

LAND FOR SALE

401 E. POWELL ROAD

Lewis Center, OH 43035



ECONOMIC DATA

SALE PRICE: \$1,650,000
PRICE / ACRE: \$389,151 / acre

PROPERTY INFORMATION

COUNTY: Delaware
MARKET: Columbus
SUBMARKET: Polaris
ADDRESS: 401 E. Powell Road
MUNICIPALITY: Orange Township
ZONING: Commercial
FRONTAGE: Approx. 470' (E. Powell Rd)
TRAFFIC COUNT: 21,000 (E. Powell Rd)
UTILITIES: All Public
ACCESS: Full movement traffic Signal at E. Powell Rd and Green Meadows Dr N. Right-in / Right-out at SW corner of the site.

PROPERTY OVERVIEW

4.24 acres of prime development land available with immediate access to all of the shopping, restaurant and retail amenities that Polaris has to offer. Frontage on US 750 / E. Powell Road with traffic counts in excess of 21,000 cars per day directly in front of the site, make this site one of the last premier sites in the Polaris sub-market. The site provides full movement access via a traffic signal at Green Meadows Drive North / E. Powell Road. The site may be divisible, however, current pricing is based on a sale of the entire site.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,427	18,961	50,772
Total Population	5,702	48,071	131,164
Average HH Income	\$90,732	\$99,603	\$102,736

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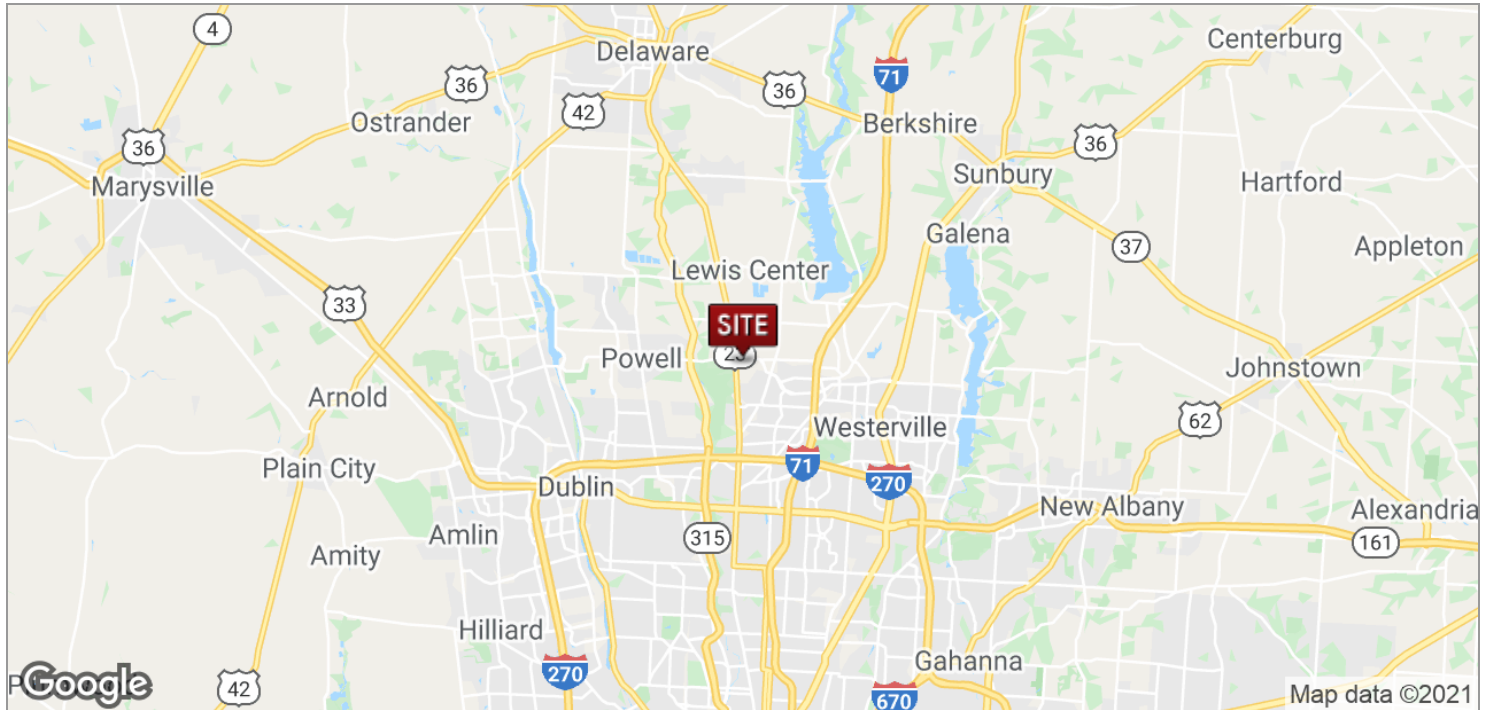
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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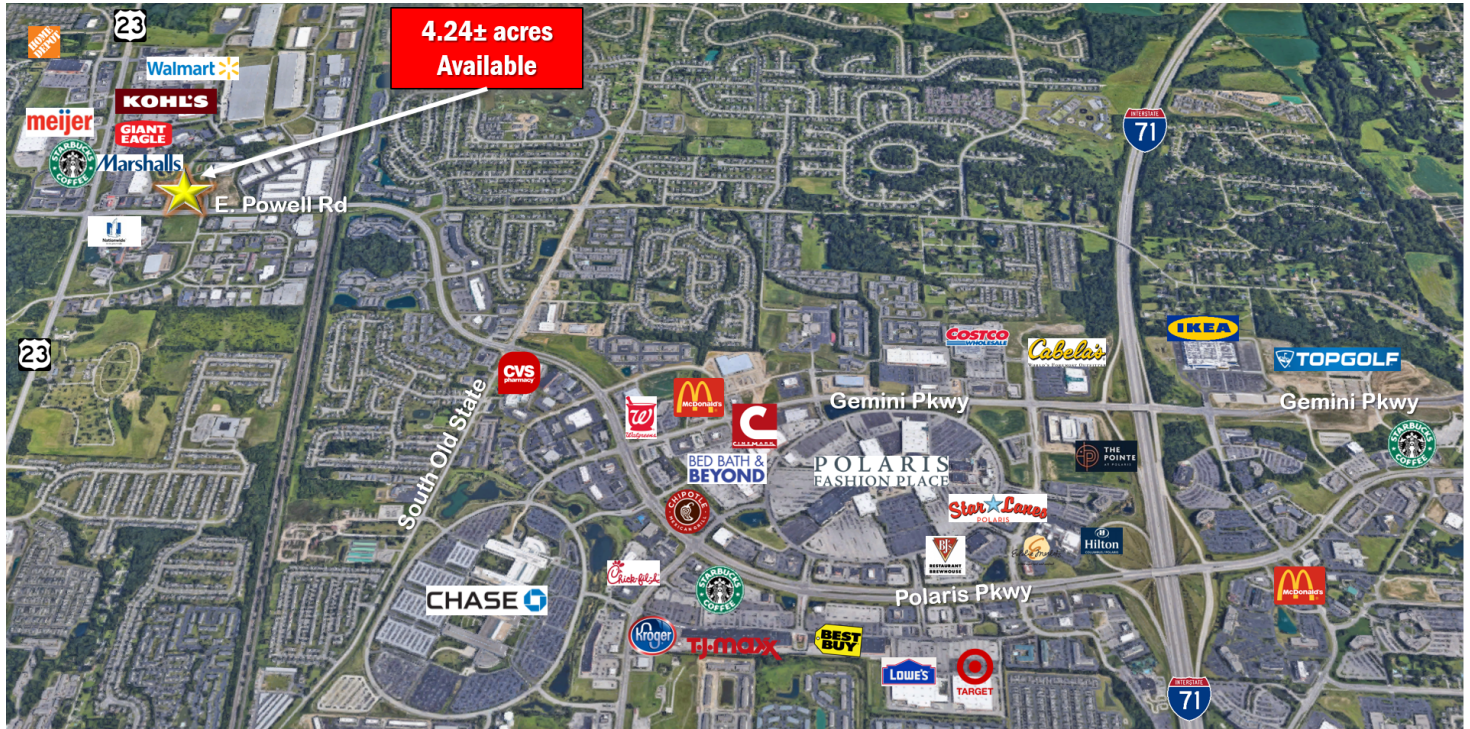


