

CLASS "A" OFFICE SPACE OFFICE SPACE AVAILABLE

10104 Brewster Lane – Powell, Ohio 43065



For Lease

1,069± SF – 6,049± SF



- 1,069± SF UP TO 6,049± SF
- LOCATED OFF SAWMILL PARKWAY BESIDE THE NEW POWELL FIRE STATION
- VERY WELL MAINTAINED PROFESSIONAL SINGLE STORY BUILDING
- AMPLE PARKING
- SITUATED ON 2.4 ACRES
- \$10.00 PSF NNN

contact information

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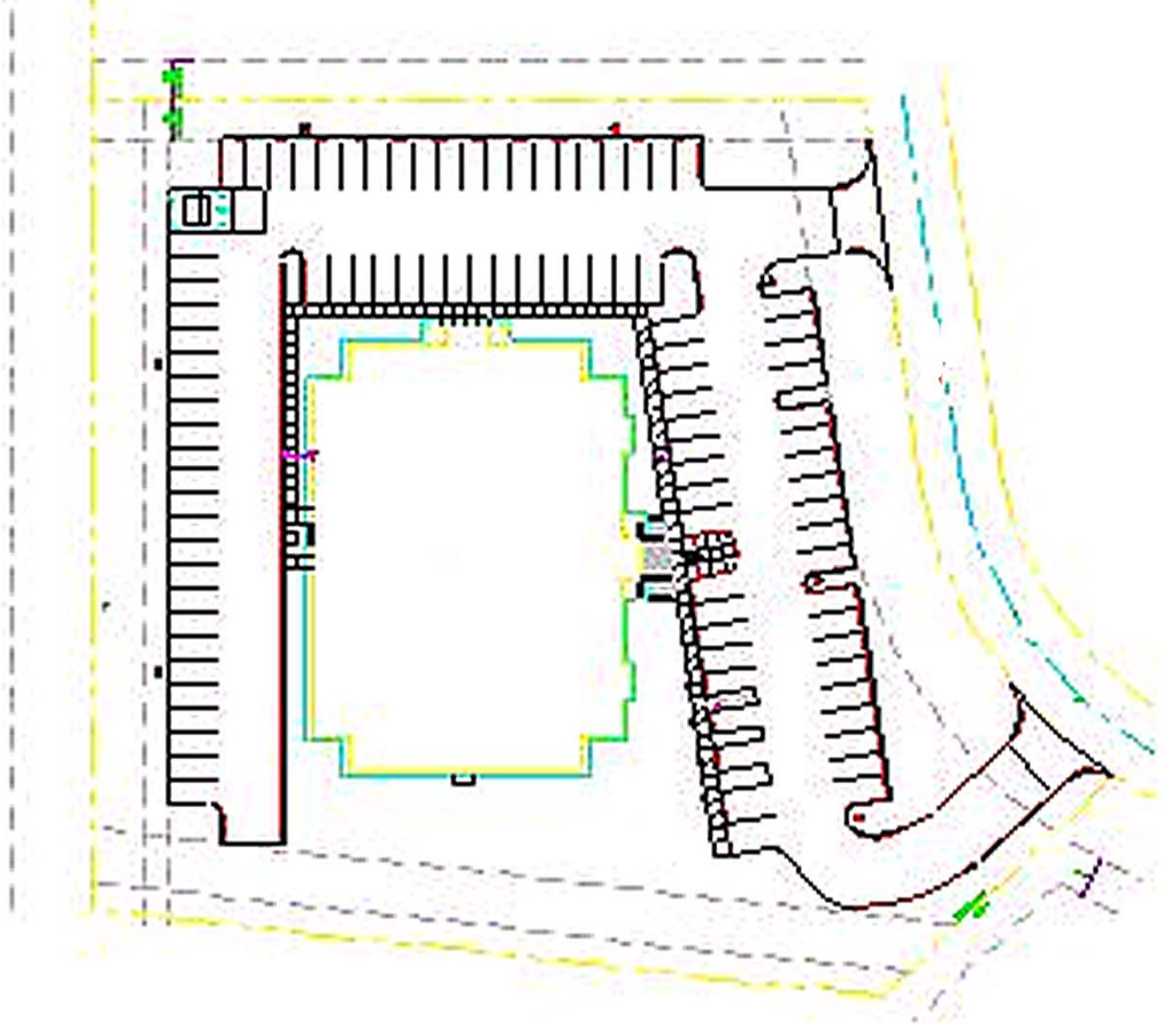
NAI Ohio Equities^{REALTORS®}

Commercial Real Estate Services, Worldwide.

