



Powell Crossing SC

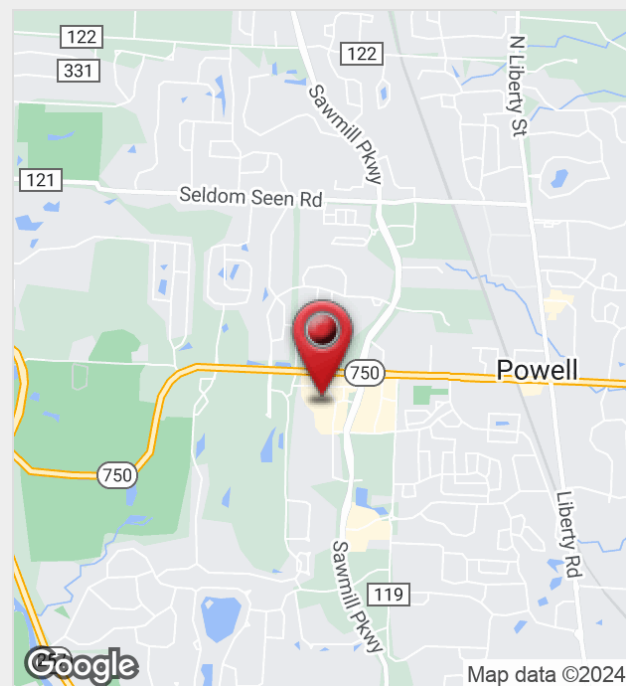
9842 Brewster Lane, Powell, Ohio 43065

Property Features

- Prime retail space in the heart of Powell's retail corridor
- **1,400 SF available for lease in 30-45 days!**
- Ideal for continued use as a chiropractic office or other related use
- Desired term: 3-5 years
- Kroger anchored shopping center w/Giant Eagle just north & Aldi's just east
- Dynamic growth area with excellent demographics and highly regarded schools
- Ever expanding mix of national, regional, and local retailers, restaurants, and businesses

Lease Rate: \$20.00 SF/Yr (NNN)

Operating Expenses: \$6.50 SF/Yr



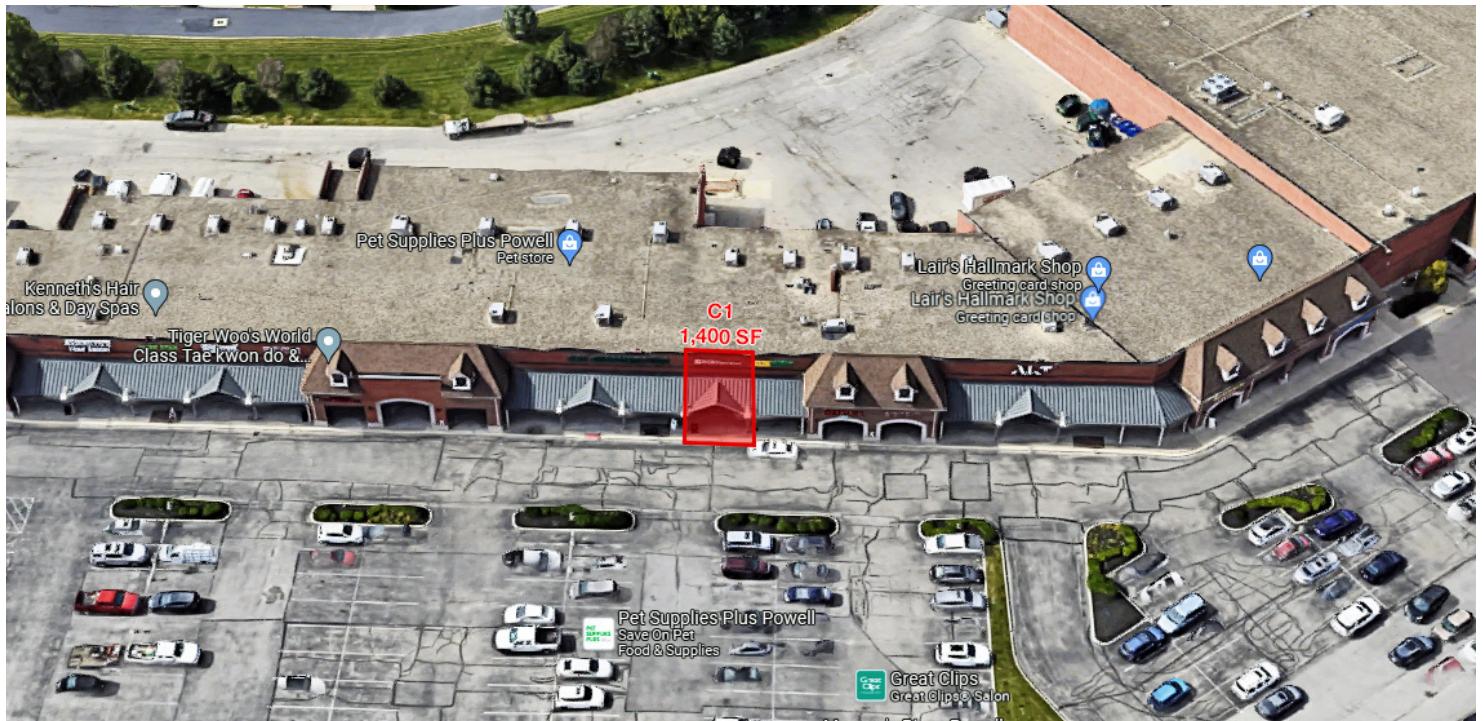
For more information:

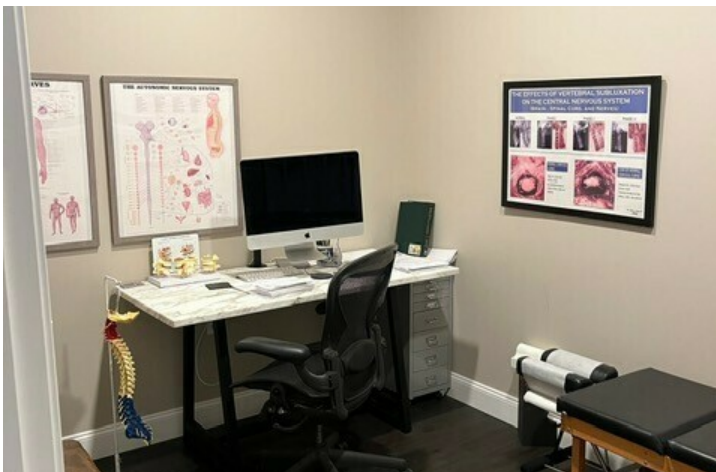
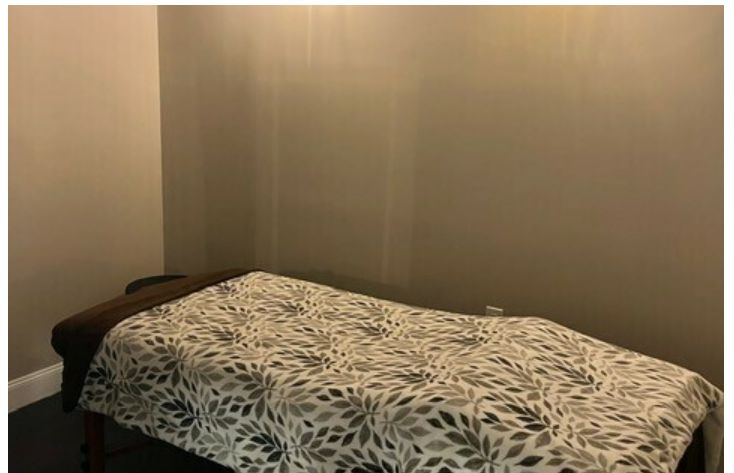
