

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



2 Office Condos Available



Appraisal Brokerage Consulting Development

INVESTMENT OPPORTUNITY

7540 Sawmill Parkway, Powell, OH 43065

PRIME INVESTMENT OPPORTUNITY ON SAWMILL PKWY!

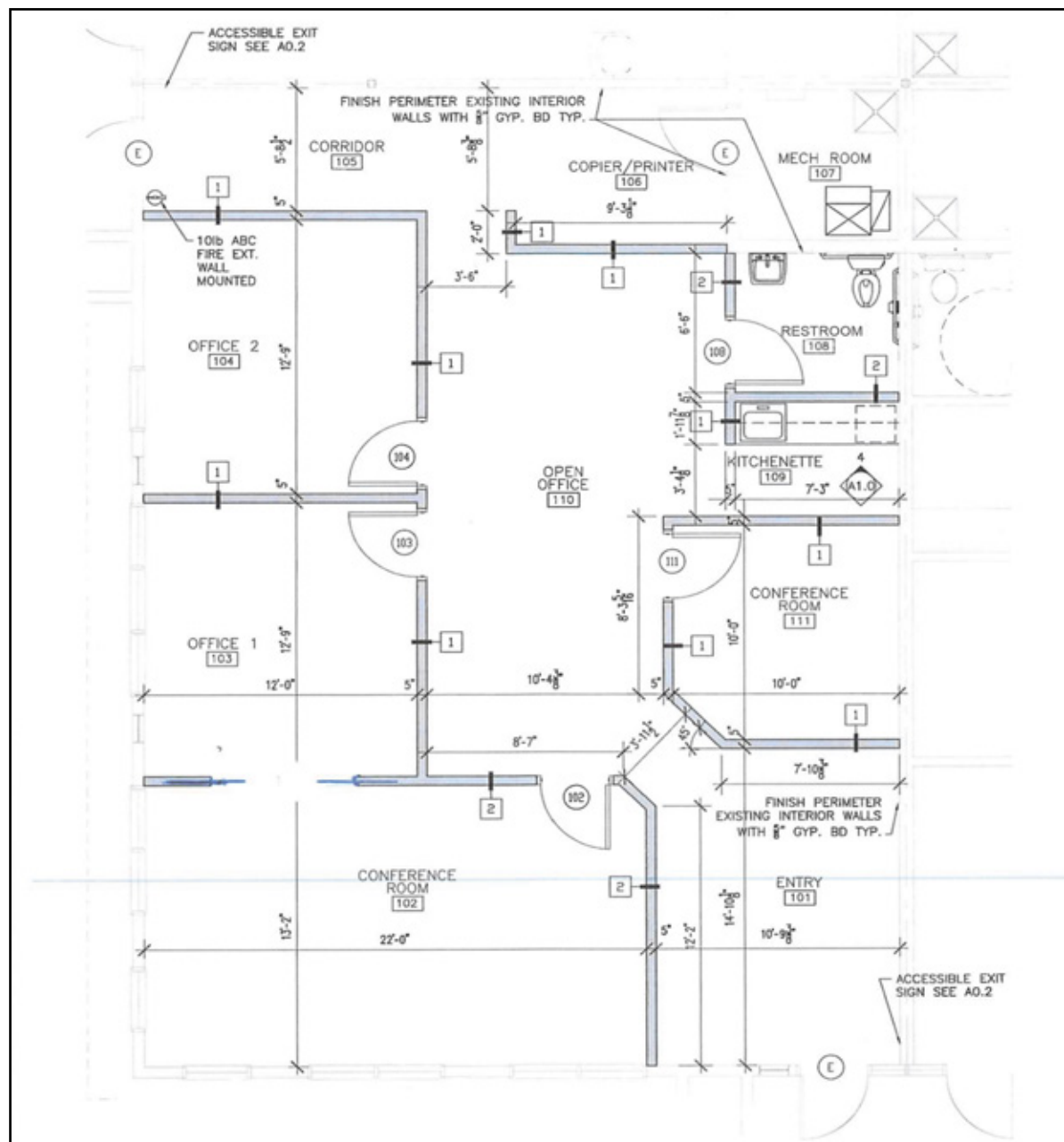
Prime opportunity to lease or purchase a private, turnkey 1,586 +/- SF office condo in the desirable, high traffic area of Sawmill Parkway (16,488 + VPD) and Home Rd, located in the heart of Powell. Unit E consists of separate front & back door access, small kitchenette, large conference room with French doors, 3 private office rooms, built-in counter space for copier/printer, and more! This site is conveniently situated among neighboring office users such as: dental/orthodontist, insurance, learning centers, financial planners, etc. with monument signage opportunity as well. Close proximity to Olentangy Liberty HS, upcoming \$183M OSU Wexner Medical Campus, and new Kroger Development (2025). The Unit F next door (Best Brains) is 1,586 +/- SF and is now available for sale. Best Brains is currently operating as an owner-user, but they will stay and agree to a brand-new 5-year lease term with a 5-year option to renew, perfect opportunity for any investment buyer!



