



RETAIL OUTPARCEL FOR SALE

# 0 SAWMILL DR

POWELL, OH 43065



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY  
PRESENTED BY**

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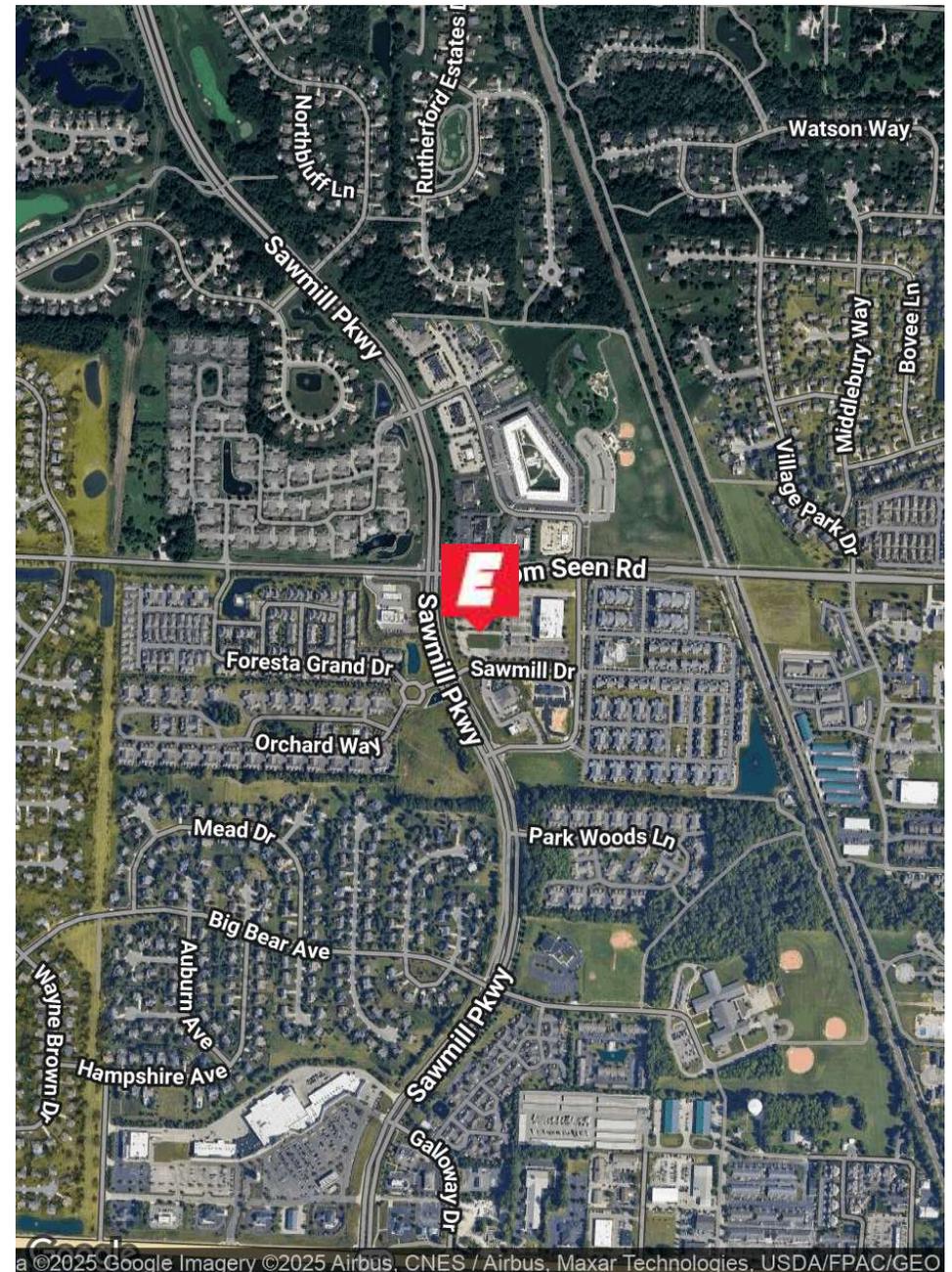


