



Vineyard, Winery, and Single Family Home

**FOR SALE**



**Soine Vineyards & Family Winery**

3510 Clark-Shaw Road  
Powell, OH 43065





## PROPERTY SUMMARY

**Price:** \$1,300,000

**Address:** 3510 Clark-Shaw Road  
Powell, OH 43065

**Parcel Number:** 419-330-01-018-005

**Total Acres:** 6.08

**Vineyard Acres:** 2.65

**Winery:** 3,120 SF Total

- Tasting: 600 SF
- Kitchen: 300 SF
- Processing: 1,420 SF
- Storage: 800 SF

**Residence:** 3,071 SF

**Liquor License:** Ohio A-2 (manufacture of wine)

**Food License:** Risk Level III (Delaware County  
General Health District)

**Parking:** Accommodates 50+ Cars



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## Description

### Property Description

This 6.08 acre parcel has 2.65 acres planted to grapes. There are 11 varietals. The grapes on this property are used to make the Sovi wines. The new owner/investor has the opportunity to use the grapes to continue making wine under the Soine Vineyards & Family Winery brand (Sovi), transition to an existing or new brand, use the grapes or sell them to other wineries. If desired, the current owners can provide turnkey training as it relates to the maintenance of the vineyard and the harvesting and wine making process as part of the sale.

In addition to the vineyards, there is a 3,120 SF pole barn that includes a tasting room, commercial kitchen, processing area, storage, restrooms, and an adjacent outdoor patio. The commercial kitchen has a Risk Level III Food License from the Delaware County General Health District. Food currently served is a variety appetizers and pizzas. The current license permits a much more robust menu should the new owner/investor wish to expand that offering.

The limit for large events is approximately 175 - 200 people. The winery hosts a summer live music series on the outdoor lawn and patio and the processing room has also be used as event space hosting a variety of private events and/or retreats.

The 3,071 SF, custom built, Schumacher home was built in 2006 and includes 4 bedrooms, 2-½ baths, with a fireplace, wrap-around front porch, and a three car garage. The house also includes a first floor office, two story foyer, second floor loft/entertainment area, sunroom, deck and patio adjacent to the tree lined rear of the property.

Located in Delaware County (the fastest growing county in Ohio), Soine Vineyards & Family Winery is 20 miles north of downtown Columbus, 6 miles north of downtown Powell, and 7 miles south of downtown Delaware. New housing development is exploding countywide and is evident immediately across the street from Soine Winery where 200 single family homes and 50 luxury apartments are all within walking distance of the winery.

The property resides in the Olentangy Local School District, consistently ranked as one of the top 15 school districts in the state of Ohio by niche.com.

### Revenue Opportunities

Established in 2003 and open to the public in 2008, Soine Vineyards has consistently grown organically with little to no advertising beyond "word of mouth". The investor/owner could create significant revenue opportunities through:

- Increasing hours of operations (currently 10 hours/week - summer 8 hours/week - winter) to 16, 20 or 24 hours/week
- Marketing and increasing online wine sales
- Increasing the number of private events
- Expanding current liquor license to include Sunday sales and/or a beer license
- The development of wholesale distribution channels to retailers
- Expanding current menu options (the restaurant license and kitchen can support a more robust menu)
- Actively advertise through various channels including Ohio Department of Transportation's Tourist-Oriented Directional Signs, and local restaurant, dining and travel/tourism publications
- Creating increased community engagement through winemaking education
- Partnering with other local and regional wineries, breweries, and distilleries through reciprocal advertising programs
- Developing a Bed and Breakfast concept or listing on Hipcamp that would permit overnight stays in the house or on the property



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## Vineyard/Winery

Established in 2003 and open to the public in 2008, Soine Vineyards produces 11 varietals of grapes (American, French Hybrid, and Vinifera breeds) and 18 varieties of wine including:

### Reds

- Duové
- 2018 Chambourcin
- **2019 Landot Noir\***
- De Vine
- Autumn Harvest
- Fusion
- Cranberry
- Frost Fire

### Whites

- 2019 Vidal Blanc
- Soleil
- **2018 Cayuga White\*\***
- Serenity
- **2020 Traminette\*\***
- 2019 Riesling
- 201 Seyval Blanc
- 2014 Ice Wine

The winery also produces Sangria, Hard Apple Cider and serves a variety of appetizers, pizzas, and non-alcoholic beverages.

\*\* 2021 Gold Medal Award Winner; \*2021 Silver Medal Award Winner.





