

SR-256 & I-70

LAND FOR SALE

0 FREEDOM WAY NORTH
PICKERINGTON, OHIO 43147



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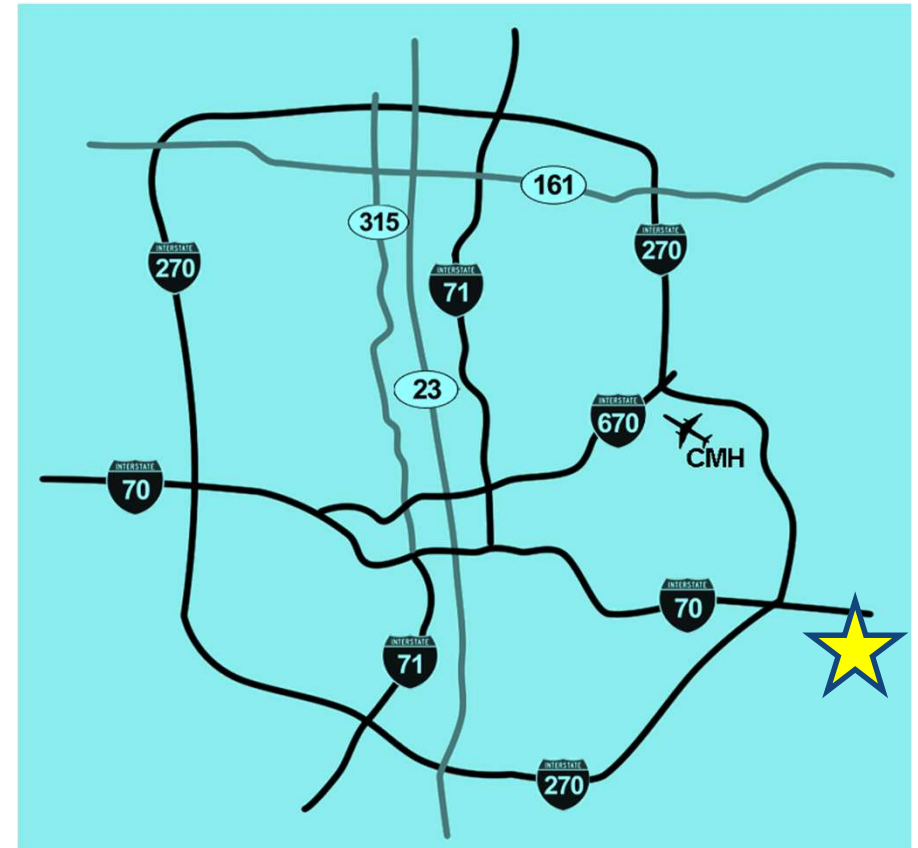


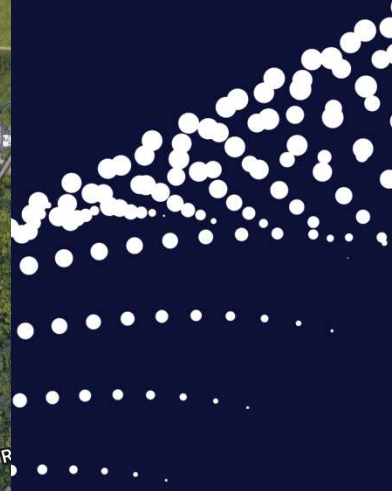
PROPERTY HIGHLIGHTS

- +/- 3.3 acre outparcel for sale
- Zoned PC-4—Highway Commercial
- Surrounded by high-end residential
- Positioned in the center of a strong retail corridor
- The only remaining undeveloped quadrant of the I-70 / SR-256 interchange
- Highest traffic counts in the submarket
- Largest concentration of retail, restaurants, and hotels in the area

