

# RETAIL, OFFICE & MEDICAL SPACE AVAILABLE

**KOWIT & COMPANY**  
REAL ESTATE GROUP  
www.KowitRealEstate.com



**120-180 E. Olentangy Street  
Powell Center  
Powell, Ohio**

## Property Highlights

- Premier Retail, Office and Medical Space available for lease; 35,770 SF total available
- Located immediately east of Downtown Powell
- Outstanding Demographics in the area
- Part of a community plaza that services the Prestigious Downtown Business District
- Outparcels Available
- Unique Development Opportunity in Prestigious Community

## Demographics:

| Estimated Population | Daytime Employees | Average HH Income  |
|----------------------|-------------------|--------------------|
| 3 Miles: 37,270      | 3 Miles: 9,529    | 3 Miles: \$163,719 |
| 5 Miles: 95,830      | 5 Miles: 36,535   | 5 Miles: \$137,495 |
| 7 Miles: 185,467     | 7 Miles: 97,764   | 7 Miles: \$135,801 |

## NEW REDEVELOPMENT COMING SOON!



## Contact Agent:

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# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE

## AERIAL



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# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE CLOSE UP AERIAL



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# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE STOREFRONT ELEVATIONS FOR NEW REDEVELOPMENT



1 EAST ELEVATION  
A2 1/16" = 1'-0"



2 SOUTH ELEVATION  
A2 1/16" = 1'-0"

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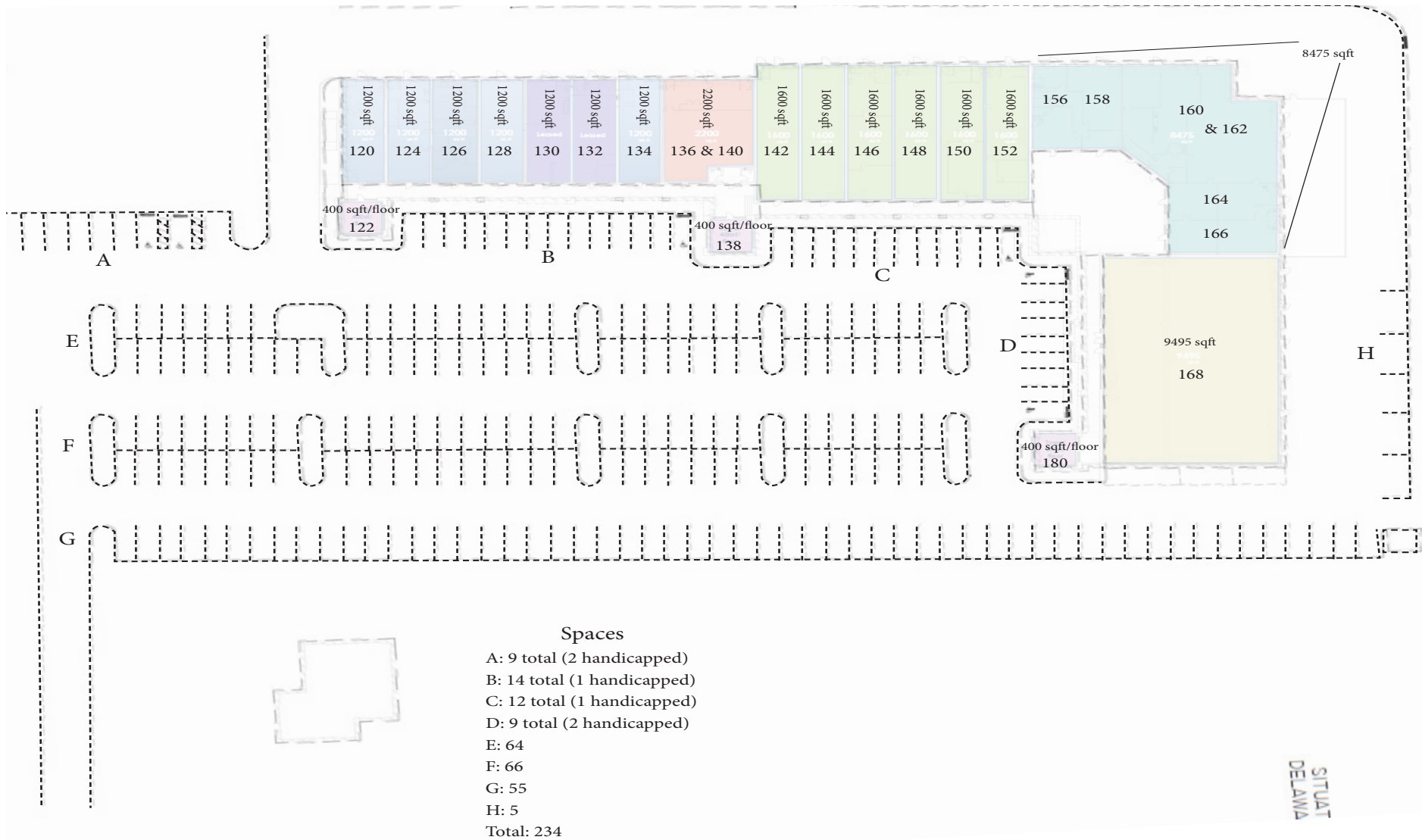
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# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE SITE PLAN





# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE DEMOGRAPHICS

120 E Olentangy St

Powell, OH 43065

3 mi radius

5 mi radius

7 mi radius

|                            |   | 3 mi radius | 5 mi radius | 7 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| <b>POPULATION</b>          | 2019 Estimated Population                             | 52,023      | 159,148     | 278,435     |
|                            | 2024 Projected Population                             | 56,534      | 172,688     | 301,395     |
|                            | 2010 Census Population                                | 46,494      | 136,402     | 240,969     |
|                            | 2000 Census Population                                | 35,774      | 103,948     | 194,472     |
|                            | Projected Annual Growth 2019 to 2024                  | 1.7%        | 1.7%        | 1.6%        |
|                            | Historical Annual Growth 2000 to 2019                 | 2.4%        | 2.8%        | 2.3%        |
| <b>HOUSEHOLDS</b>          | 2019 Median Age                                       | 38.3        | 37.0        | 36.9        |
|                            | 2019 Estimated Households                             | 18,861      | 60,669      | 111,148     |
|                            | 2024 Projected Households                             | 20,030      | 64,121      | 116,919     |
|                            | 2010 Census Households                                | 16,924      | 51,704      | 96,057      |
|                            | 2000 Census Households                                | 12,805      | 39,299      | 79,095      |
|                            | Projected Annual Growth 2019 to 2024                  | 1.2%        | 1.1%        | 1.0%        |
| <b>RACE AND ETHNICITY</b>  | Historical Annual Growth 2000 to 2019                 | 2.5%        | 2.9%        | 2.1%        |
|                            | 2019 Estimated White                                  | 82.2%       | 79.4%       | 77.5%       |
|                            | 2019 Estimated Black or African American              | 3.4%        | 4.9%        | 6.7%        |
|                            | 2019 Estimated Asian or Pacific Islander              | 11.2%       | 12.1%       | 11.4%       |
|                            | 2019 Estimated American Indian or Native Alaskan      | 0.1%        | 0.1%        | 0.1%        |
|                            | 2019 Estimated Other Races                            | 3.1%        | 3.5%        | 4.2%        |
| <b>INCOME</b>              | 2019 Estimated Hispanic                               | 3.2%        | 3.9%        | 4.5%        |
|                            | 2019 Estimated Average Household Income               | \$161,867   | \$139,096   | \$121,896   |
|                            | 2019 Estimated Median Household Income                | \$122,523   | \$113,599   | \$100,952   |
| <b>EDUCATION (AGE 25+)</b> | 2019 Estimated Per Capita Income                      | \$58,685    | \$53,056    | \$48,693    |
|                            | 2019 Estimated Elementary (Grade Level 0 to 8)        | 0.4%        | 0.8%        | 1.2%        |
|                            | 2019 Estimated Some High School (Grade Level 9 to 11) | 1.9%        | 2.2%        | 2.4%        |
|                            | 2019 Estimated High School Graduate                   | 11.4%       | 12.3%       | 14.3%       |
|                            | 2019 Estimated Some College                           | 16.4%       | 15.4%       | 16.4%       |
|                            | 2019 Estimated Associates Degree Only                 | 5.9%        | 6.5%        | 6.4%        |
| <b>BUSINESS</b>            | 2019 Estimated Bachelors Degree Only                  | 38.3%       | 37.7%       | 36.1%       |
|                            | 2019 Estimated Graduate Degree                        | 25.8%       | 25.1%       | 23.3%       |
|                            | 2019 Estimated Total Businesses                       | 1,725       | 6,338       | 13,125      |
|                            | 2019 Estimated Total Employees                        | 15,622      | 75,474      | 164,333     |
|                            | 2019 Estimated Employee Population per Business       | 9.1         | 11.9        | 12.5        |
|                            | 2019 Estimated Residential Population per Business    | 30.2        | 25.1        | 21.2        |

