



# Land for Sale, Ideal for a Variety of Retail and Healthcare Users

7581 WOODCUTTER DRIVE  
POWELL, OHIO

## Land Available

1.861 Acres

## Asking Price

\$895,000  
(\$480,925/Acre)

## Parcel

319-240-01-011-007

## Property Highlights

- Ideal uses include a restaurant, daycare, dental and other retail or healthcare users
- Across the street from a new Kroger (now open) and near the future OSU Wexner Medical Center
- High traffic counts along Sawmill Pkwy. and Home Rd.
- Currently zoned Planned Commercial District

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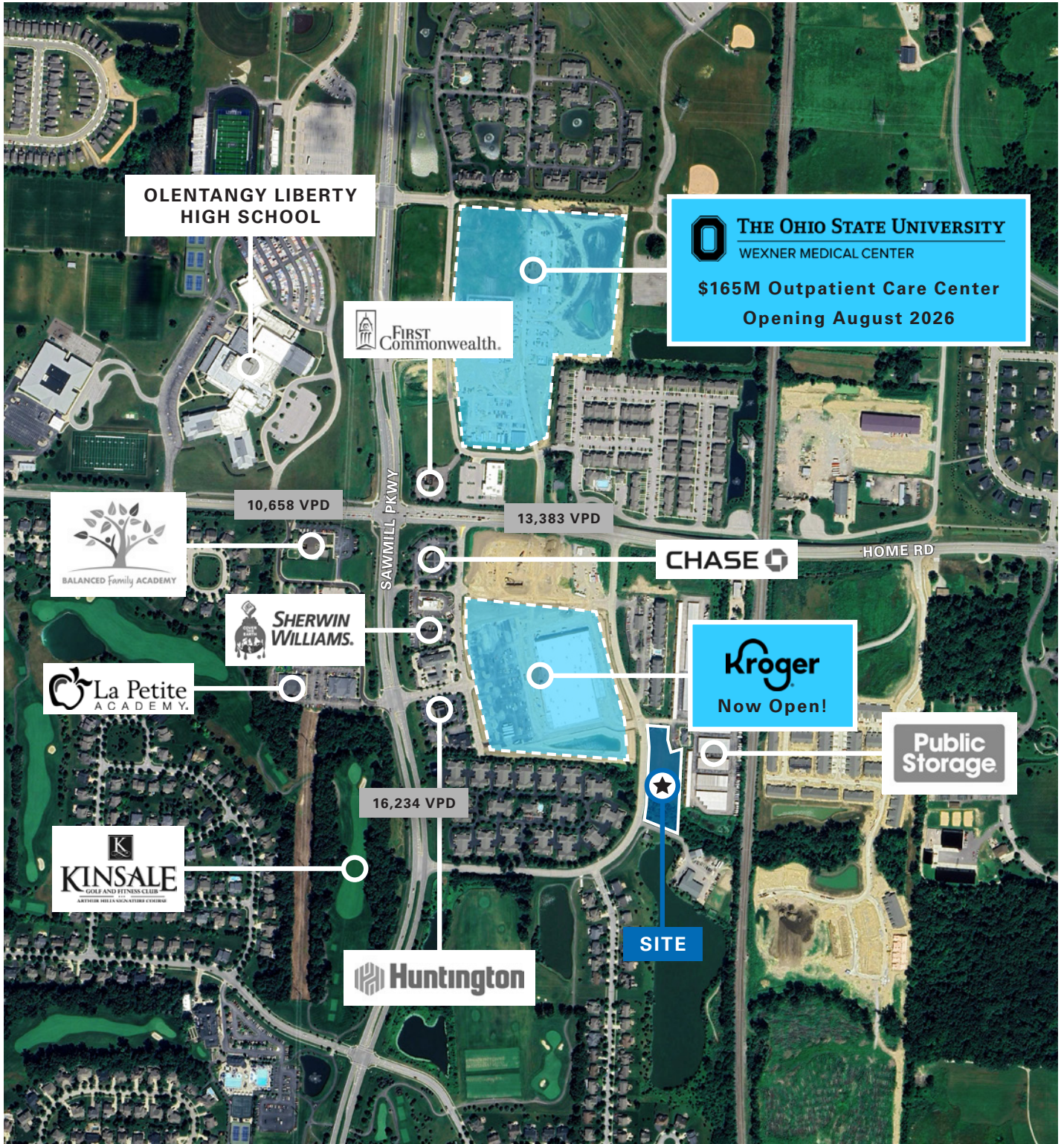
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## 7581 WOODCUTTER DRIVE



### Population

1 Mile	4,098
3 Miles	31,962
5 Miles	90,564

### Projected Population

1 Mile	4,460
3 Miles	34,349
5 Miles	95,997

### Population Growth

1 Mile	4.2%
3 Miles	2.7%
5 Miles	2.2%

### Households

1 Mile	1,336
3 Miles	11,042
5 Miles	32,030

### Average Household Income

1 Mile	\$218,529
3 Miles	\$196,481
5 Miles	\$171,694

### Median Home Value

1 Mile	\$479,756
3 Miles	\$427,435
5 Miles	\$393,188

### Daytime Employees

1 Mile	1,319
3 Miles	7,900
5 Miles	24,367

### Total Consumer Spending

1 Mile	\$74.1 Million
3 Miles	\$560.0 Million
5 Miles	\$1.5 Billion

