

LEASE

THE SHOPPES AT WEDGEWOOD

10726 Sawmill Pkwy Powell, OH 43065



LOCATION DESCRIPTION

The Shoppes at Wedgewood, a new 43,000 SF retail development in Powell, OH & anchored by Target. Located north of I-270 along Sawmill Parkway and south of Route 750. Infill site surrounded by residential, retail and office rooftops making it a highly visible & desirable location in one of Ohio's fastest growing trade corridors.

PROPERTY HIGHLIGHTS

- Spaces ranging from 1,600 - 20,000 SF
- 311 On-site parking spaces
- Infill site anchored by Target
- Along desired shopping corridor
- Possible drive-thru at the end cap suite

OFFERING SUMMARY

Lease Rate:	\$26.00 - 28.00 SF/yr (NNN)
Available SF:	1,600 - 20,000 SF
Lot Size:	6.073 Acres
Building Size:	43,000 SF
Zoning:	Liberty Township Planned Commercial District (City of Powell Zoning)
APN:	31934405010004

OTHER RESOURCES

bit.ly/10726SawmillPkwy

Bill Davis

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Tom Velalis

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Andrew Sylvester

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**ASPIRE REALTY
SERVICES**

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ELEVATION

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EXTERIOR ELEVATION MATERIALS

ITEM	MANUFACTURER	COLOR	NOTES
CAST STONE VENEER			
CS-1	ANCHOR BLOCK	TECTURE STONE LIMESTONE	ASHLAR / MATCH MORTAR
STRUCTURAL MASONRY VENEER			
SM-1	LEE BUILDING BLOCK	MAXBIRC CLAIBORNE	STANDARD FINISH / STANDARD MORTAR
SM-2	LEE BUILDING BLOCK	MAXBIRC JACKSON	STANDARD FINISH / STANDARD MORTAR
EIFS			
EF-1	DRYVIT		
ALUMINUM STOREFRONT (PNE / FINISHED)			
STF-1	TUBELITE	CHAMPAGNE	
PRE-FINISHED METAL			
MTL-1	DM	CHAMPAGNE	
AWNINGS			
	BY TENANT	COLOR / PATTERN BY TENANT	
PAINT			
P-1	BENJAMIN MOORE	COLOR #1038, "EVERLASTING"	
P-2	BENJAMIN MOORE	COLOR # 1036, "STONE HOUSE"	
P-3	BENJAMIN MOORE	COLOR #40-40, "JACKSON TAN"	

EAST PARTIAL BUILDING ELEVATION (A)

SCALE: 1/8" = 1'-0"



EAST PARTIAL BUILDING ELEVATION (B)

SCALE: 1/8" = 1'-0"