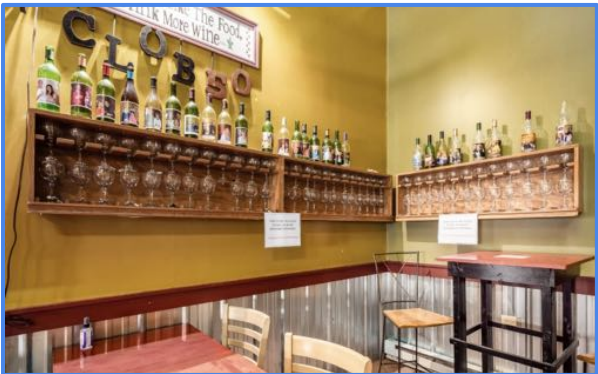
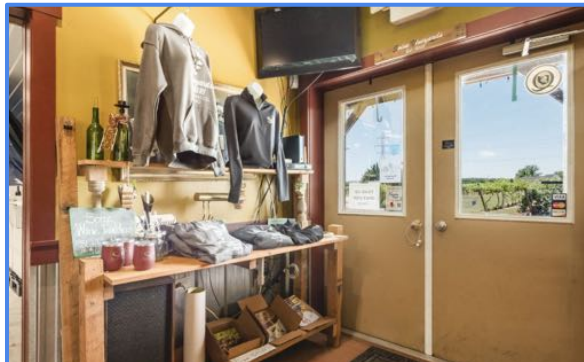
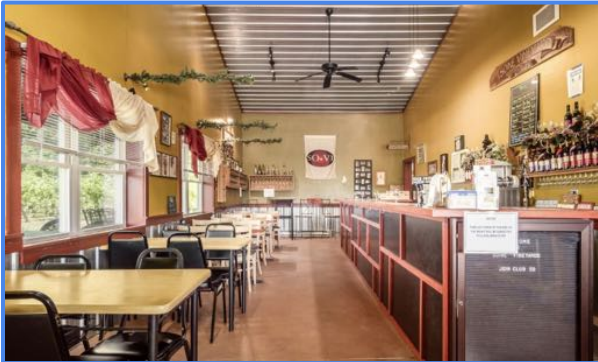
## Vineyard Photos



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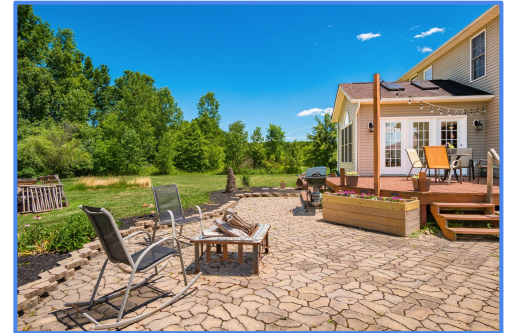


## Tasting Room/Production Room Photos





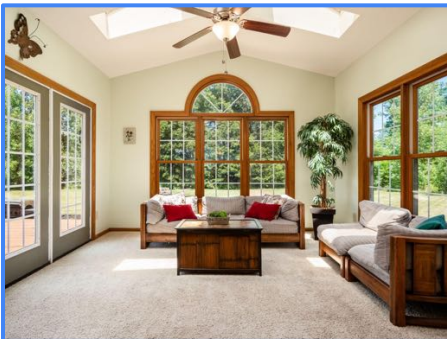
## Residence Photos



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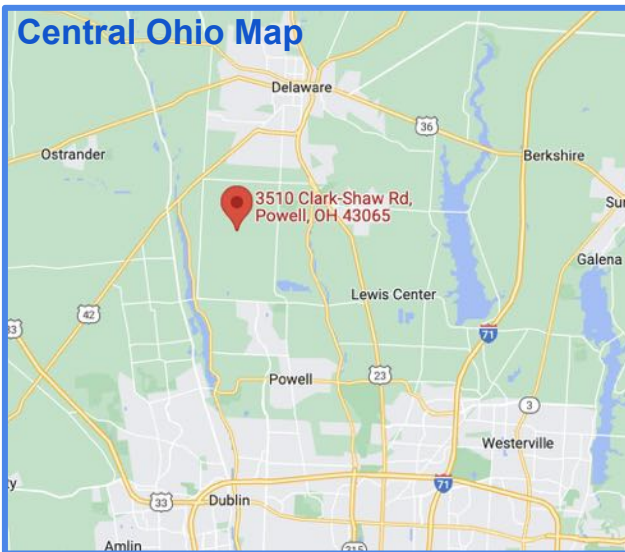
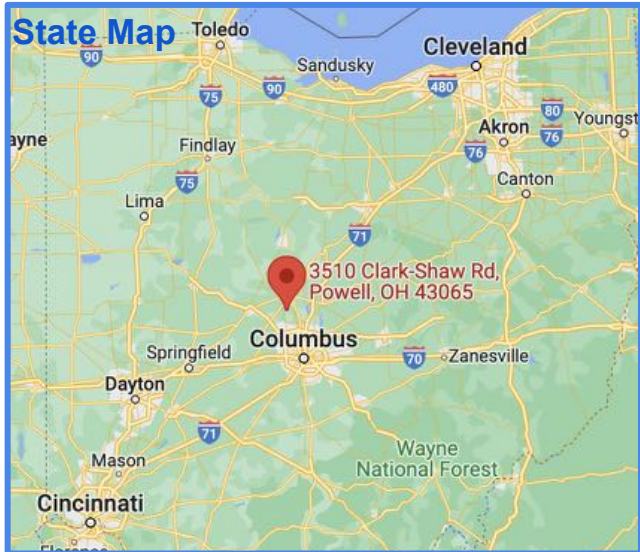