Property Highlights

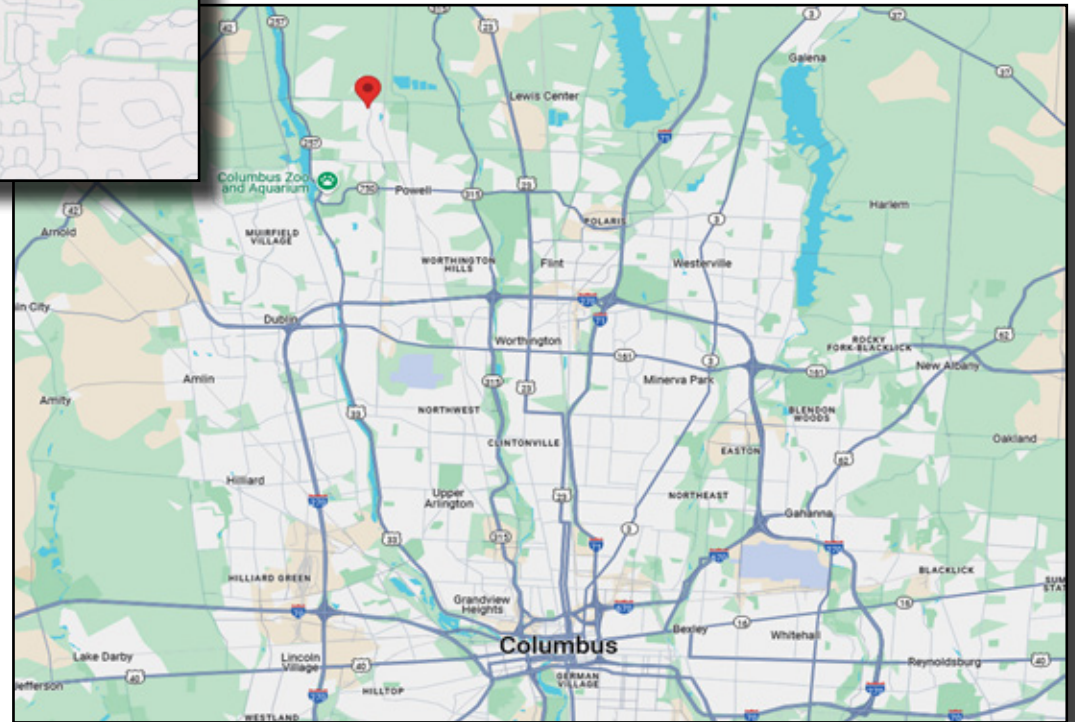
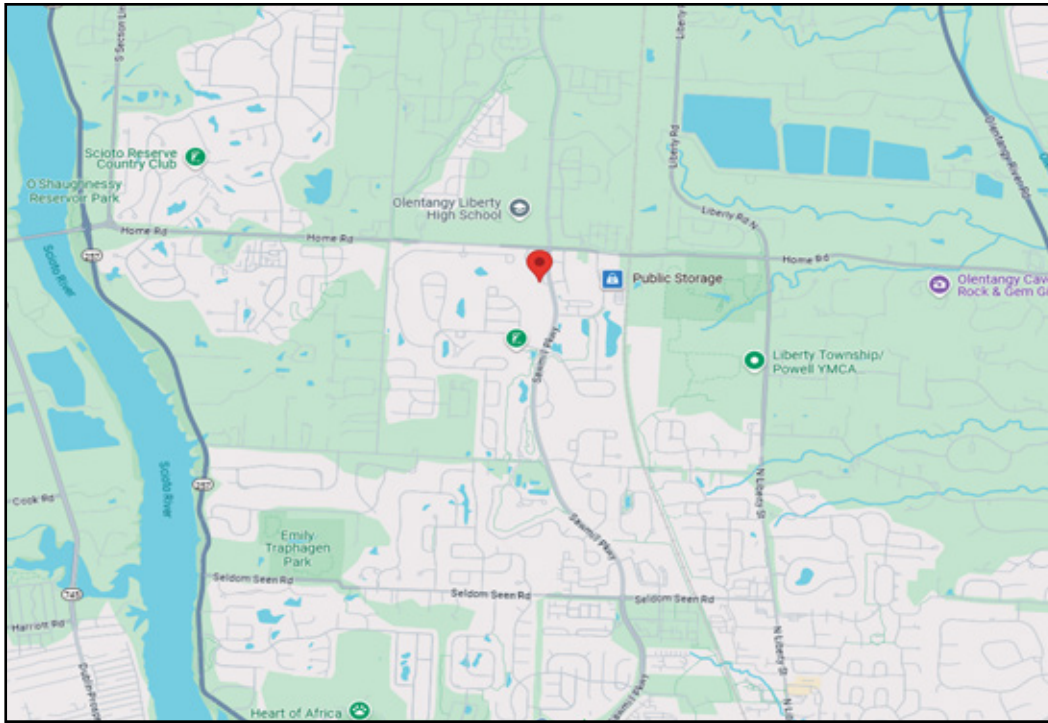
Address:	7540 Sawmill Pkwy, Unit E and F Powell, OH 43065
County:	Delaware
PID:	319-240-01-031-573
Location:	North of I-270 between Home Rd and Powell Rd
Year Built:	2006
Year Remodeled:	2017
<u>Available:</u>	
Unit E - vacant:	1,586 +/- SF (for sale/lease)
Unit F - leased:	1,586 +/- SF (for sale)
Lease Rate:	\$3,313.42/month NNN
Base Rent:	\$15/SF NNN
CAM:	\$10.07/SF (Includes Condo Fees)
Sale Price/Unit:	\$350,000
Zoning:	PC - Planned Commercial District