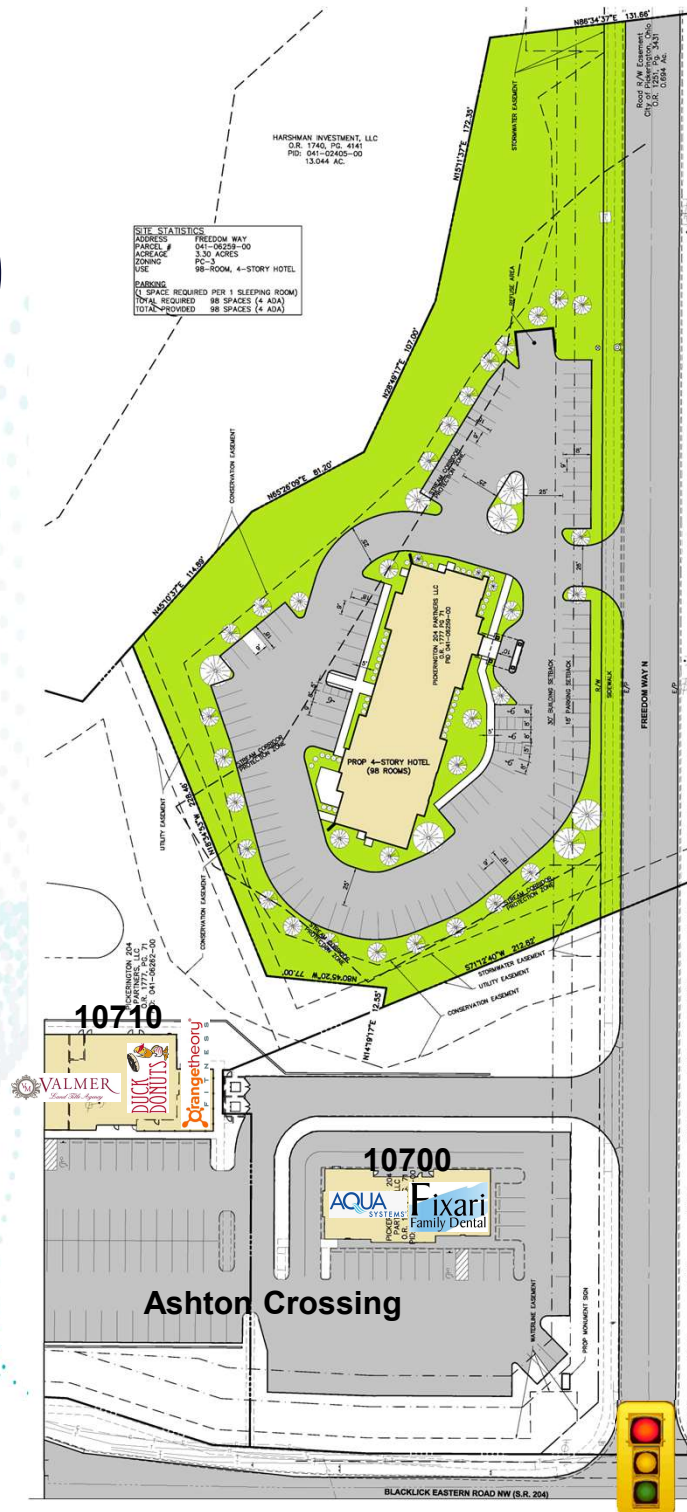
SR - 256 & I - 70

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0 FREEDOM WAY NORTH
PICKERINGTON, OH 43147

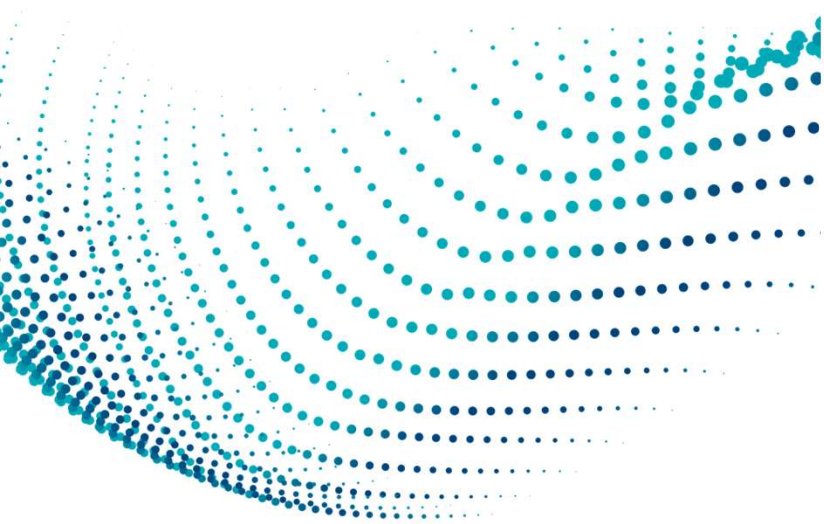




SITE PLAN (potential)



