



10516 SAWMILL ROAD, POWELL, OHIO

**RETAIL/SHOWROOM FOR LEASE:
\$9.00 PER SQ FT MODIFIED GROSS**



Property Features:

- Retail/Showroom building on Sawmill Rd
- Previously used for children's parties
- Suite B 2,717 SF
- 79 Parking spaces
- Tenant pays utilities and janitorial expenses



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.

A2A-Agent to Agent Remarks**Commercial**

ML#: 212034765

Status: Active
 List Agr Type: ERS
 Original LP: \$0

 LP: \$0
 Photos: 12
 VT:

 Parcel #: 31934405031005
 Use Code: Tax Dist: 25

 Previous Use:
 Zoning:

 For Sale: No For Lease: Yes
 Occupancy Rate: 9%

 For Exchange: Yes
 Mortg Balance:

 Gross Inc: \$0
 Total Op Exp: \$0
 NOI: \$0

 Condo Fee:
 Addl Acc Cond : NONEKNOWN

 Taxes (Yr):
 Assessment:

Tax Yr:

 Tax Incentive:
 Possession: immediate
General Information
 Address: 10516 Sawmill Rd
 Between Street: N Hampton Rd & Bradford Court
 Complex:
 Distance to Interchange: 2.4

 Unit/Suite #:
 City: Powell
 County: Delaware
 Multi Parc:

 Zip: 43065 Tax Dist: 25
 Corp Limit: None
 Township: Liberty
 Near Interchange: I-270
Building Information
 Tot Avail SqFt: 2,717
 Tot Bldg SqFt: 13,143
 # Flrs Abv Gnd: 1
 # of Docks: 0
 Year Built: 2000
 Traffic Count:

 Min SqFt Avail: 2,717
 Acreage: 2.504
 # of Units:
 # of Drive-In Doors: 1
 Year Remodeled:
 Ceiling Height:

 Max Cntg SF Avail: 2,717
 Lot Size:
 Parking: 6 / 1000
 Bay Size:

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1: B	2,717		3:		
2:			4:		

Financials
 Lease Rate \$/SqFt: \$9
 Exp Paid By: L T Reimburse L T Contracts Directly
 ALL
 RE Taxes: x
 Bldg Insurance: x
 Utilities: x
 Maint/Repairs:
 Janitorial: x
 CAM: x
 Cu Yr Est \$/SF \$2 per above checked items
Terms Desired:
 Will Landlord Remodel:
 Finish Allowance/SqFt:
 Pass-Thru of Exp ovr Base Yr:
 Exp Stop:
[Additional Financials / Expenses](#)**Features**

Primary Photo Source: Realtor Provided(Time limited)

Property Description

Highly visible showroom/retail building on Sawmill Rd in the Powell trade area. Co-tenants include a dance studio & personal training center. 2,717 SF Suite was formally used for childrens parties and offers one drive in door in the rear of the space.

A2A-Agent to Agent Remarks**Listing Info**

Property Type: RETAIL

Auction:

 SUB AGCY: N
 List Office: 01970
 List Agent: 2002005957
 Agent EMail: jmangas@bestcorporaterealestate.com
 Showing Phone #: 614-559-3350 Ext.15

 Date: pre-2012
 Deposit Req: 3.00% pre-2012
 BUYBROK/TENREP:Y
 Best Corporate Real Estate
 James Mangas

 VRC: N Internet: Y
 614-559-3350
 614-570-9488

 LD: 10/17/2012
 Ofc Fax: 614-559-3390
 Agent Other Phone:
 Pref Agt Fax:
 Cond: 10/01/2013
 XD:
Additional Contact Info:**Sold Info**
 Contract Date: Thursday, August 15, 2013 01:41 PM
 Sell Office:
 Sell Agent:
 Sold Date:
 Imprln:
 DOM: 303
 Fin:
 SlrCns:
 SP:
 SlrAst:
 Prepared by: Randy Best