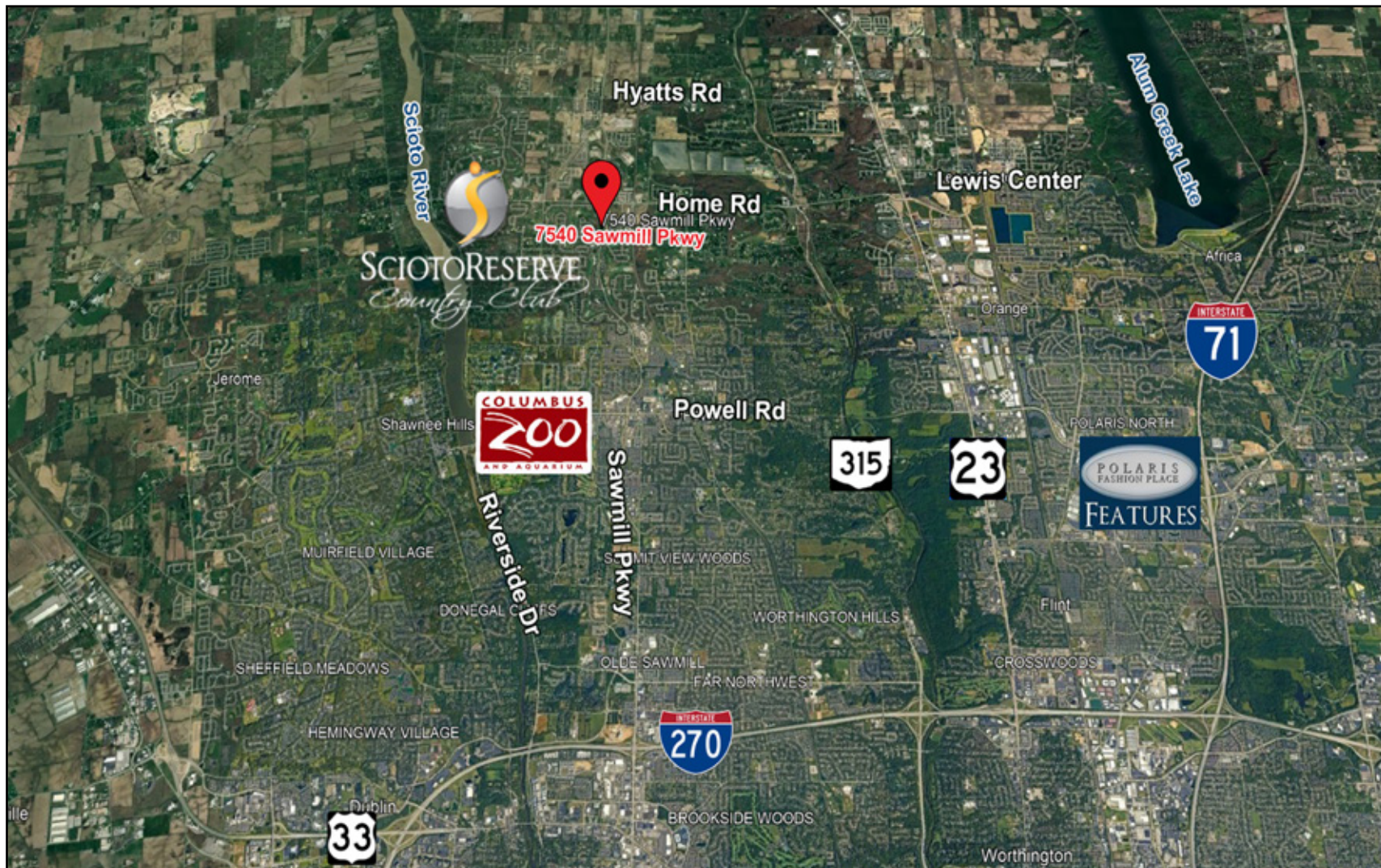








