10401 SAWMILL PKWY, POWELL, OH 43065

Executive Summary // **OFFICES FOR LEASE**

OFFERING SUMMARY

Available SF:	3,459 SF
Lease Rate:	$15.50 SF/yr (NNN)
Lot Size:	2.83 Acres
Year Built:	1995
Building Size:	20,700 SF
Zoning:	POD
Market:	Northwest
Submarket:	Powell

PROPERTY OVERVIEW

Elford Realty, LLC is pleased to present this unique opportunity for medical office users to locate in one of the premier medical office buildings in Powell area. Conveniently located at Hampton & Sawmill Parkway, just south of Powell Road, this property is easily accessible and well located within close proximity to numerous retail amenities

PROPERTY HIGHLIGHTS

- Lighted ingress/egress
- Located in Liberty Township across from numerous retail amenities
- Asking $15.50 NNN
- Estimated $6.60/SF CAM, Tax, Ins.
- Tenant responsible for utilities, data, phone & in-suite janitorial
- Immediately adjacent to new Spectrum Senior Housing development & OhioHealth Emergency Department
- 32,636 VPD on Sawmill Pkwy
- ADA Accessible
- 5+/1000 parking
- $120,494 median income

For More Information:

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ELFORD REALTY

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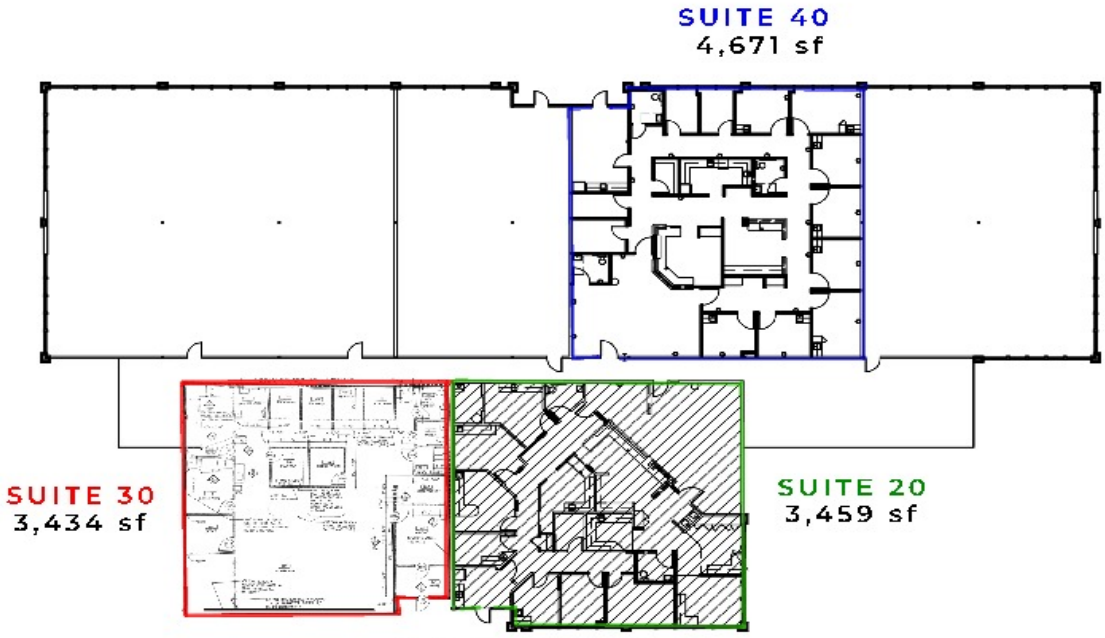
Available Spaces // **OFFICES FOR LEASE**



SPACE	LEASE RATE	CAM, TAXES, INSURANCE	SIZE (SF)
20	$15.50 SF/yr NNN	$6.60	3,459 SF

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Location Maps // **OFFICES FOR LEASE**

