

FOR LEASE



\$12.00/SF NNN

12 + 102 Village Pointe Drive, Powell, OH 43065

- Unit 12, 1,200 SF office suite available Dec 1, 2023.
- Unit 102, 2,400 SF office warehouse suite available in 30 days.
- Well maintained, professional flex & office campus.
- Four private offices in unit 12.
- 12' drive-in door unit 102.
- Each unit offers ADA restrooms and high ceilings.
- Between Sawmill Parkway and Liberty Street.
- Operating expenses \$3.75 per SF.



Unit 12 Video



Unit 102 Video

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Customer Full

Office-Office



List Number: 223033636 **Status:** Active **List Price:** \$12 VT:
Original List Price: \$12

Parcel #: 319-426-02-016-001 **Previous Use:**
Use Code: **Tax District:** 24 POWELL CORP **Zoning:**

For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:**
Assessment: **Add Acceptance Cond:** None Known

General Information

Address: 12 Village Pointe Drive **Unit/Suite #:** **Zip Code:** 43065
Between Street: Powell Road & W Case Street **City:** Powell **Corp Limit:** Powell
Complex: **County:** Delaware **Township:** None
Dist To Intersxn: **Multi Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total Available Sqft: 3,600 **Minimum Sqft Avail:** 1,200 **Max Cont Sqft Avail:** 2,400
Building Sqft: 6,912 **Acreage:** **Lot Size:**
of Floors Above Gr: 1 **# of Elevators:** 0 **Parking Ratio:**
of Docks: 0 **# Drive-In Doors:** 1 **Total Parking:**
Year Built: 1998 **Year Remodeled:** 1999 **Basement:**
Common Area Factor: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 12	1,200	12/01/2023	3:		
2: 102	2,400	01/01/2024	4:		

Financials

Lease Rate \$/Sq Ft: 12 **Term Desired:** 000
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Unit 12, 1,200 SF available Dec 1, 2023 with four private offices. Each unit offers ADA restrooms and high ceilings. Unit 102, 2,400 SF office warehouse suite available in 30 days. Two offices, two bathrooms, 100% climate controlled warehouse with 12' x 12' drive-in doors and 16' +/- clear heights. Well maintained, professional flex & office campus. Between Sawmill Parkway and Liberty Street. Operating expenses \$3.75 per SF.

Sold Info

Sold Date: **DOM:** 42 **SP:**
Concessns: **Sold Non-MLS:** No
Concession Comments: **StrAst:**

Sold Non-MLS: No
 November 22, 2023

Prepared by: Randy J Best

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102 Village Pointe Drive, Powell, OH 43065