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SITE PLAN

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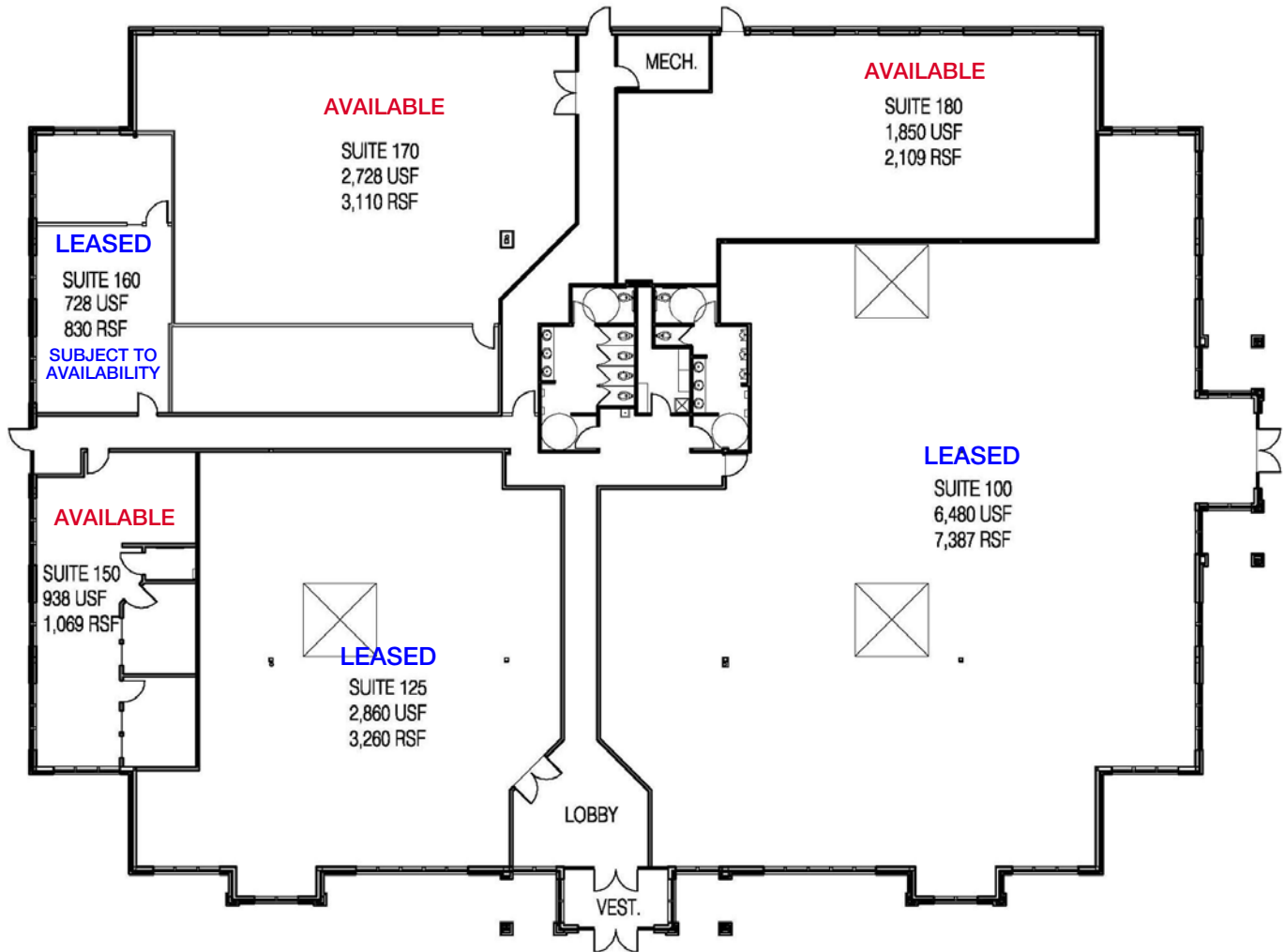
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FLOORPLAN

10104 Brewster Lane – Powell, Ohio 43065

Comment: Suites 160, 170 and 180 can be combined to 6,049 SF



LOCATION OVERVIEW

10104 Brewster Lane – Powell, Ohio 43065

POWELL, OHIO

Powell has experienced explosive growth over the past two decades, taking it from a sleepy community of 400 in the early 1980s to a city of close to 10,000 today. Settled in 1801 as Middlebury, and incorporated as Powell in 1947, the city encompasses 4.8 square miles and lies 14 miles north of downtown Columbus, at the southern edge of Delaware County.

