

FOR LEASE



\$14.00/SF NNN

34-74 Village Pointe Drive, Powell, OH 43065

- Unit 34 - 1,200+/- SF office warehouse suite available now.
- Unit 36 - 1,200+/- SF office warehouse suite available 12/1/2024.
- Unit 74 - 2,400+/- SF office warehouse suite available now.
- Well maintained, professional flex & office campus.
- 100% climate controlled, with 12' x 12' drive in doors.
- Units offer ADA restrooms and high ceilings.
- Operating expenses \$3.75 per SF.



 **Click here for video**

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

34-36 Village Pointe Drive, Powell, OH 43065



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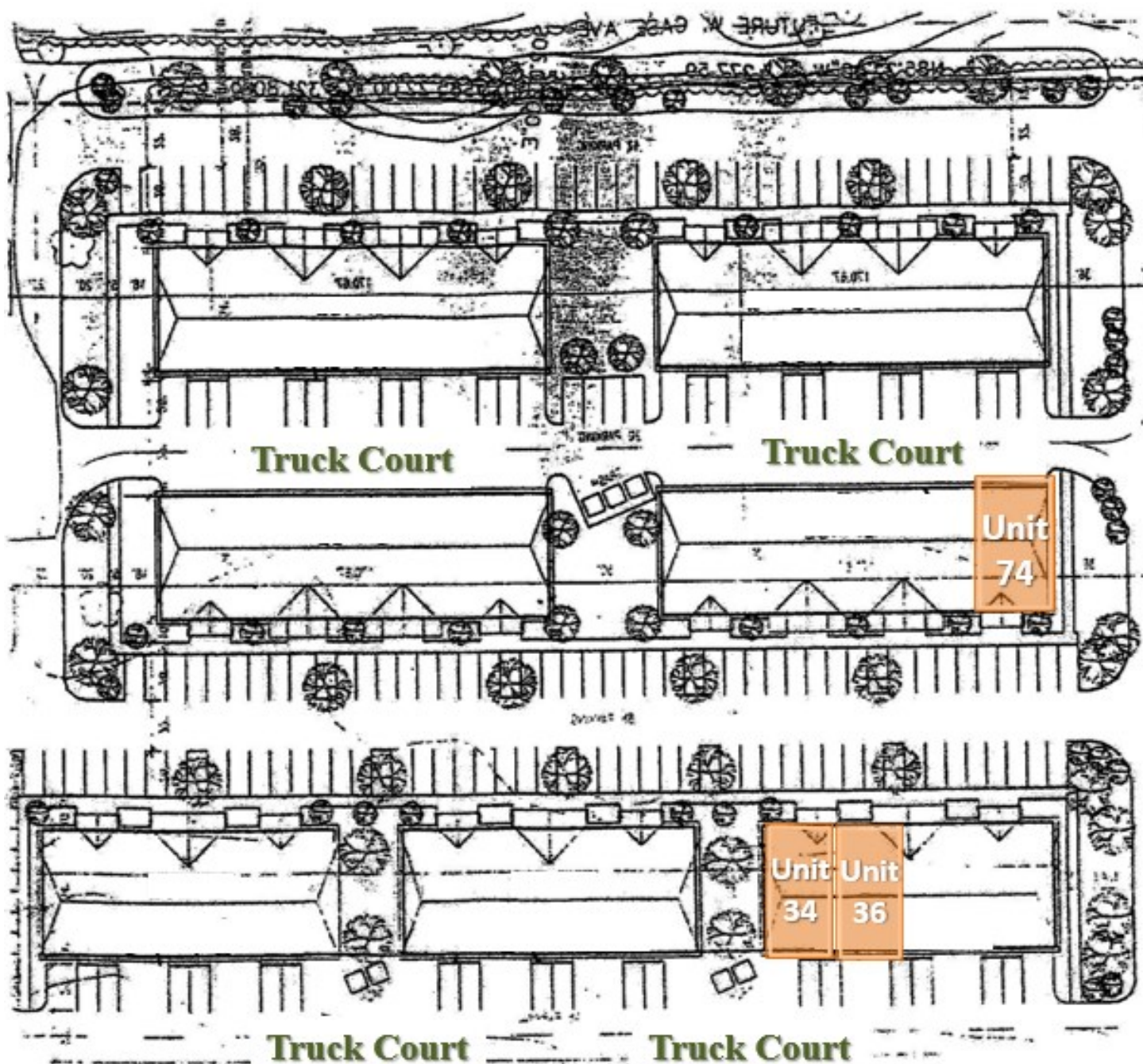