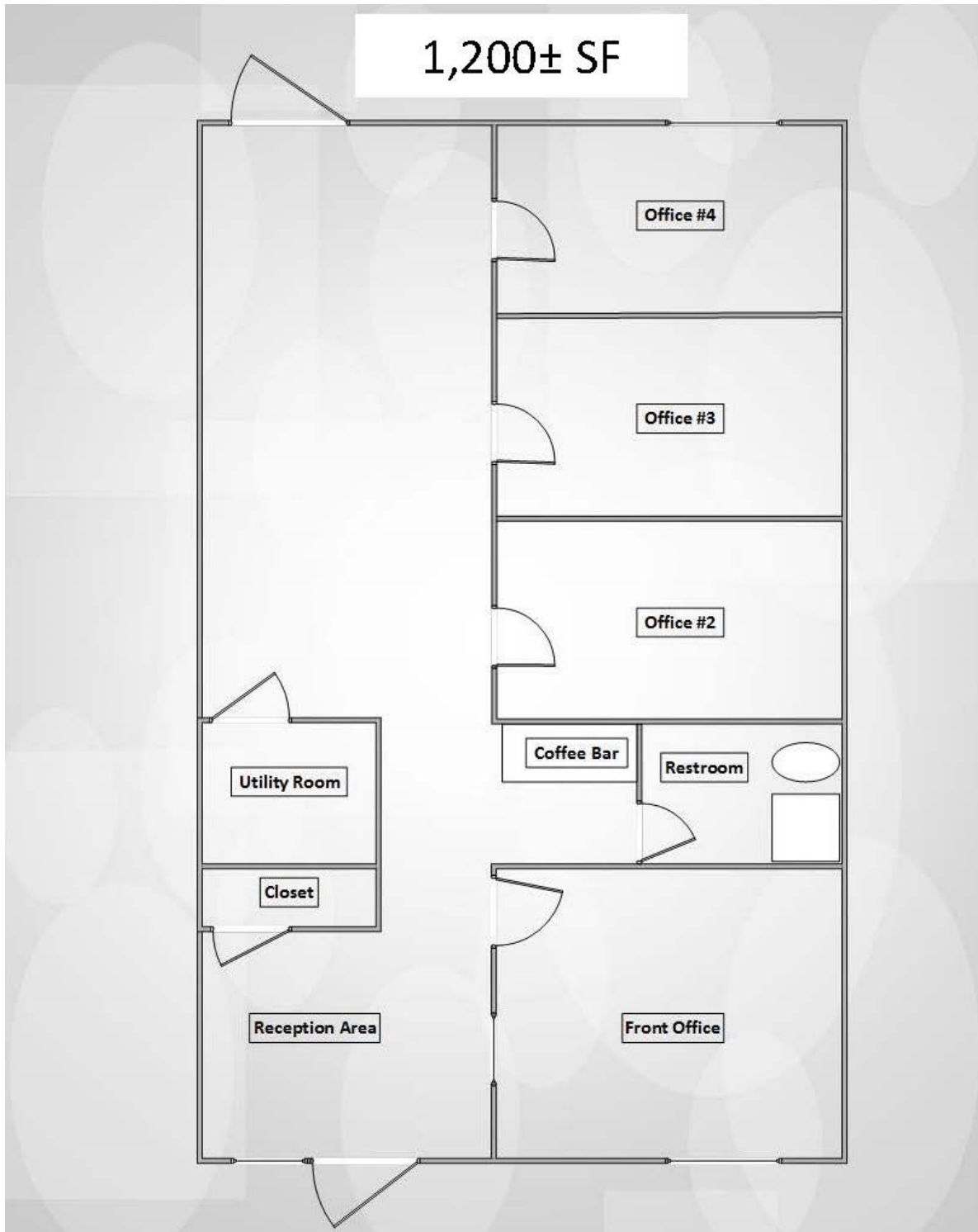


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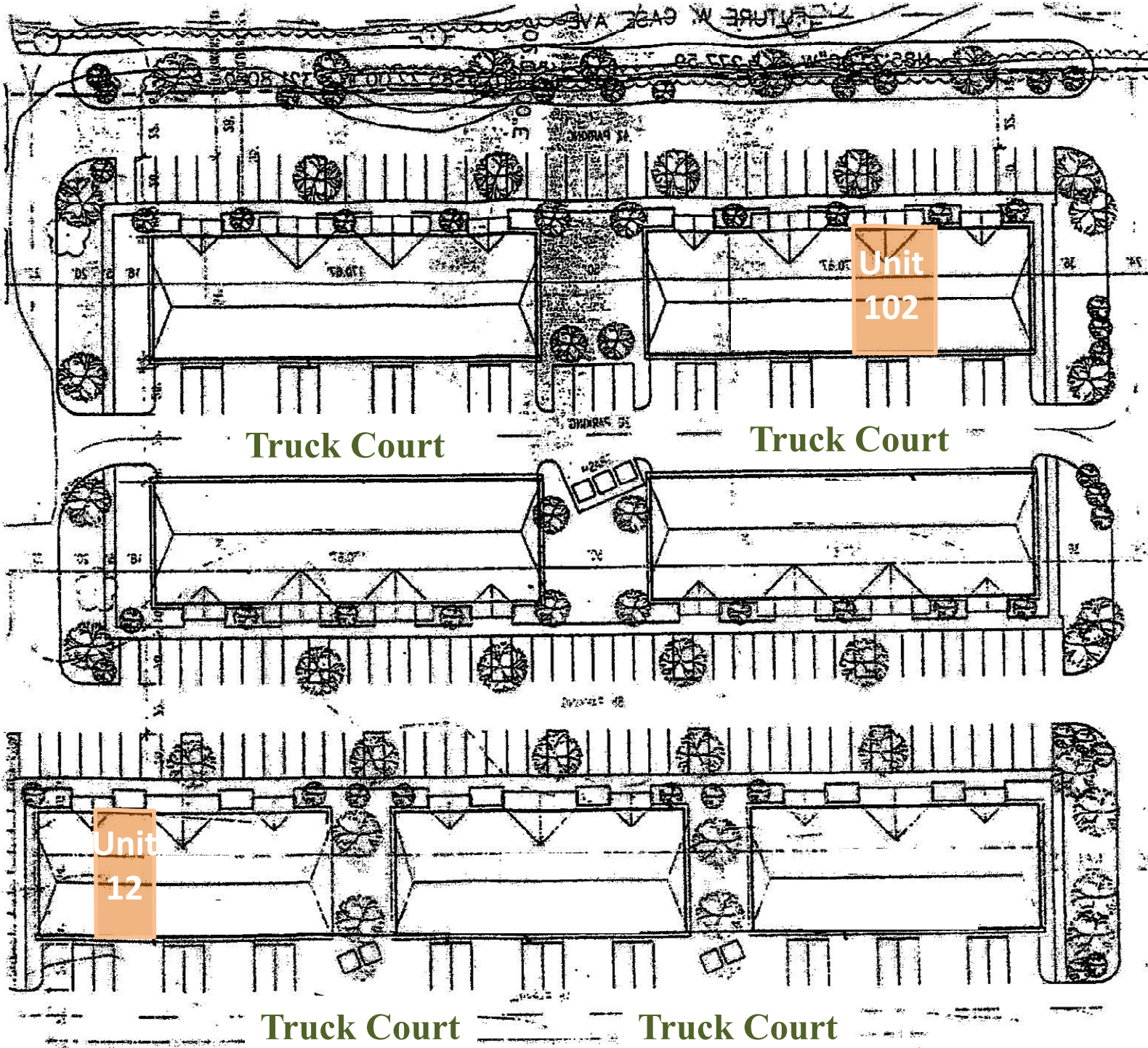