Dozens of upscale homes are under construction in any month, and new businesses and retail shops are springing up throughout the area. Residents are working hard to manage economic growth while preserving the town's country character.

Downtown Powell is a charming, historical, shopping village filled with antiques and specialty shops and delightful local restaurants. Clean and well maintained streets, parks and recreation development, and full time police service give this growing upscale community a popular place to live and conduct business.

DELAWARE COUNTY

Delaware County is located approximately twenty miles north of the state capital, Columbus, and is not only the fastest growing county in Ohio, but one of the fastest growing in the nation. It is home to the Polaris Fashion Place and the Columbus Zoo.

Air

The City of Delaware has a municipal airport ideal for business aircraft, jets and turboprops. The airport, with its 5,000ft x 75ft hard surface runway and tie-down and hanger availability, is located next to the Delaware Industrial Park and Crown Industrial Park.



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LOCATION OVERVIEW (Continued)

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Port Columbus International Airport is located on the southwest side of Columbus, a 40-minute drive from downtown Delaware. Eighteen airlines serve the airport and provide direct flight service to 50 cities, including 13 daily flights to NYC/Newark, 22 to Chicago and 11 to Washington, DC. Airfreight can also be transported to and from Port Columbus through one of several dozen air cargo carriers.

Highways

Delaware County is located in one of the prime highway crossroads in the state of Ohio. Interstate 71 bisects the county and has local interchanges at Routes 36/37 and at Polaris Parkway (SR 750). The Rt. 36/37 interchange at I-71 is eight miles east of the City of Delaware and four miles west of the Village of Sunbury. The Polaris interchange at I-71 is located one mile north of I-270, the Columbus outerbelt.

Two other major north/south routes in the county are US Route 23 and State Route 42. US Route 23 runs north/south through the center of the county, directly through the City of Delaware and connects the county to I-270 14 miles south of the city of Delaware. State Route 42 connects with US Route 23 in the City of Delaware.

Delaware County also has two major east/west routes. US Route 36 bisects the county, and runs through the Village of Sunbury, the City of Delaware and continues west through the county. State Route 37 also follows an east/west route through the county and follows the same route as US 36 between Sunbury and Delaware. These two routes also share an interchange with Interstate 71.

Railroads

Two major railroads have lines in Delaware County. CSX has three team tracks with a 50-car capacity with available trap car service. Ten freights from Detroit to Columbus pass through the county daily. Norfolk Southern has northbound and southbound shipment service daily on its three team, 40-car capacity tracks.