# EXECUTIVE SUMMARY

Elford Realty is proud to present a prime 1.864-acre outparcel located directly on Sawmill Parkway, offering excellent visibility and a premier development opportunity with ample space. The property benefits from strong visibility along Sawmill Drive, with 27,500 vehicles per day (STDB 2025), and excellent regional connectivity via Riverside Drive, Powell Road, and SR-315. The site is pad-ready and includes 38 existing dedicated parking spaces, with the opportunity to add more spaces once developed, providing strong accessibility for future customers, employees, or visitors. This combination of visibility, connectivity, parking, and surrounding commercial synergy makes the property a standout opportunity in the Powell/Sawmill submarket.

Adding to the location's appeal, the Columbus Zoo and Aquarium—one of Central Ohio's top tourist destinations—is located just minutes away. The Zoo attracts more than 2 million visitors annually, bringing a steady flow of families and tourists to the Powell area and reinforcing the property's long-term potential.

Surrounded by leading national retailers including Walmart, Target, Kroger, Home Depot, Aldi, Starbucks, Whole Foods, etc., the site is positioned within a thriving retail corridor that drives steady traffic and consumer activity. With 141,615 residents in a 5-mile radius and a projected population growth of 6.1% over the next five years, this location offers exceptional demographics and long-term growth potential in one of Central Ohio's most dynamic suburban markets.





**\$1,500,000**  
SALES PRICE

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**1.864 ACRES**  
LOT SIZE

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**38 SURFACE SPACES**  
EXISTING PARKING

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**COLUMBUS/POWELL**  
NEIGHBORHOOD/CITY

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**PC (PLANNED COMMERCIAL)**  
ZONING

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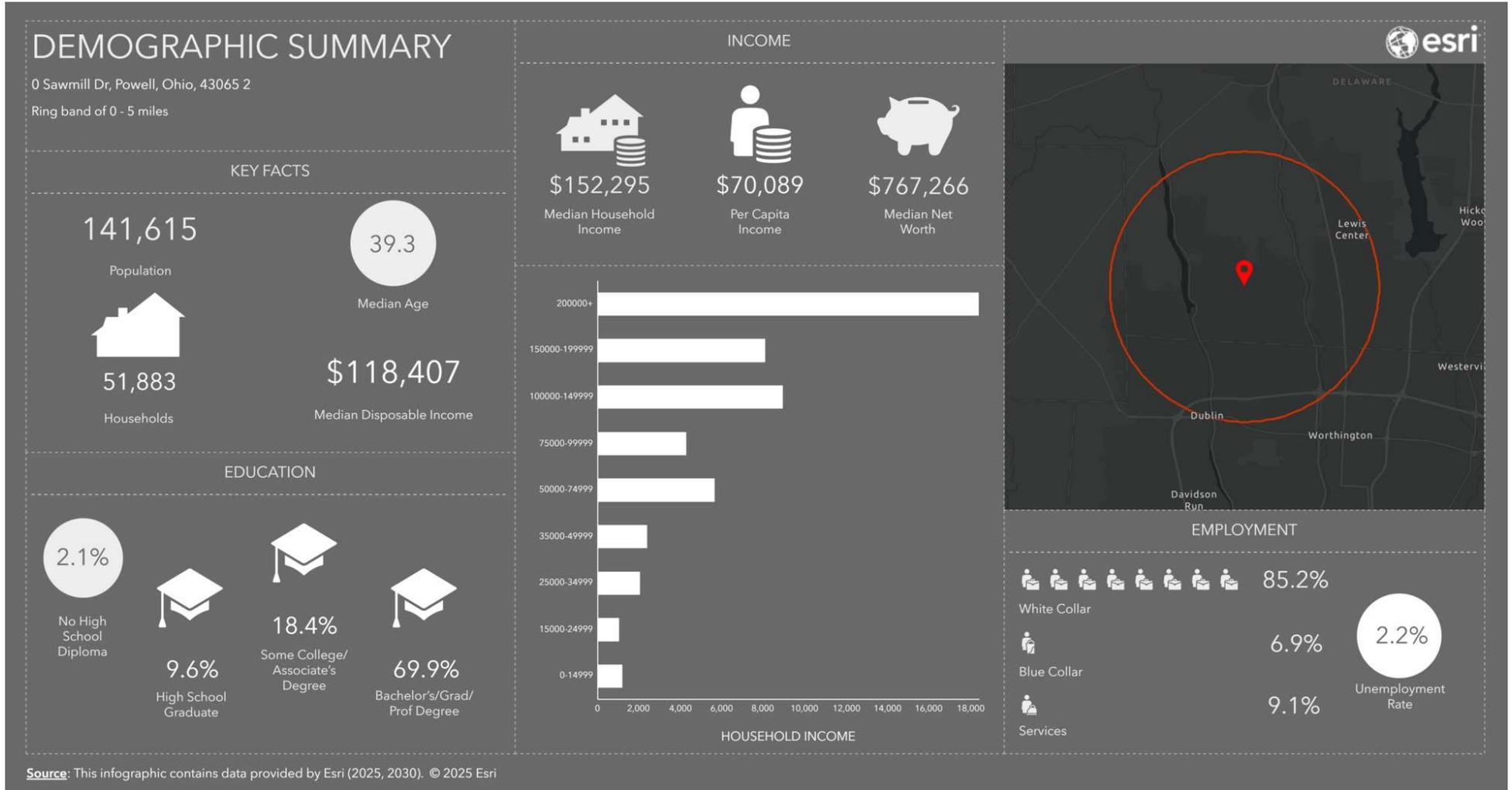
**25,700**  
VPD (STDB 25')