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212034765

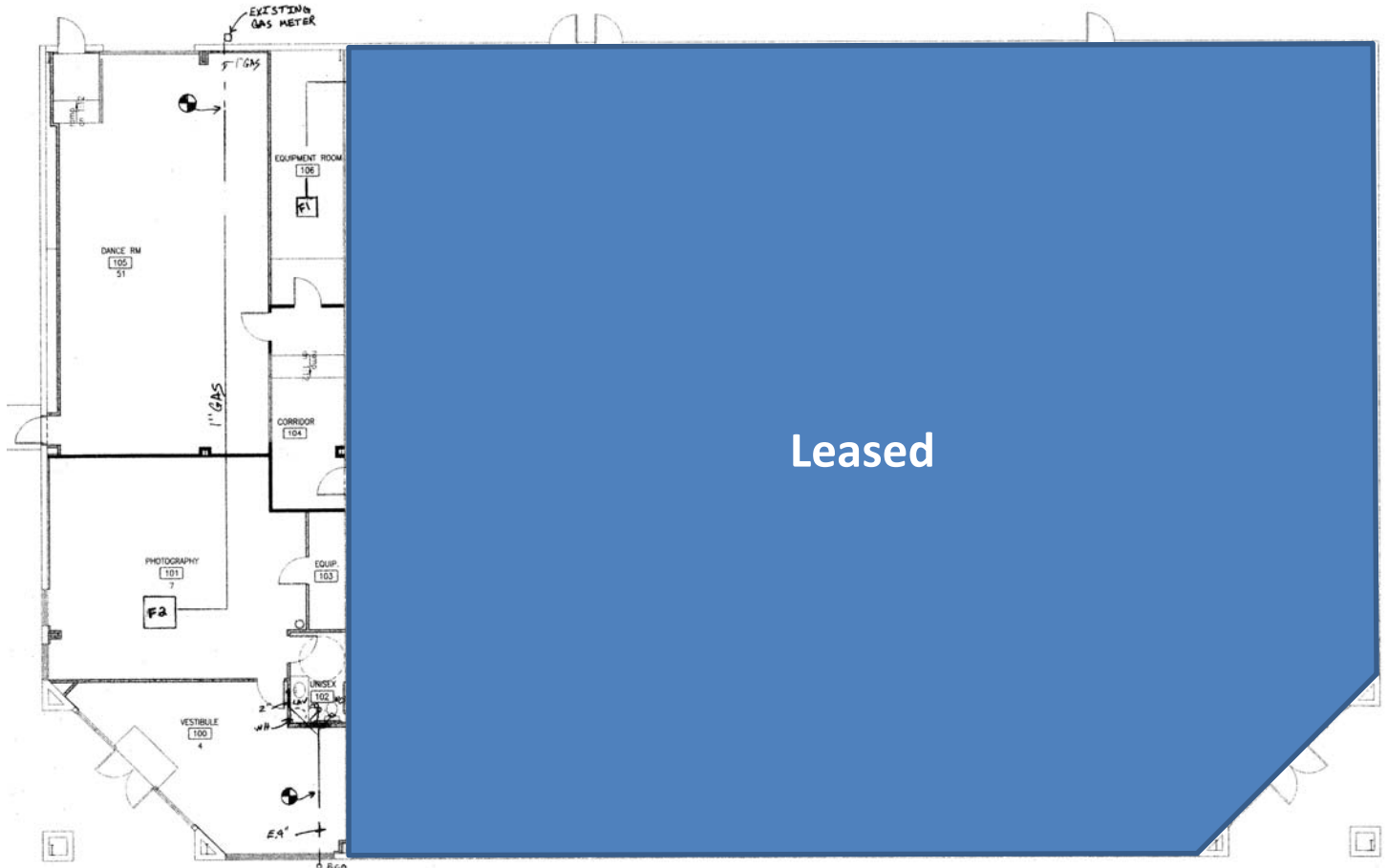
10516 Sawmill Road

\$ 0

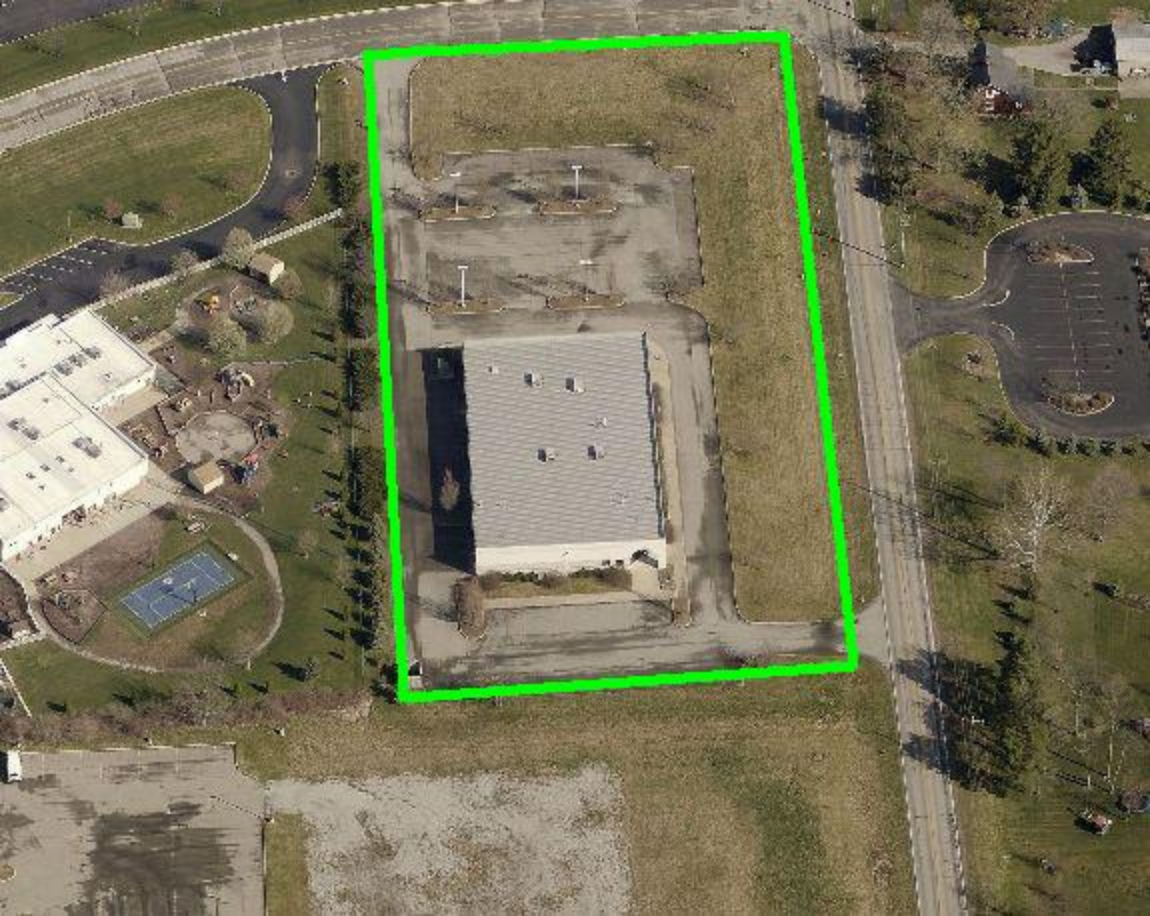




Suite B



plumbing floor plan
1/8" = 1'-0"





**Wellness
Community**

10516 Sawmill Rd, Powell, OH 43065, USA

**Powell
Rehabilitation
Center**

**LaPetite
Daycare**

**Bridgewater
Banquet
Center**

Site

**Buckeye
Gymnastics**

**Dublin
Montessori
Academy**

**Sawmill
Baptist Church**

**Zion
Christian
Fellowship**

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