the high-traffic corner of Home Road and Woodcutter Drive in Powell, Ohio. This property is a key piece of commercial real estate in Columbus, Ohio, perfectly positioned for success. With over 13,000 vehicles passing daily, your business will capture a constant flow of customers from the surrounding neighborhoods, nearby Powell City Schools, and a growing commuter base. This is a rare find in the Columbus, Ohio commercial real estate market, offering the ideal "build to suit" opportunity. Don't miss this chance to be at the heart of a thriving community, just minutes from the Columbus Zoo & Aquarium, and right next to a new Kroger opening in 2026.

Sale Price: \$995,000
Zoning: Commercial Vacant Land
Acreage: 1.303 acres

- High-Traffic Location: Corner of Home Rd and Woodcutter Dr.
- 13,000+ Daily Vehicles
- Future Growth: A new Kroger is under construction across the street & set to open '26.
- Agent owned



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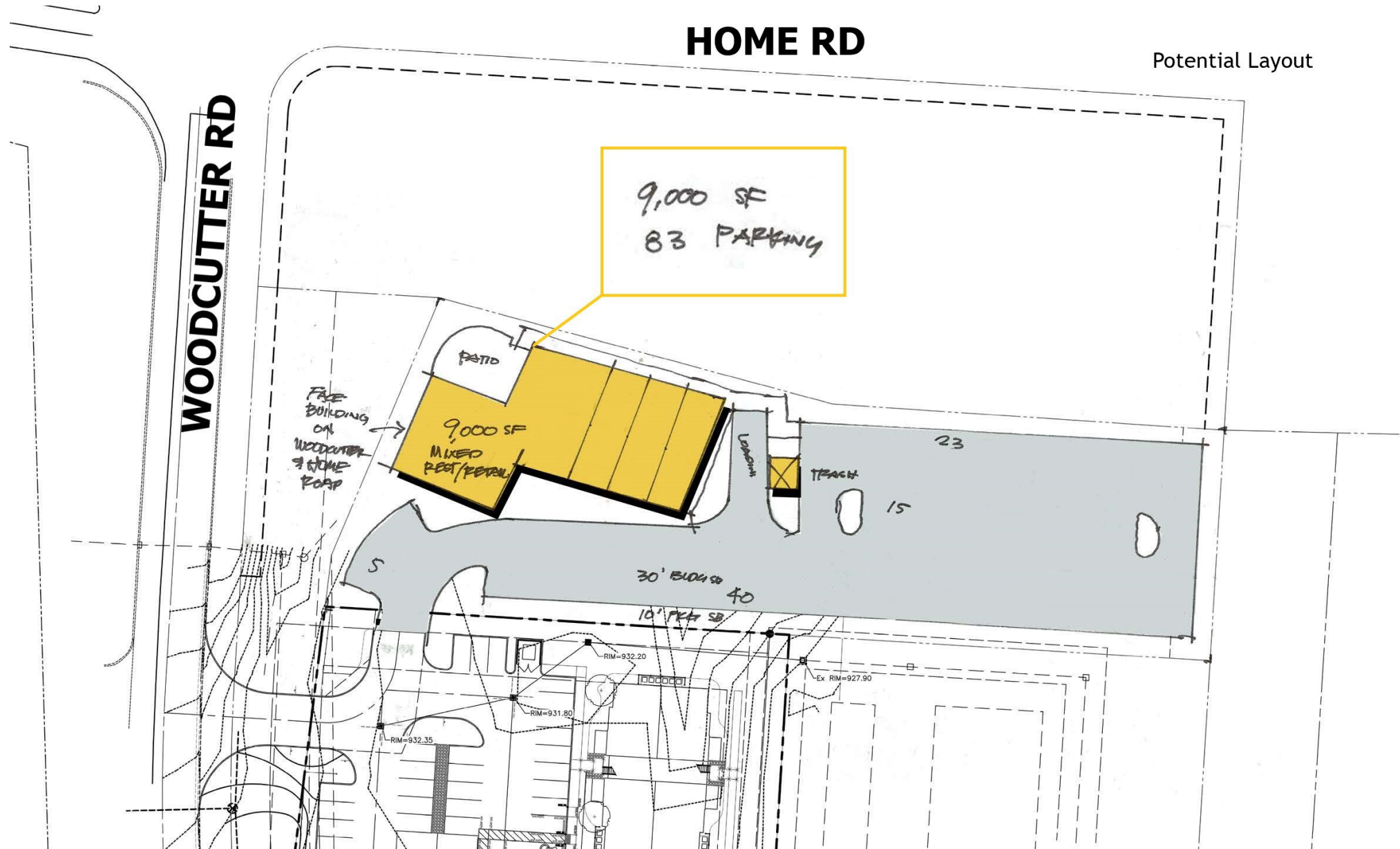
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Potential Layout



Conceptual Plan - Mixed Use



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Aerial Photos



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Location Overview



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Market Overview

Top employers

- McGraw - Hill
- DHL
- Kroger
- Anthem
- Advanced Auto Parts
- JP Morgan Chase
- The Ohio State University
Wexner Medical Center



Nearby Traffic Counts



Home Rd 13,383

Sawmill Pkwy 12,389

Demographic Snapshot

	2 miles	5 miles
Population	17,838	99,235
Households	5,888	34,013
Avg HHI	\$192,025	\$172,767



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About KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.