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# MARKET OVERVIEW MAP



# DEMOGRAPHICS - 5 MILES



## AREA OVERVIEW

Powell, Ohio, is a vibrant suburban community located just north of Columbus in Delaware County—one of the fastest-growing counties in the state. Known for its blend of small-town charm and modern conveniences, Powell offers a welcoming environment with tree-lined streets, historic neighborhoods, and a strong sense of community. The city's quaint downtown district features local shops, restaurants, and cafes, while annual events and festivals bring residents together throughout the year.

Beyond its charming core, Powell benefits from excellent regional connectivity via Sawmill Parkway, SR-315, and I-270, making it a convenient location for commuters and businesses alike. The area is home to some of Central Ohio's most desirable residential communities, supported by top-rated Olentangy Local Schools and abundant parks and recreational amenities. Powell also offers proximity to major retail corridors and leading employers, enhancing its appeal as a place to both live and work.

Adding to its draw, Powell is just minutes from the Columbus Zoo and Aquarium—one of the top-ranked zoos in the nation—and the adjoining Zoombezi Bay Waterpark. These attractions, combined with nearby golf courses, metro parks, and cultural offerings, make Powell not only a highly livable community but also a destination for visitors. With strong demographics, continued growth, and a reputation for quality of life, Powell stands out as one of Central Ohio's premier suburban markets.

## AREA AMENITIES

### COLUMBUS ZOO & AQUARIUM

World-renowned and ranked #3 in the U.S., this landmark is a premier Central Ohio attraction. It welcomes over 2.2 million visitors each year to experience 10,000+ animals

### ZOOMBEEZI BAY

22-acre waterpark featuring thrilling slides, a lazy river, and a giant wave pool. Located next to the Columbus Zoo, it attracts 400,000 people each year

### DOWNTOWN POWELL

Charming historic district filled with boutiques, local restaurants, and cozy coffee shops. Community events and seasonal festivals create a lively, small-town atmosphere

### HIGHBANKS METRO PARK

Six-acre park located in the center of Downtown Columbus that functions as a gathering space, hosting over 200 free events every year

### VILLAGE GREEN PARK

Scenic trails and dramatic river bluffs make this metro park a top hiking spot in Central Ohio. Visitors enjoy wildlife viewing, nature programs and sweeping views of Olentangy River

### SAFARI GOLF CLUB

18-hole course surrounded by natural scenery just steps from the Columbus Zoo. A local favorite, it offers a relaxed yet challenging golf experience for all skill levels

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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