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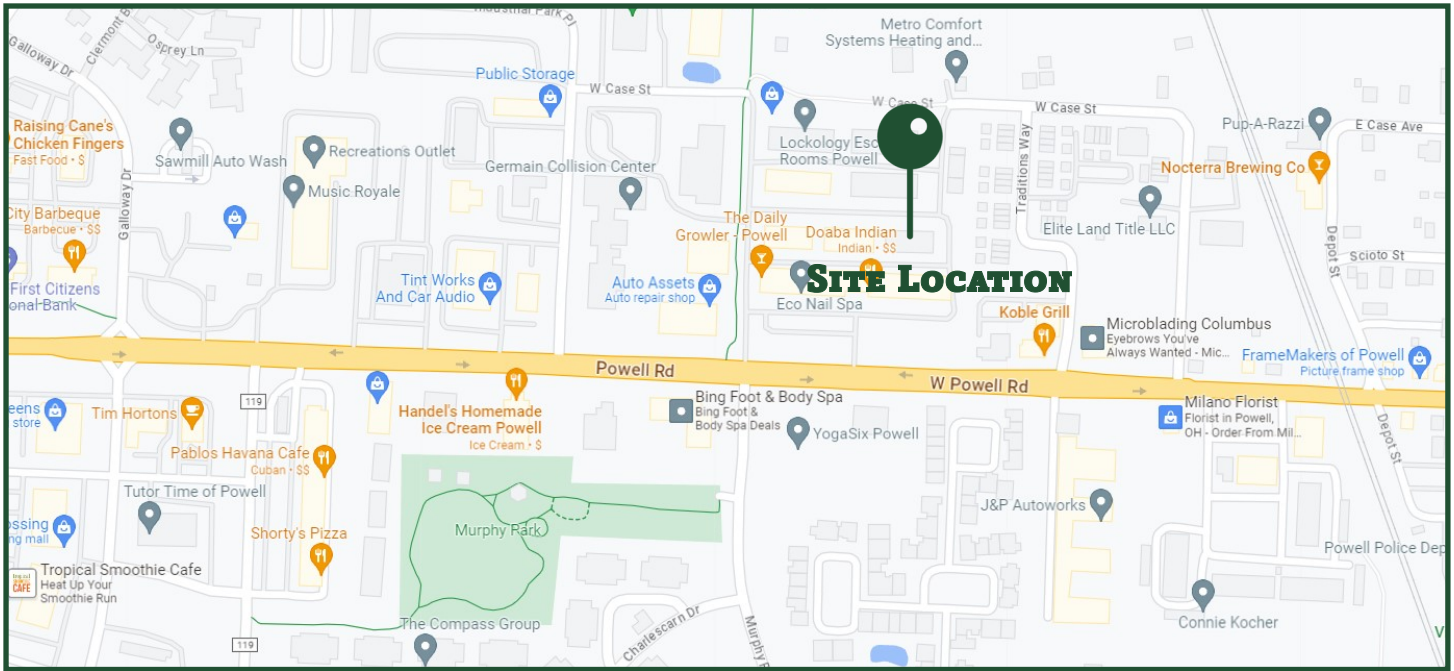
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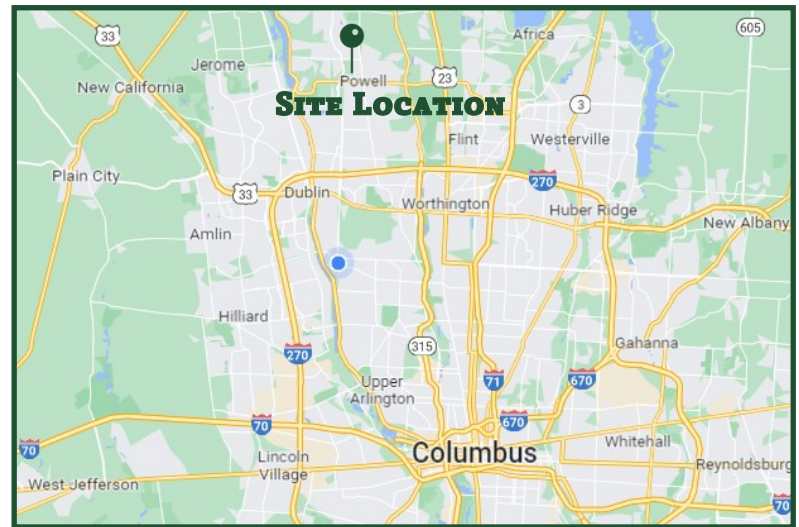