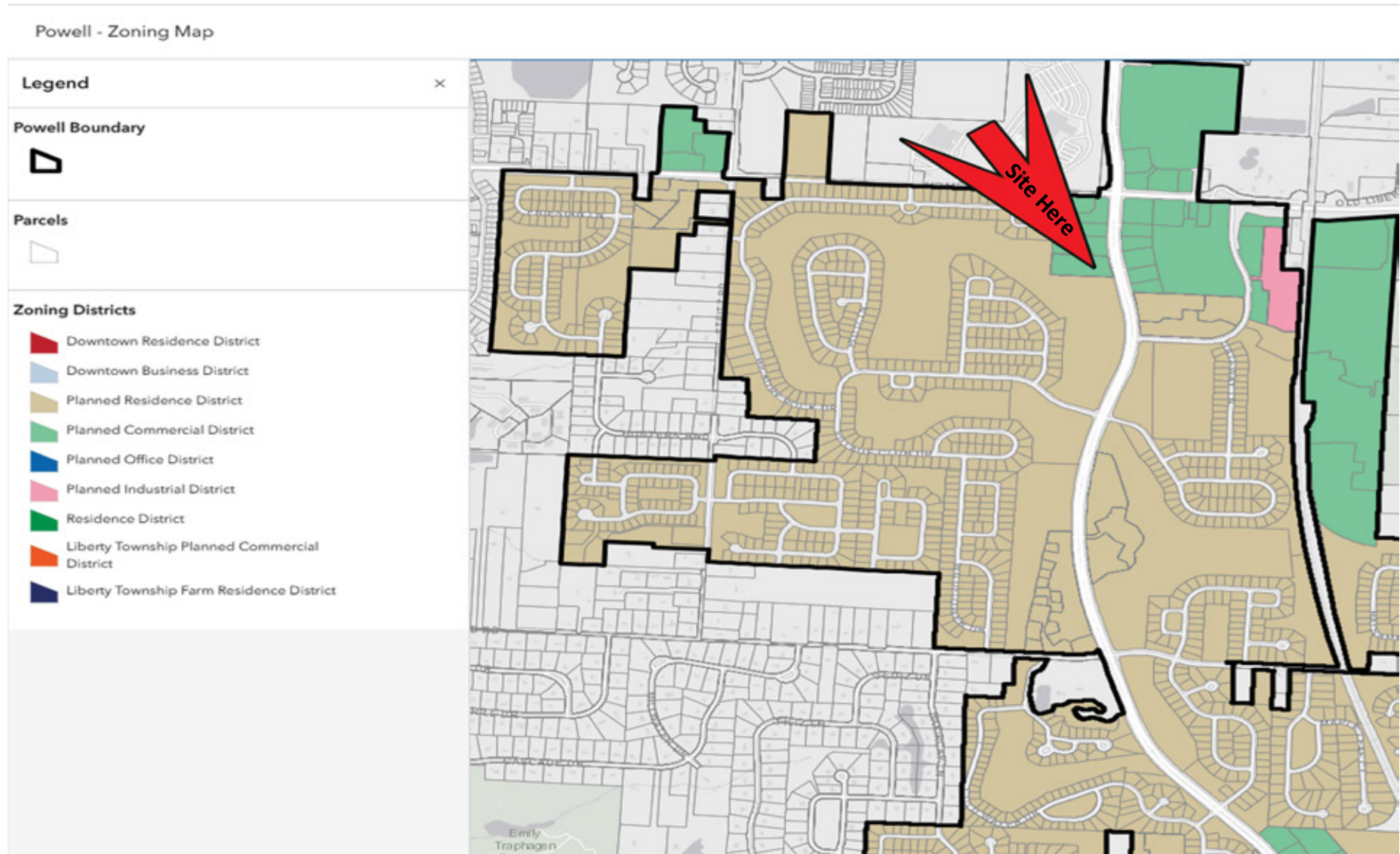




Great Location!