DEMOGRAPHICS: 1-MILE RADIUS



KEY FACTS

10,436

Population

36.9

Median Age



Average
Household
Size

\$72,629

Median
Household
Income

INCOME



\$72,629

Median
Household
Income



100,759

2022 Average
Household
Income (Esri)



37,251

2022 Per Capita
Income (Esri)

BUSINESS



342

Total Businesses



5,361

Total Employees

EDUCATION

5%

No High
School
Diploma



24%

High School
Graduate



32%

Some College



39%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



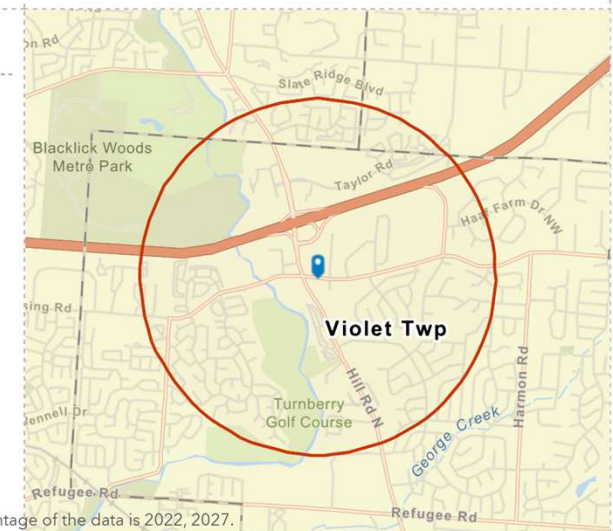
\$217,404

Median Home
Value



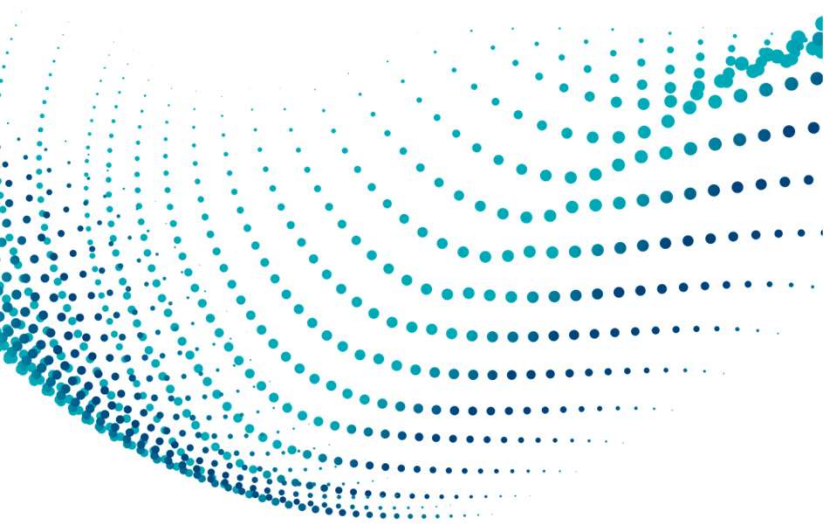
\$854

Median
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

DEMOGRAPHICS: 3-MILE RADIUS



KEY FACTS

84,583

Population

36.6

Median Age



Average
Household
Size

\$74,170

Median
Household
Income

INCOME



\$74,170

Median
Household
Income



94,646

2022 Average
Household
Income (Esri)



35,794

2022 Per Capita
Income (Esri)

BUSINESS



2,197

Total Businesses