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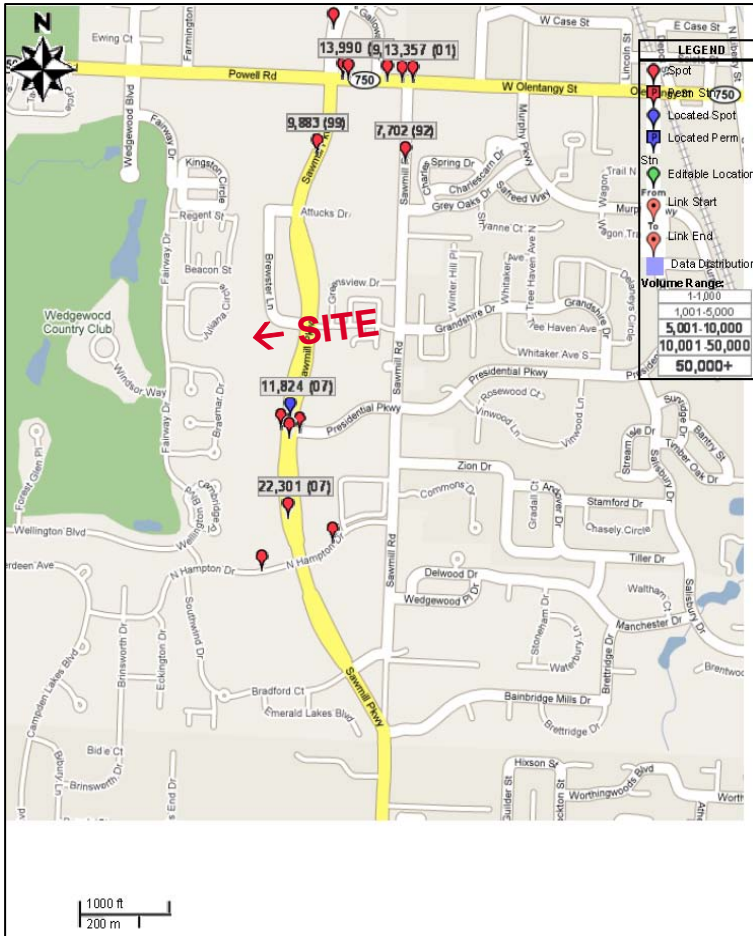
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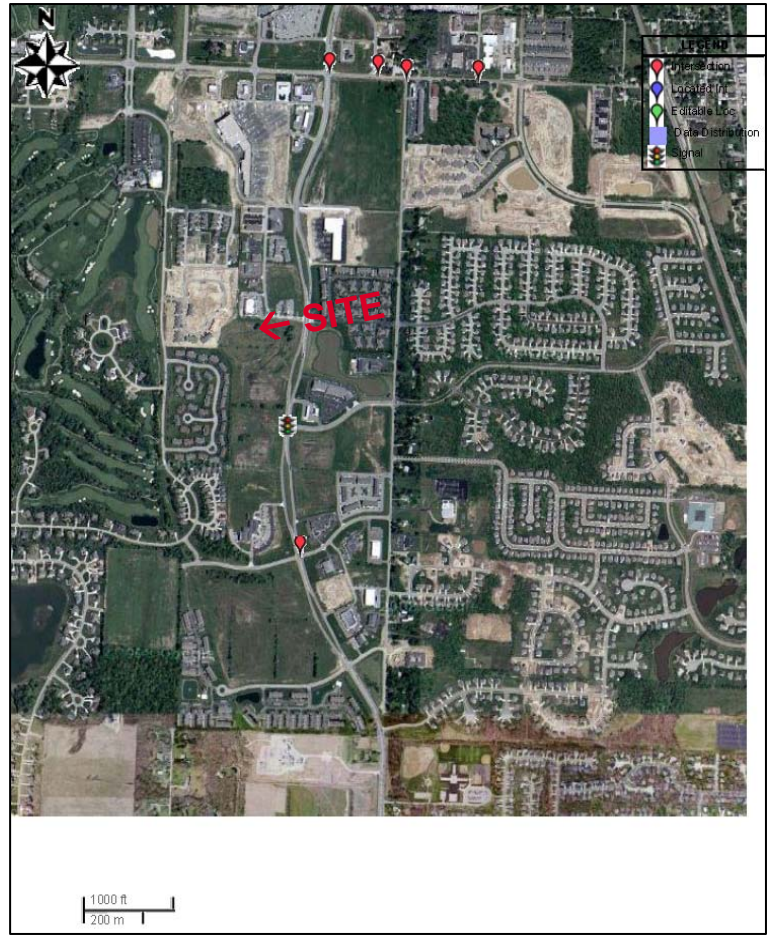
TRAFFIC COUNT

10104 Brewster Lane – Powell, Ohio 43065

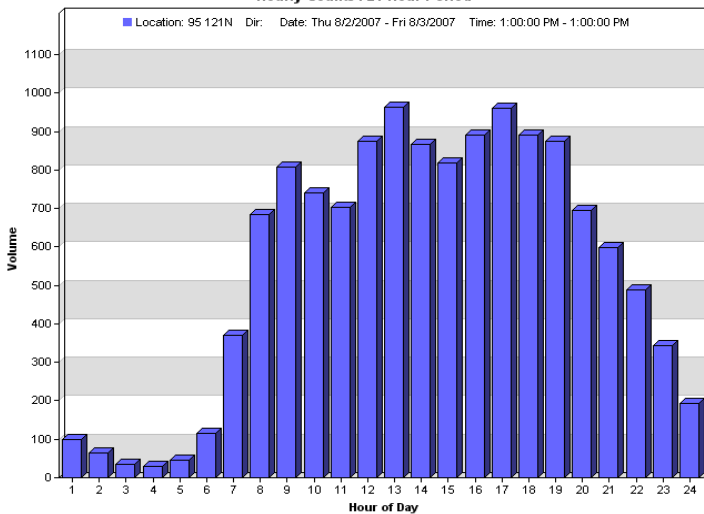
TRAFFIC COUNT



INTERSECTION



Hourly Counts : 24 Hour Period



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT		
	2 Way	North Bound	South Bound
2007	11,824	NA	NA