North of I-270

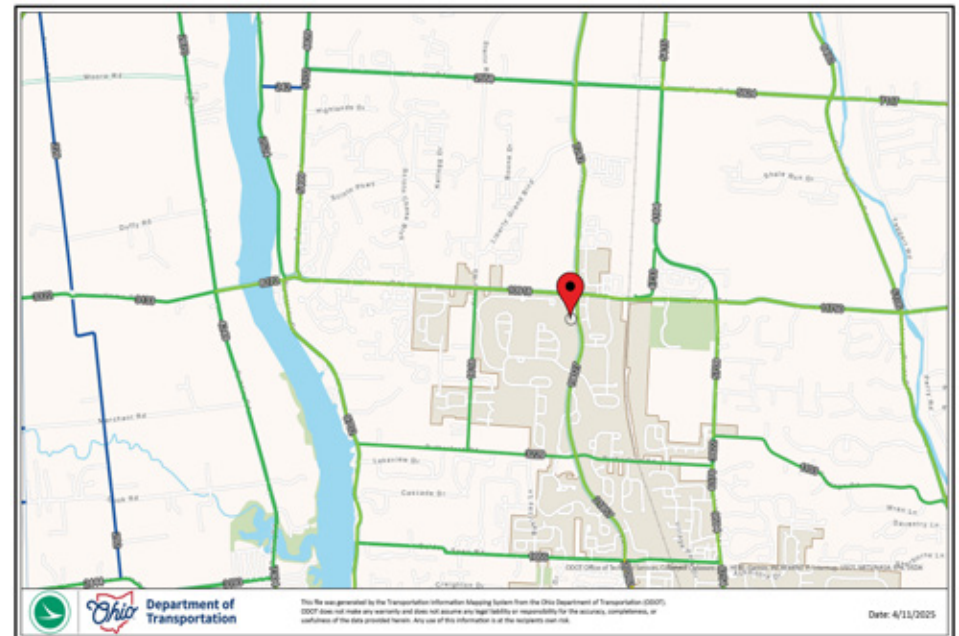
Easy access to major roads




Click [here](#) to see zoning text

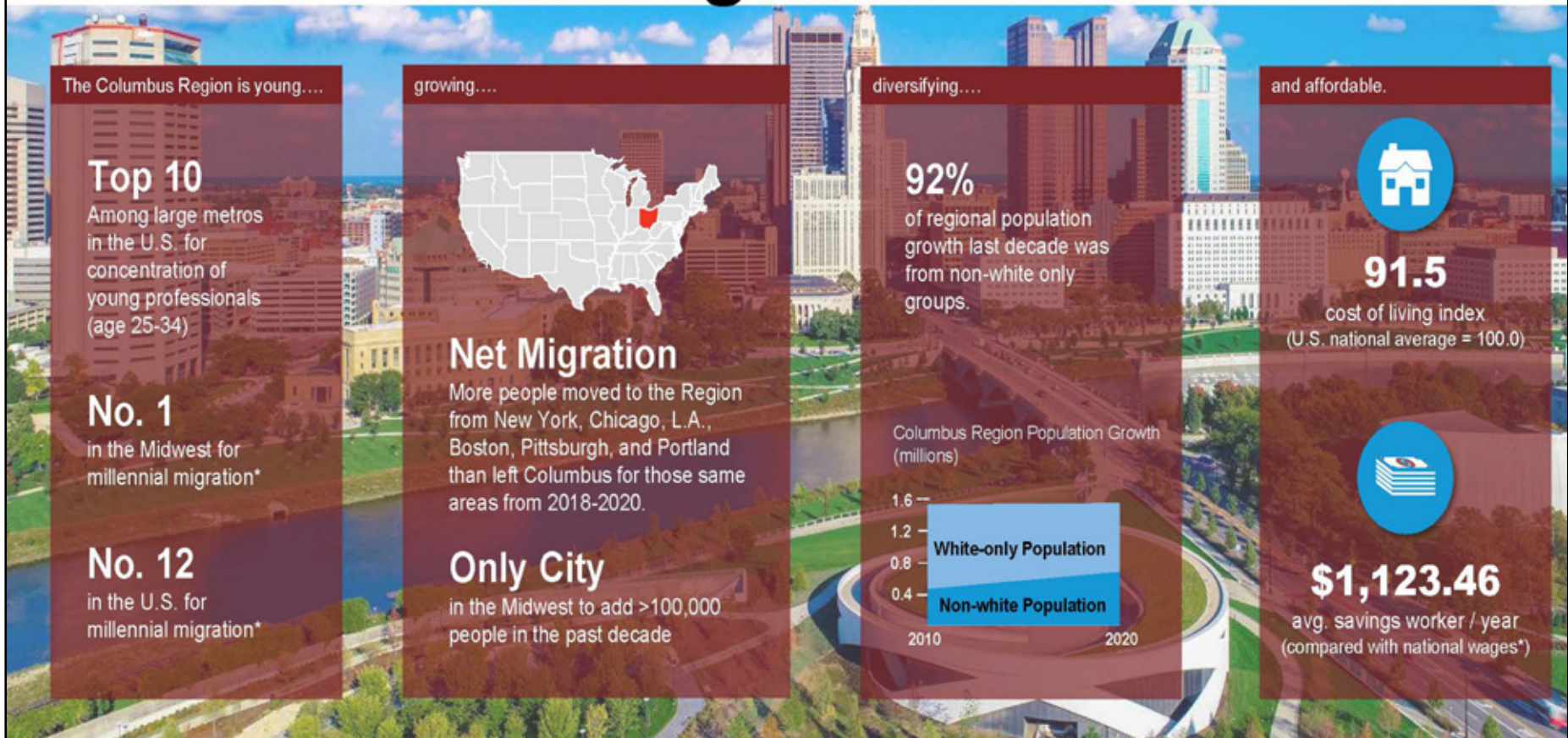
Demographic Summary Report

Bldg A 7540 Sawmill Pky, Powell, OH 43065				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	6,643	39,965	103,107	
2024 Estimate	5,685	34,630	92,041	
2020 Census	4,325	29,099	83,343	
Growth 2024 - 2029	16.85%	15.41%	12.02%	
Growth 2020 - 2024	31.45%	19.01%	10.44%	
2024 Population by Hispanic Origin	122	888	2,682	
2024 Population	5,685	34,630	92,041	
White	4,358 76.66%	27,964 80.75%	72,199 78.44%	
Black	116 2.04%	795 2.30%	2,746 2.98%	
Am. Indian & Alaskan	5 0.09%	31 0.09%	100 0.11%	
Asian	752 13.23%	3,365 9.72%	9,978 10.84%	
Hawaiian & Pacific Island	1 0.02%	23 0.07%	59 0.06%	
Other	453 7.97%	2,452 7.08%	6,959 7.56%	
U.S. Armed Forces	8	30	59	
Households				
2029 Projection	2,086	13,746	35,709	