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SITE PLAN

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UNIT SITE PLAN

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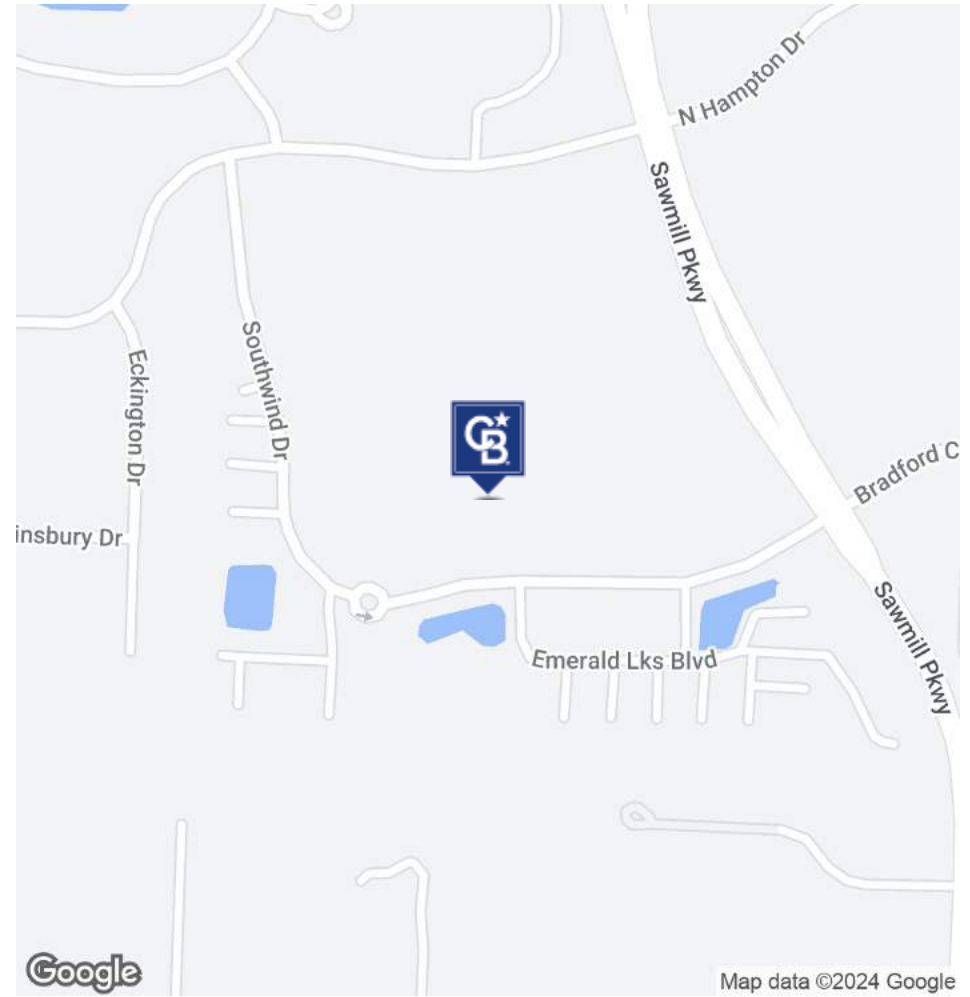
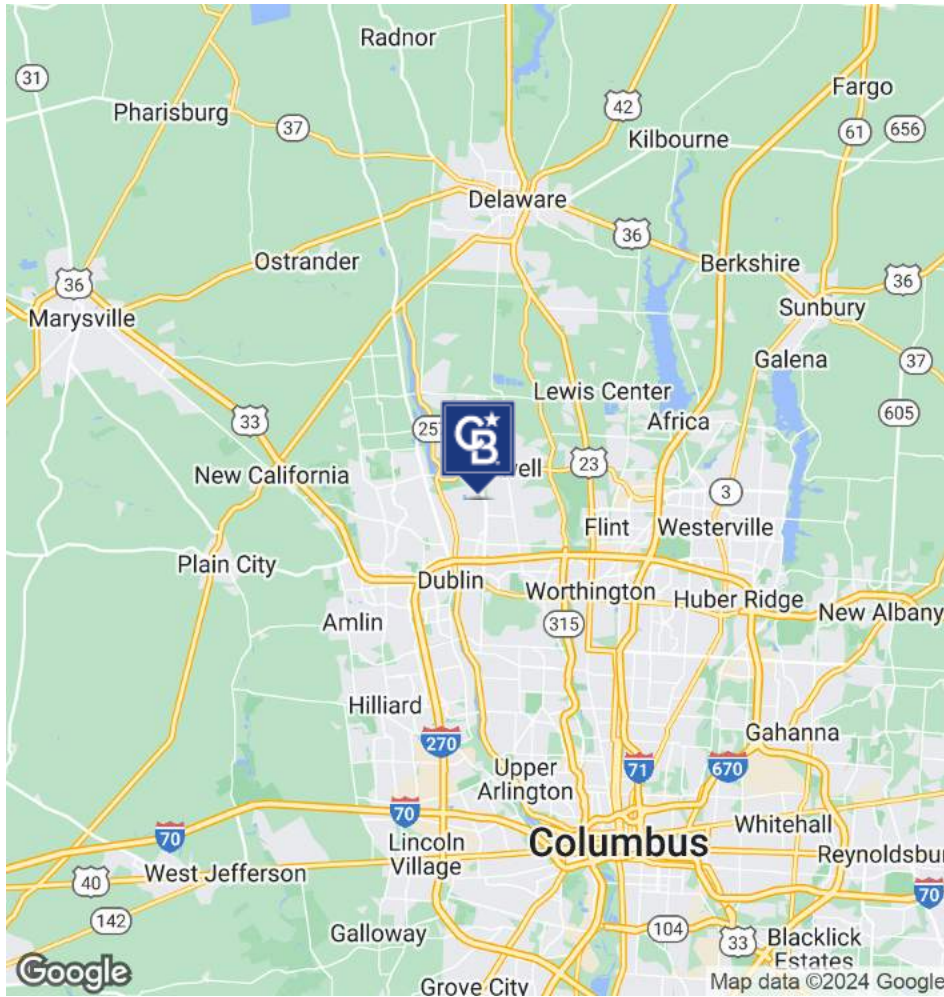
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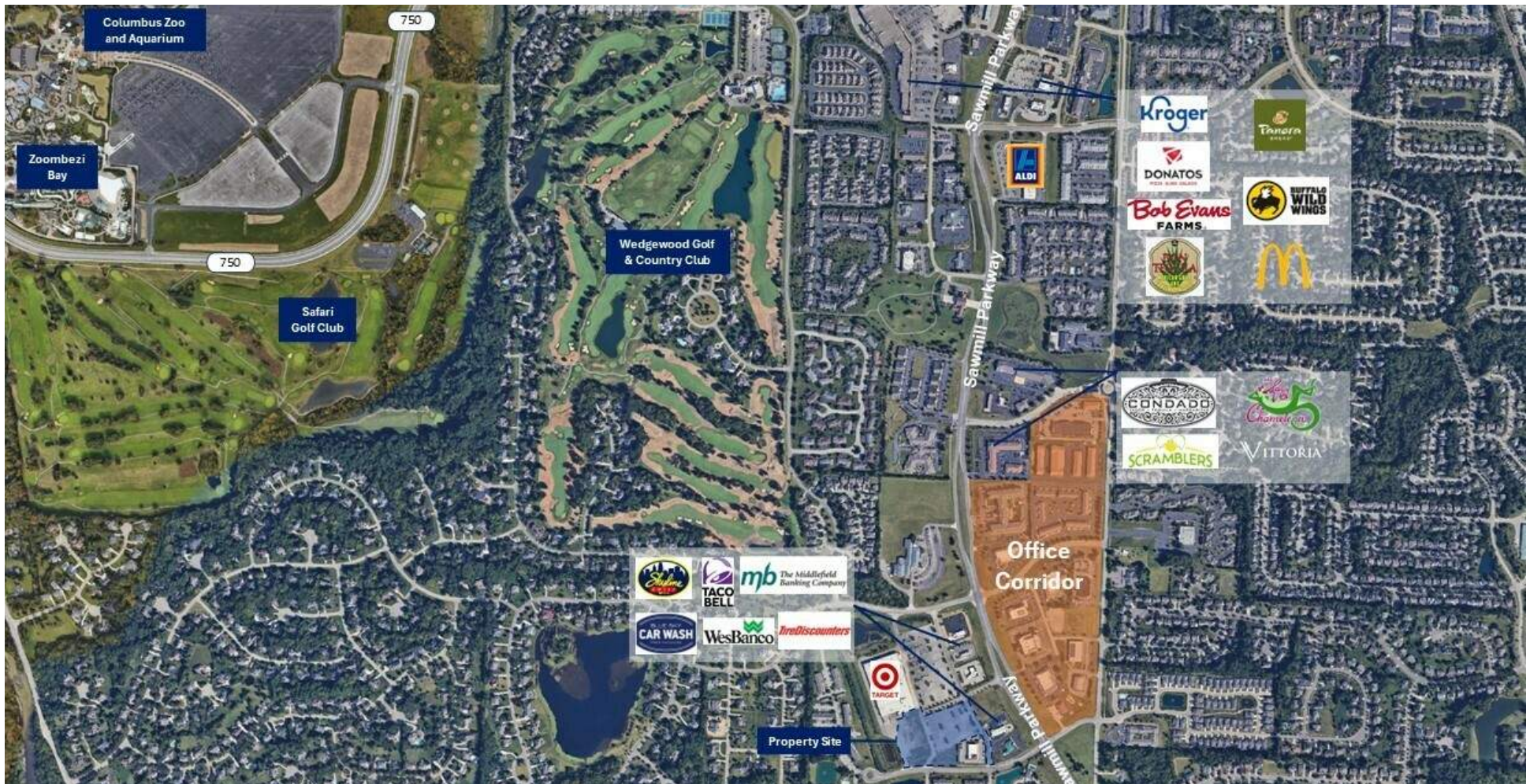