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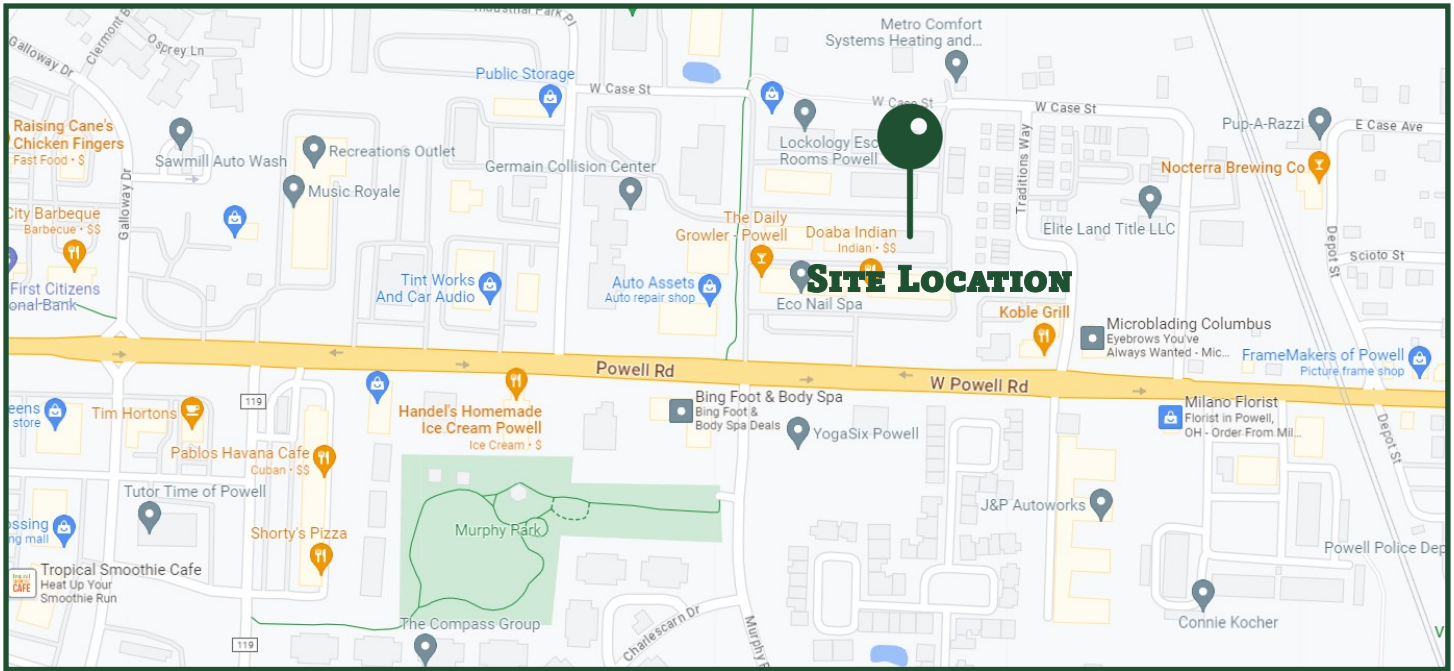
Village Pointe

Unit 12 - 1,200 SF Office

Unit 102 - 2,400 SF Office/Warehouse

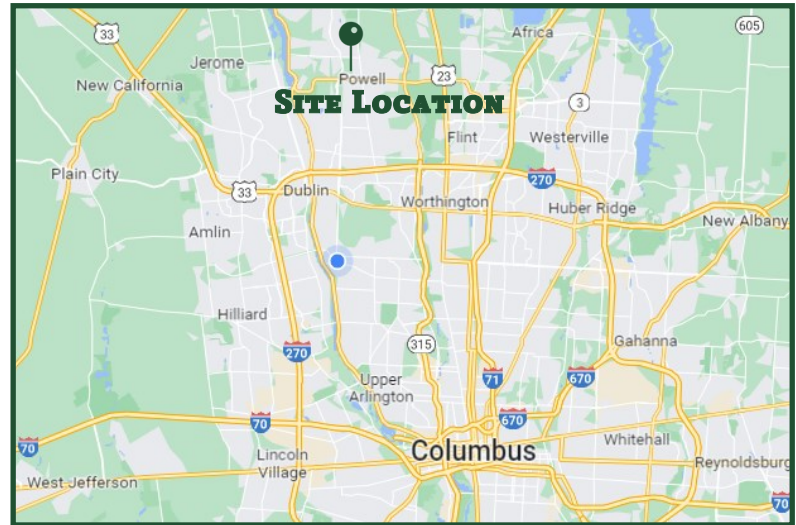


Retail Center






TRAFFIC COUNT

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

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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