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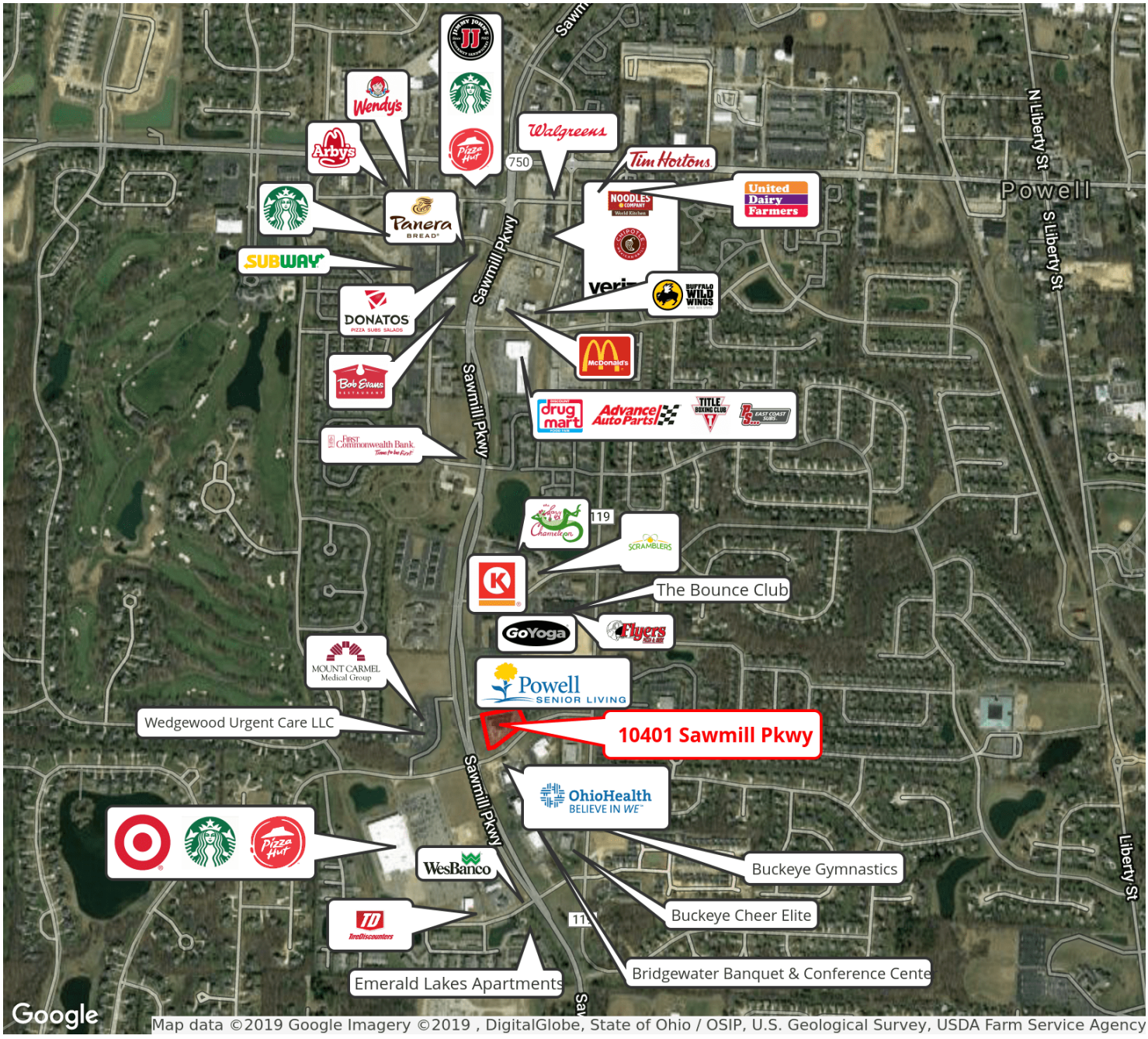
Retailer Map // **10401 SAWMILL PKWY - OFFICES FOR LEASE**



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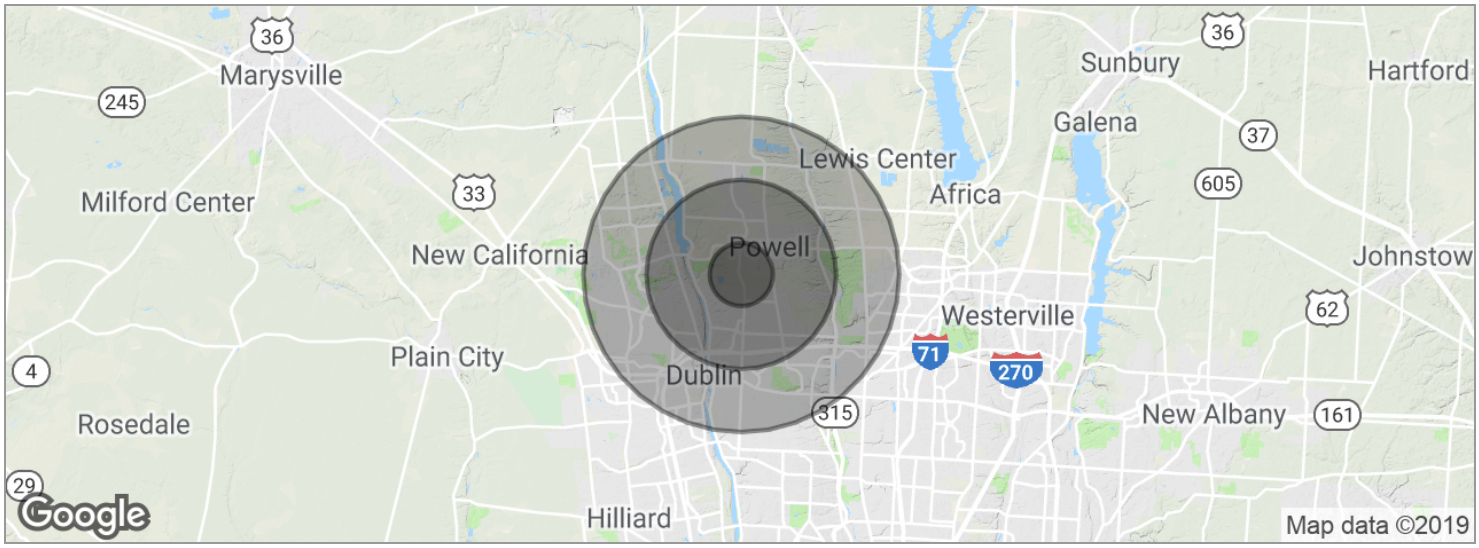
Demographics Map // **OFFICES FOR LEASE**



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,037	59,555	139,285
Median age	36.9	35.8	36.6
Median age (Male)	36.6	35.3	36.0
Median age (Female)	36.3	36.4	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,373	22,536	53,849
# of persons per HH	2.5	2.6	2.6
Average HH income	$134,714	$117,341	$115,686
Average house value	$433,892	$368,747	$352,697

** Demographic data derived from 2010 US Census*

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