2024 Estimate	1,781	11,897	31,878	
2020 Census	1,340	9,992	28,939	
Growth 2024 - 2029	17.13%	15.54%	12.02%	
Growth 2020 - 2024	32.91%	19.07%	10.16%	
Owner Occupied	1,684 94.55%	10,737 90.25%	28,036 87.95%	
Renter Occupied	97 5.45%	1,160 9.75%	3,842 12.05%	
2024 Households by HH Income				
Income: <\$25,000	72 4.04%	579 4.87%	1,413 4.43%	
Income: \$25,000 - \$50,000	106 5.95%	716 6.02%	2,392 7.50%	
Income: \$50,000 - \$75,000	92 5.17%	918 7.72%	2,805 8.80%	
Income: \$75,000 - \$100,000	98 5.50%	976 8.20%	2,724 8.55%	
Income: \$100,000 - \$125,000	170 9.55%	970 8.15%	3,135 9.83%	
Income: \$125,000 - \$150,000	302 16.96%	1,507 12.67%	3,752 11.77%	
Income: \$150,000 - \$200,000	194 10.89%	1,764 14.83%	4,737 14.86%	
Income: \$200,000+	747 41.94%	4,467 37.55%	10,920 34.26%	
2024 Avg Household Income	\$193,660	\$183,768	\$175,863	
2024 Med Household Income	\$163,015	\$158,007	\$148,120	