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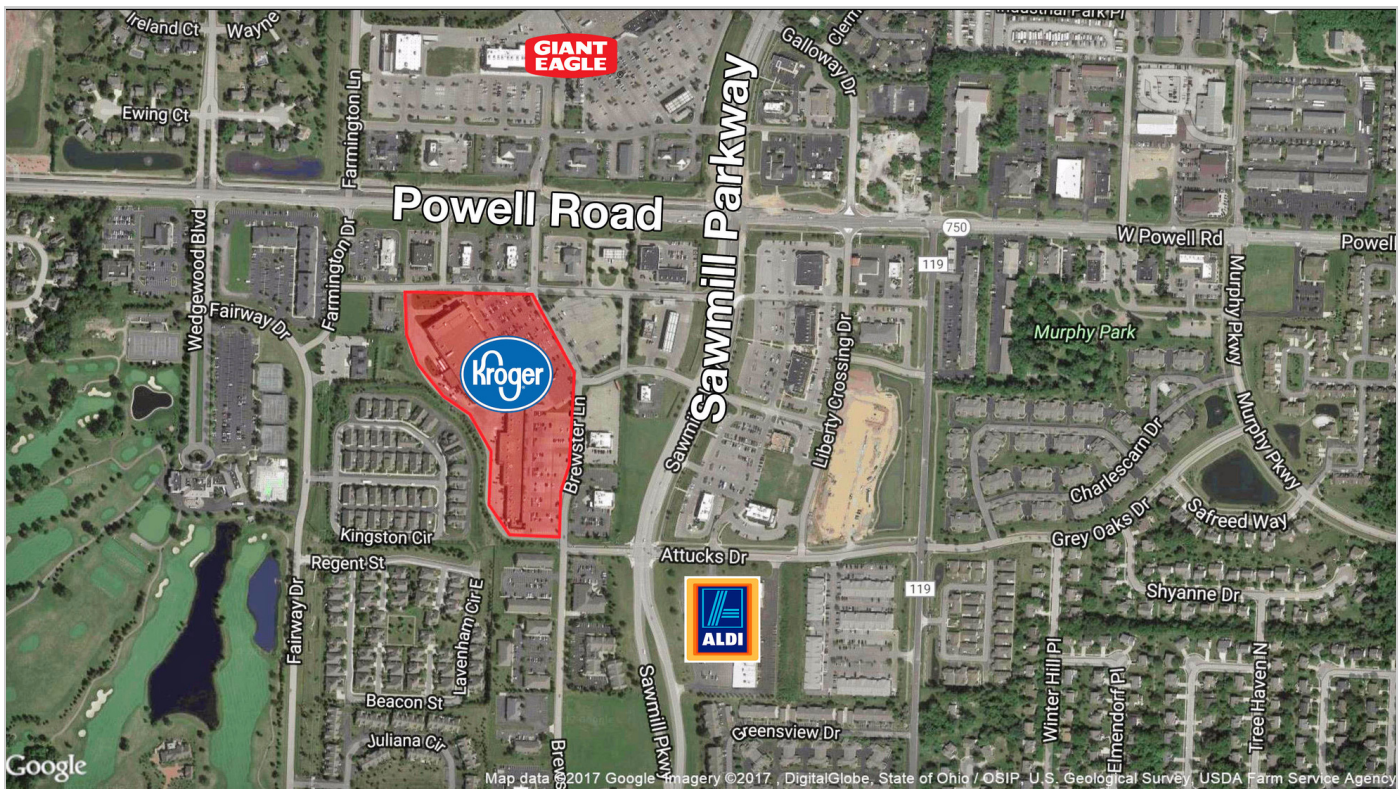
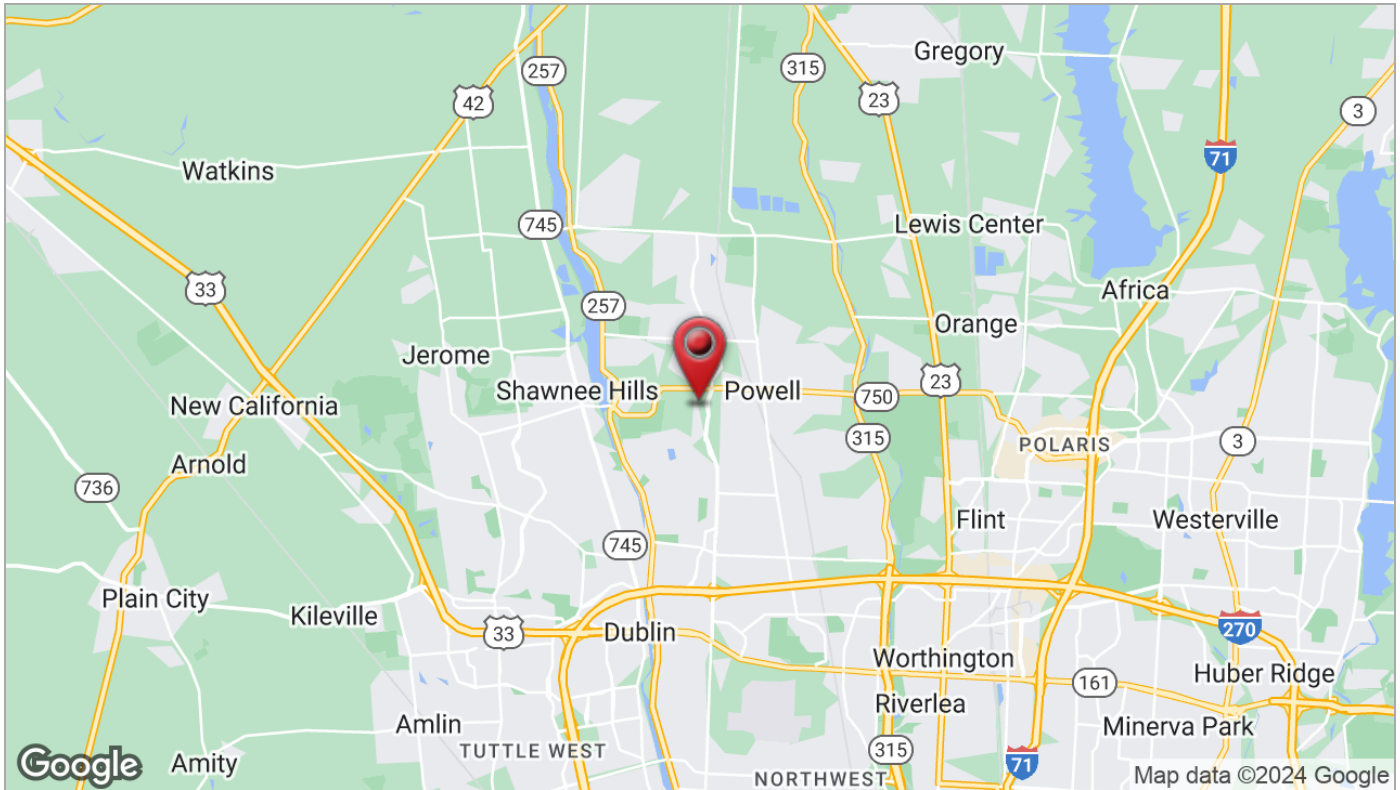


SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
C1	Chiropractic Office or Related Use	\$20.00 SF/YR	NNN	1,400 SF	30-45 Days

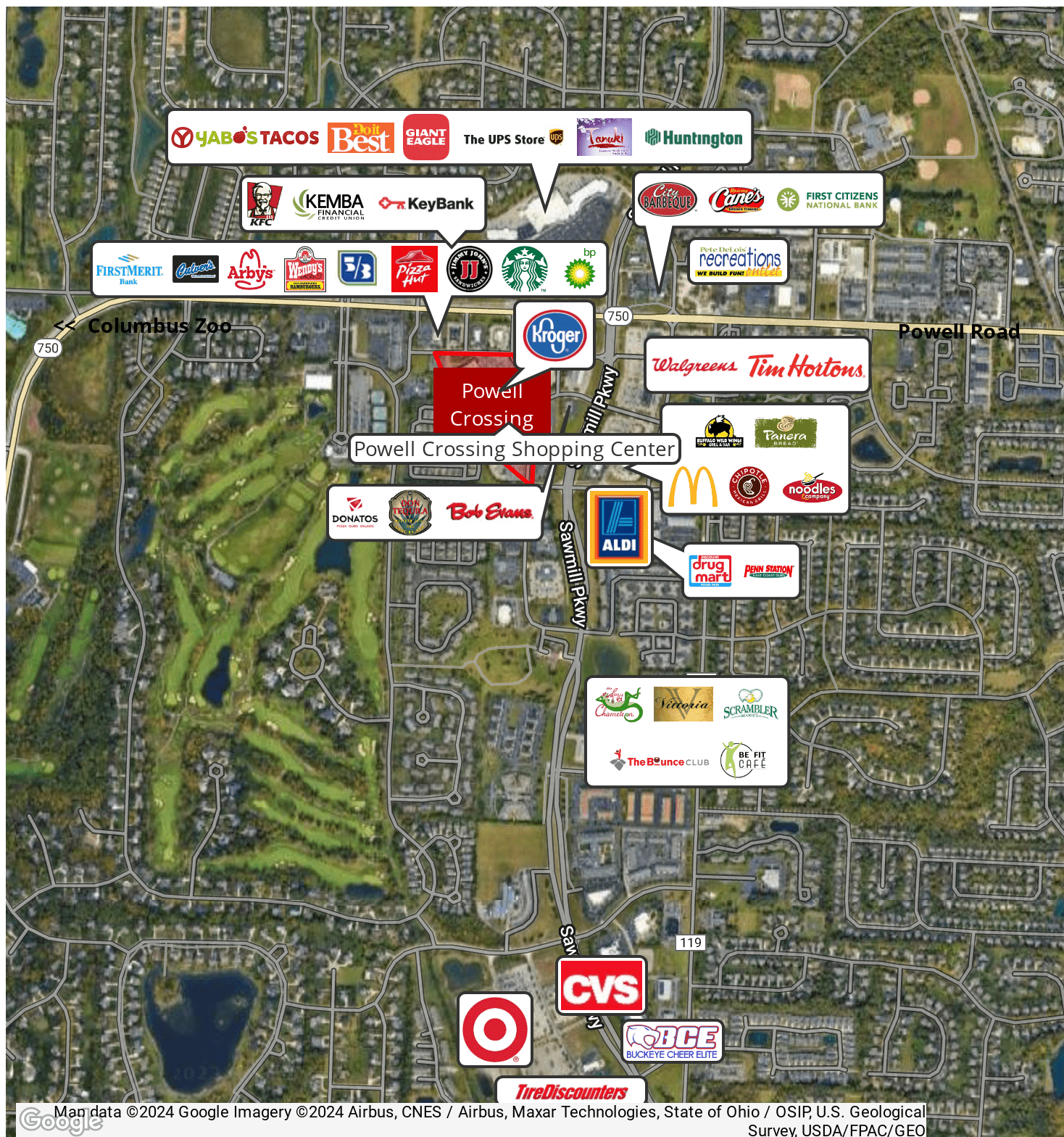






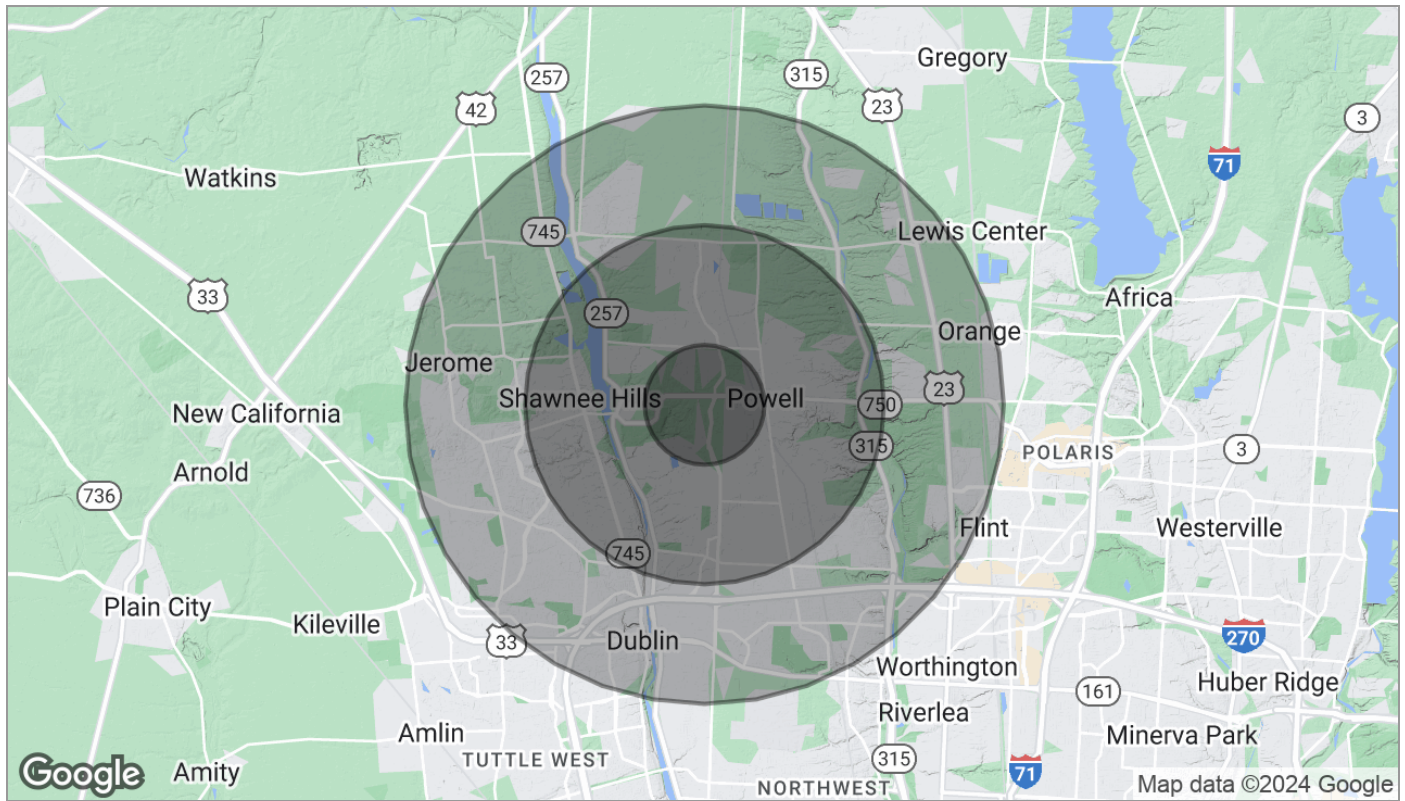


Area Retailers





Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,999	50,933	124,656
MEDIAN AGE	37.7	36.4	36.6
MEDIAN AGE (MALE)	38.2	35.9	36.0
MEDIAN AGE (FEMALE)	36.0	36.9	37.2
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,630	19,121	47,442
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$153,637	\$124,098	\$119,530
AVERAGE HOUSE VALUE	\$488,509	\$394,388	\$364,855
Race	1 Mile	3 Miles	5 Miles
% WHITE	90.2%	87.7%	86.5%
% BLACK	2.2%	2.8%	2.9%
% ASIAN	5.5%	6.7%	7.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.1%	1.1%	1.0%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	2.3%	3.2%	2.9%

* Demographic data derived from 2020 ACS - US Census