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TRAFFIC COUNT

Street	Avg Daily Volume
LIBERTY RD - GRACE DR	6,370
LIBERTY RD - N FAWN MEADOW CT	7,901
LIBERTY RD - CLAIEDAN DR	6,222



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	6,984	29,342	76,826
Households (2020) 	5,996	16,295	38,811
Avg Household Income (2020) 	\$140,731	\$128,869	\$114,066

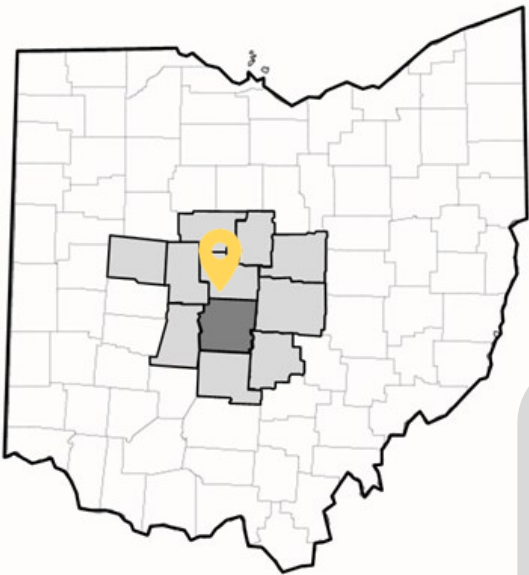
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Regional Overview

Nestled amidst the picturesque valleys of the Scioto and Olentangy Rivers, Powell stands as a shining example of the harmonious convergence of quaint small-town allure and contemporary urban conveniences. Garnering recognition as one of the premier destinations for living and entrepreneurship in the United States, Powell boasts a distinctive blend of charm and progress that captivates residents and visitors alike. With its meticulously maintained neighborhoods, renowned school system, and a robust sense of community, Powell offers an idyllic setting for families seeking a nurturing environment to flourish. Furthermore, Powell's dynamic business landscape, characterized by a diverse mix of local enterprises and upscale establishments, thrives with the support of extensive resources tailored to spur growth and innovation. Whether embarking on leisurely strolls along scenic trails, immersing oneself in the vibrancy of the downtown district, or partaking in the festive atmosphere of the acclaimed Powell Festival, individuals are embraced by the warmth of Powell's hospitality and the richness of heritage. Positioned as a tranquil retreat amidst the bustling backdrop of nearby urban centers, Powell beckons those in search of a place where tradition and modernity coalesce seamlessly. Welcome to Powell, where every resident finds their own unique slice of paradise to call home.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income
(2020)

Popular Local Amenities

- Downtown Powell (Shopping and Restaurants)
- Powell Parks and Pathways
- Columbus Zoo and Zoombezi Bay
- Kinsale Country Club
- Wedgewood Country Club
- Powell Farmers Market
- Olentangy Caverns
- Stratford Ecological Center
- Ohio Wildlife Center

Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.reynoldsburg.gov, www.wikipedia.com, and census.gov

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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