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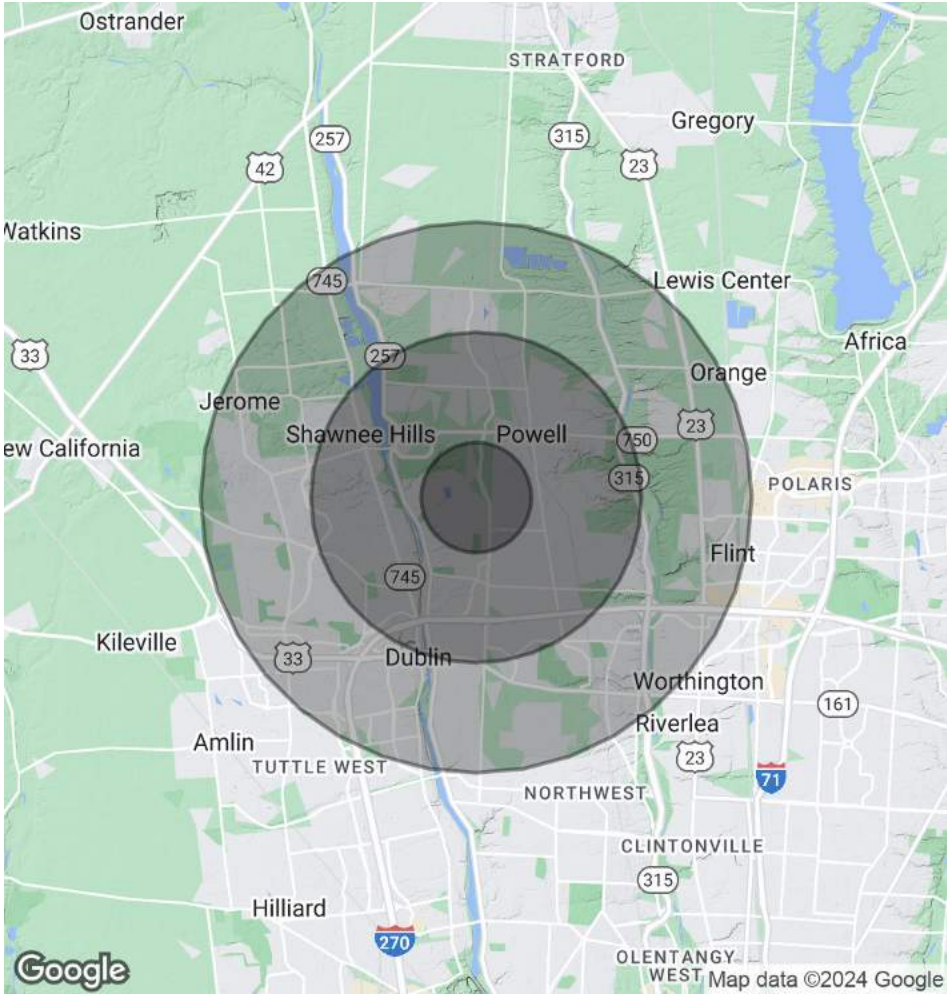
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,747	66,776	159,695
Average Age	39.6	39.3	38.5
Average Age (Male)	39.1	38.7	37.5
Average Age (Female)	40.3	39.9	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,476	25,654	63,102
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$145,850	\$145,811	\$134,907
Average House Value	\$344,465	\$332,333	\$321,607

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
4,768	BRADFORD CT BETWEEN SAWMILL PKWY AND SAWMILL RD	2-WAY	2022
29,085	SAWMILL RD BETWEEN SUMMIT VIEW RD AND BERBER ST	2-WAY	2022
14,550	OLENTANGY ST BETWEEN SAWMILL PKWY AND LIBERTY ST	2-WAY	2022



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