## Residence Photos





## Location



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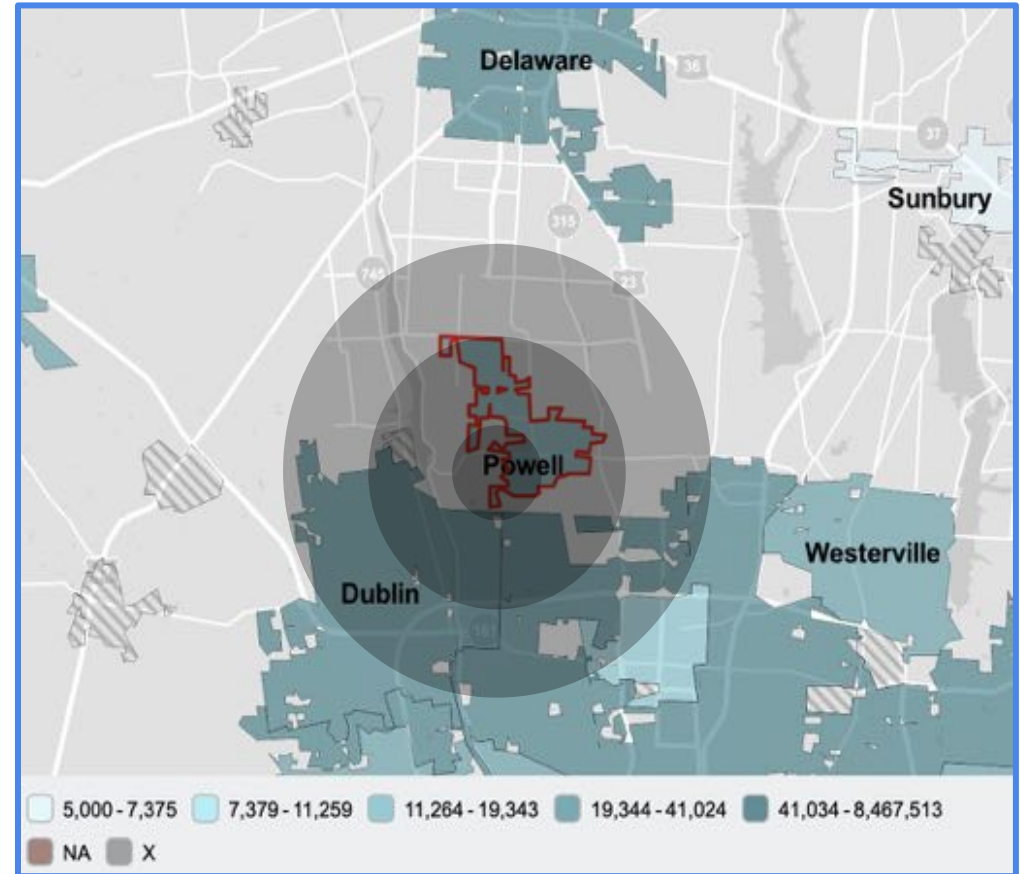
## Aerial/Vineyard Photos





## City of Powell and Surrounding Demographics

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	4,165	48,400	117,212
Average Age	38.5	36.3	36.5
Average Age (M)	38.5	35.9	35.9
Average Age (F)	38.1	36.7	37.3
HOUSEHOLD & INCOME	1 Mile	3 Miles	5 Miles
Total Households	1,527	18,060	44,705
Number of Persons/HH	2.7	2.7	2.6
Average HH Income	\$158,455	\$126,045	\$119,214
Average Home Value	\$451,347	\$402,208	\$361,526
POWELL OVERALL			
Total Population	13,353		
Race & Ethnicity	White 86.2%; Asian 8.9%		
Median Income	\$159,368		
Median Age	41.2		



Source: 2021 US Census Data





# Thank you!

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