25,562

Total Employees

EDUCATION

6%

No High
School
Diploma



26%
High School
Graduate



31%
Some College



37%
Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



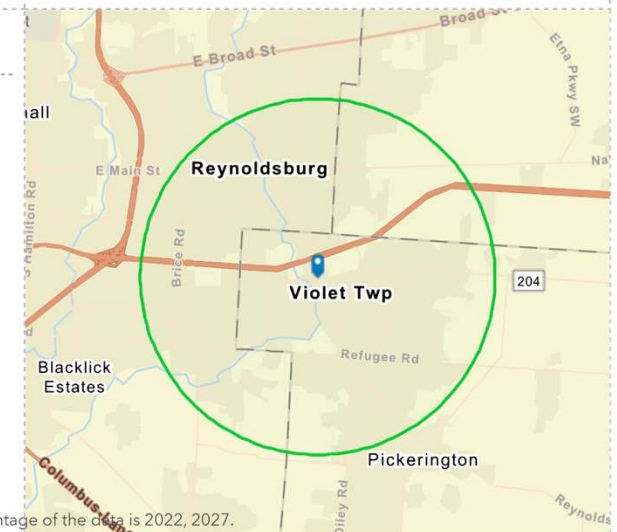
\$213,378

Median Home
Value

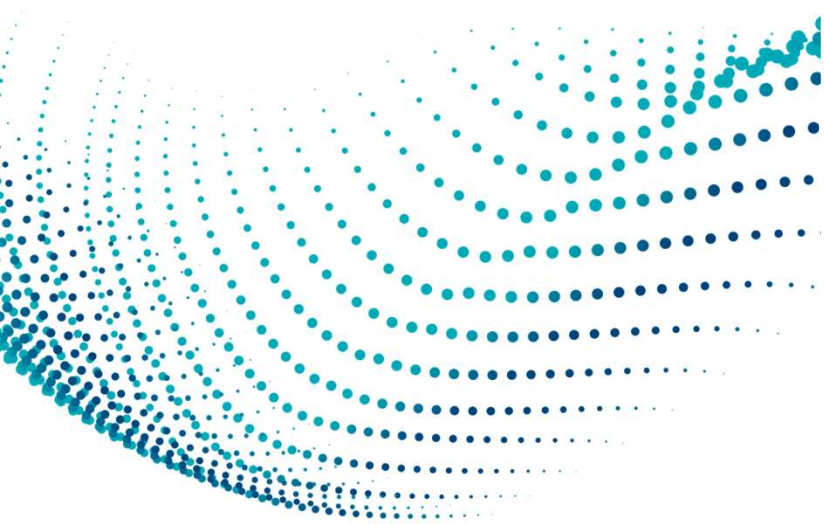


\$839

Median
Contract Rent



DEMOGRAPHICS: 5-MILE RADIUS



KEY FACTS

201,071

Population

36.0

Median Age



Average
Household
Size

\$69,326

Median
Household
Income

INCOME



\$69,326

Median
Household
Income



91,352

2022 Average
Household
Income (Esri)



34,623

2022 Per Capita
Income (Esri)

BUSINESS



4,126

Total Businesses



53,887

Total Employees

EDUCATION

6%

No High
School
Diploma



28%

High School
Graduate



31%

Some College



34%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



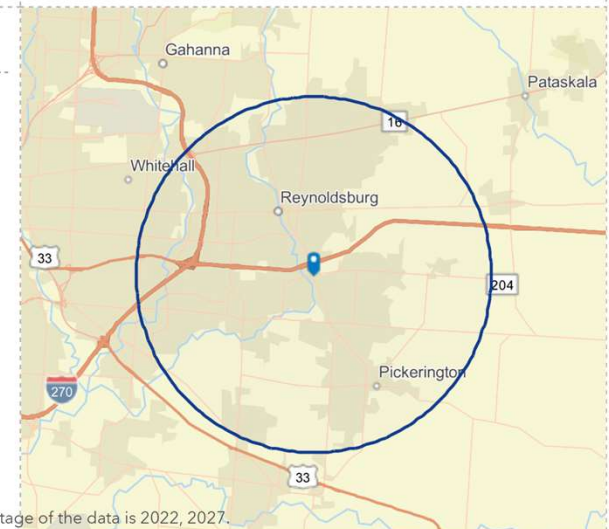
\$209,087

Median Home
Value



\$824

Median
Contract Rent



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