7540 Sawmill Pky, Powell, OH 43065						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sawmill Pkwy	O'Connell St	0.02 E	2022	896	MPSI	.03
2 Sawmill Parkway	Sawmill Pkwy	0.03 S	2022	14,754	MPSI	.05
3 Sawmill Parkway	Sawmill Pkwy	0.03 S	2020	15,320	MPSI	.05
4 Sawmill Parkway	O'Connell St	0.02 N	2022	15,080	MPSI	.07
5 Sawmill Parkway	O'Connell St	0.02 N	2020	15,658	MPSI	.07
6 O'Connell Street	Sawmill Pkwy	0.03 SW	2020	1,799	MPSI	.08
7 O'Connell Street	Sawmill Pkwy	0.03 SW	2022	1,708	MPSI	.08
8 Sawmill Parkway	Woodcutter Dr	0.06 S	2020	12,447	MPSI	.14
9 Sawmill Parkway	Woodcutter Dr	0.06 S	2022	11,987	MPSI	.14
10 Sawmill Parkway	Home Rd	0.02 N	2020	16,488	MPSI	.15

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

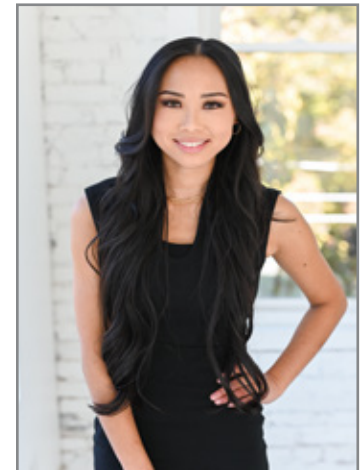
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

Learn more about us at
www.rweiler.com

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