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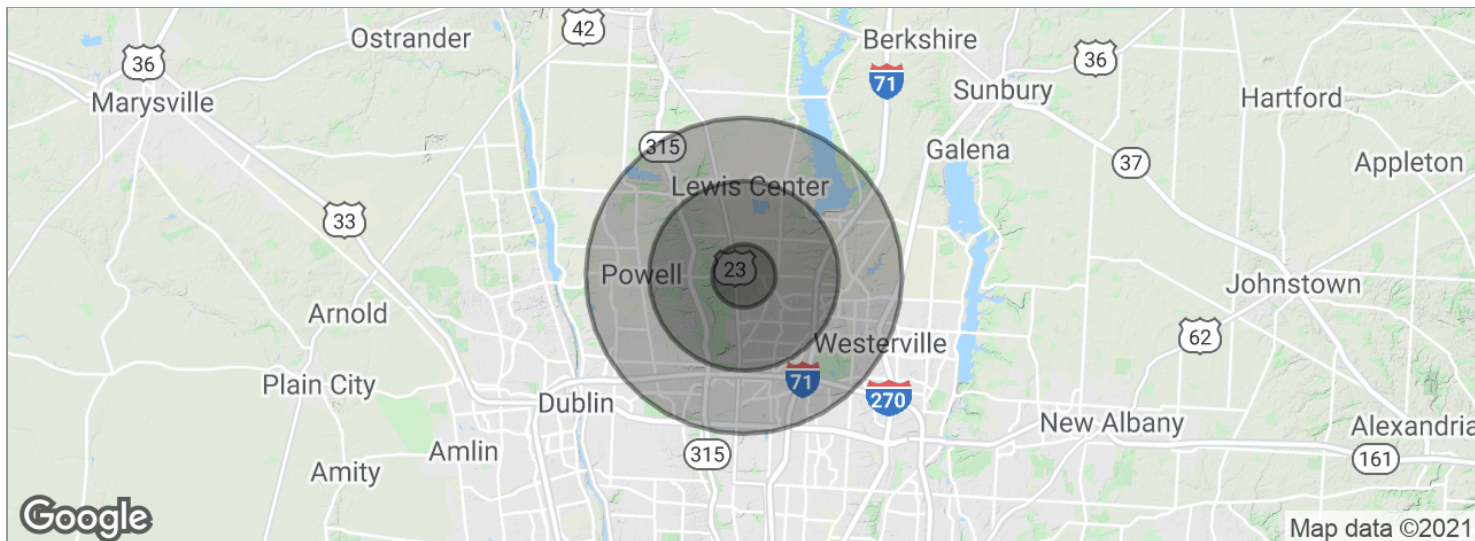
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,702	48,071	131,164
Median age	31.7	33.7	35.6
Median age (Male)	31.2	32.9	35.1
Median age (Female)	32.0	34.9	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,427	18,961	50,772
# of persons per HH	2.3	2.5	2.6
Average HH income	\$90,732	\$99,603	\$102,736
Average house value	\$269,447	\$318,712	\$307,243

* Demographic data derived from 2010 US Census

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