Data Provided By MORPC
Transportation Management System

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DEMOGRAPHICS

10104 Brewster Lane – Powell, Ohio 43065



Build on the power of our network.™

Date: 10/29/2009

Lat: 40.151378
County: Delaware County
Zip: 43065

Long: -83.093784
Pop: 168,801
Pop: 36,782

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
10104 BREWSTER LN, POWELL, OH 43065

2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	6,544	56,558	128,153
Total Households	2,665	19,701	46,616
Female Population	3,290	28,078	63,917
% Female	50.3%	49.6%	49.9%
Male Population	3,254	28,480	64,237
% Male	49.7%	50.4%	50.1%
Population Density (per Sq. Mi.)	2,083.1	2,000.3	1,631.7
Age:			
Age 0 - 4	10.6%	8.1%	7.6%
Age 5 - 14	14.9%	16.9%	16.1%
Age 15 - 19	3.7%	7.4%	7.1%
Age 20 - 24	4.8%	4.4%	5.1%
Age 25 - 34	21.0%	13.0%	14.0%
Age 35 - 44	17.4%	17.7%	16.9%
Age 45 - 54	13.0%	16.9%	16.6%
Age 55 - 64	8.4%	9.6%	9.5%
Age 65 - 74	4.0%	3.9%	4.0%
Age 75 - 84	1.8%	1.7%	2.1%
Age 85 +	0.4%	0.4%	0.9%
Median Age	32.7	35.0	35.1
Housing Units			
Total Housing Units	2,837	21,261	51,468
Owner Occupied Housing Units	68.6%	72.2%	64.5%
Renter Occupied Housing Units	25.3%	20.5%	26.1%
Vacant Housing Units	6.1%	7.3%	9.4%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.0%	0.0%	0.0%
Asian	6.3%	5.7%	6.3%
Black	2.2%	4.3%	4.8%
Hawaiian/Pacific Islander	0.0%	0.1%	0.0%
White	87.7%	86.3%	85.0%
Other	1.3%	1.1%	1.2%



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DEMOGRAPHICS (Continued)

10104 Brewster Lane – Powell, Ohio 43065

Date: 10/29/2009

2009 Demographic Detail: 10104 BREWSTER LN, POWELL, OH 43065

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	2.5%	2.5%	2.6%
Hispanic Ethnicity	1.9%	3.3%	3.4%
Not of Hispanic Ethnicity	98.1%	96.7%	96.6%
Marital Status:			
Age 15 + Population	4,875	42,389	97,883
Divorced	6.6%	7.0%	7.2%
Never Married	20.1%	21.3%	23.1%
Now Married	70.4%	68.1%	65.0%
Separated	1.6%	1.6%	1.9%
Widowed	1.2%	2.0%	2.8%
Educational Attainment:			
Total Population Age 25+	4,319	35,684	82,202
Grade K - 8	0.2%	0.4%	0.7%
Grade 9 - 12	1.1%	1.5%	2.0%
High School Graduate	6.9%	12.1%	13.6%
Associates Degree	5.8%	6.1%	6.7%
Bachelor's Degree	46.7%	39.5%	37.6%
Graduate Degree	23.7%	24.3%	23.0%
Some College, No Degree	15.6%	16.2%	16.3%
Household Income:			
Income \$ 0 - \$9,999	2.6%	1.5%	1.6%
Income \$ 10,000 - \$14,999	0.4%	0.6%	1.0%
Income \$ 15,000 - \$24,999	4.0%	3.1%	3.9%
Income \$ 25,000 - \$34,999	3.9%	4.0%	4.8%
Income \$ 35,000 - \$49,999	7.7%	8.7%	9.8%
Income \$ 50,000 - \$74,999	10.6%	15.3%	17.3%
Income \$ 75,000 - \$99,999	8.3%	13.1%	14.6%
Income \$100,000 - \$124,999	12.5%	13.3%	12.9%
Income \$125,000 - \$149,999	9.6%	10.4%	9.4%
Income \$150,000 +	40.5%	29.9%	24.8%
Average Household Income	\$147,579	\$121,460	\$110,737
Median Household Income	\$125,144	\$106,976	\$94,103
Per Capita Income	\$55,722	\$42,247	\$40,302
Vehicles Available:			
0 Vehicles Available	3.0%	1.7%	2.8%



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