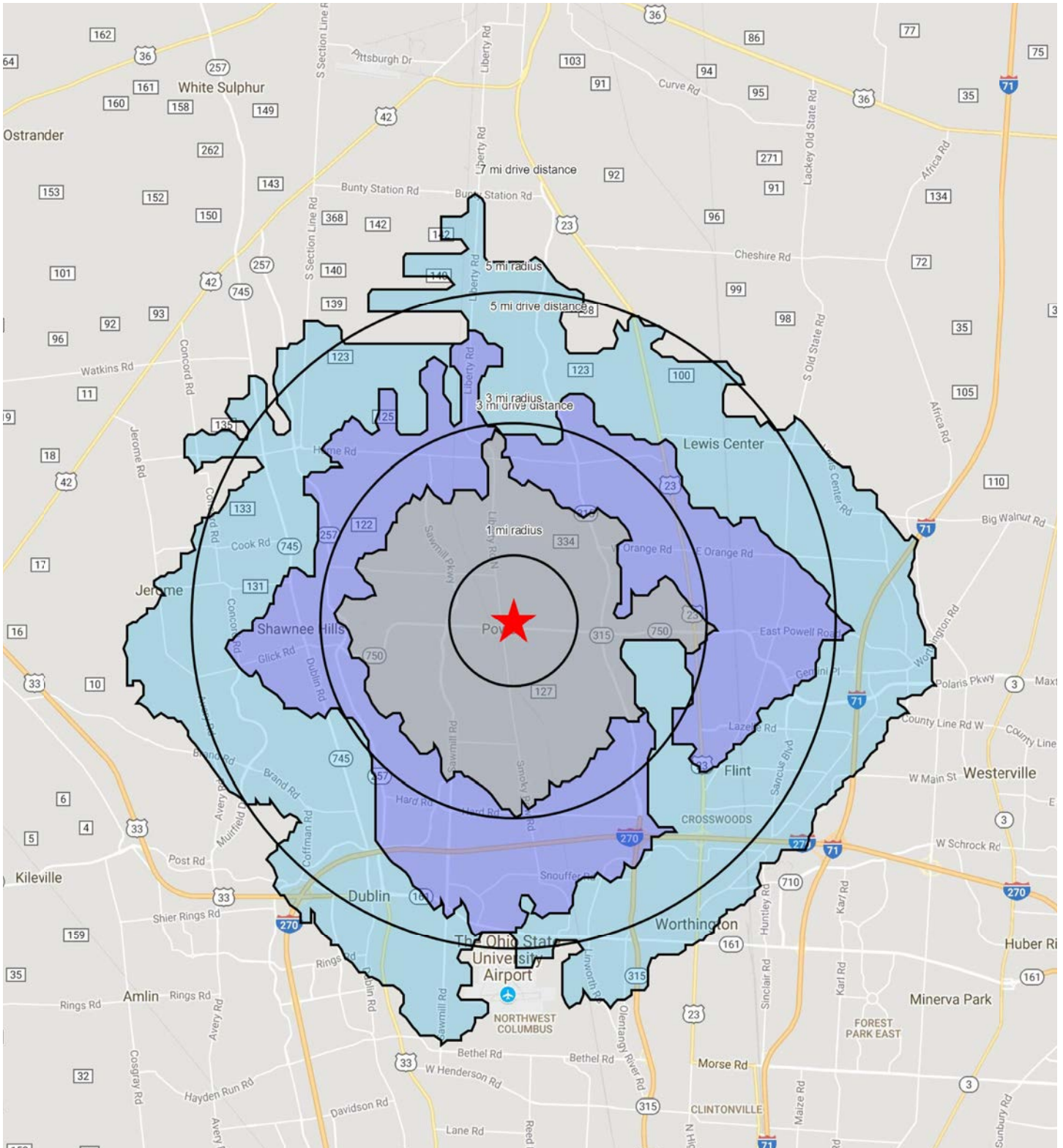


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# RETAIL, OFFICE & MEDICAL SPACE FOR LEASE AREA MAP



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