13 ACRES: SR-256 & I-70

LAND FOR SALE

0 FREEDOM WAY NORTH
PICKERINGTON, OHIO 43147



MATT COOPER *SENIOR VICE PRESIDENT*

MOBILE 614.403.4732 | **DIRECT** 614.334.7831
MCOOPER@EQUITY.NET

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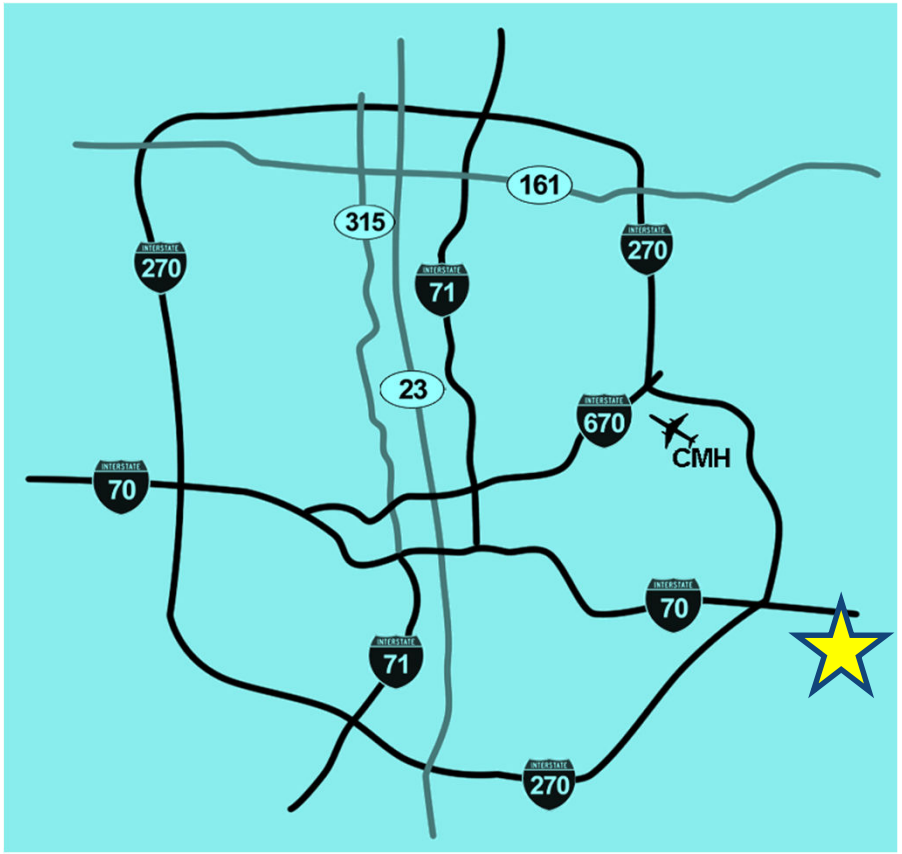
PROPERTY HIGHLIGHTS

13 ACRES: SR-256 & I-70

LAND FOR SALE

0 FREEDOM WAY NORTH
PICKERINGTON, OH 43147

- +/- 13.04 acre outparcel for sale
- Zoned PC-4—Highway Commercial: ZONING DETAILS hyperlink
- 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



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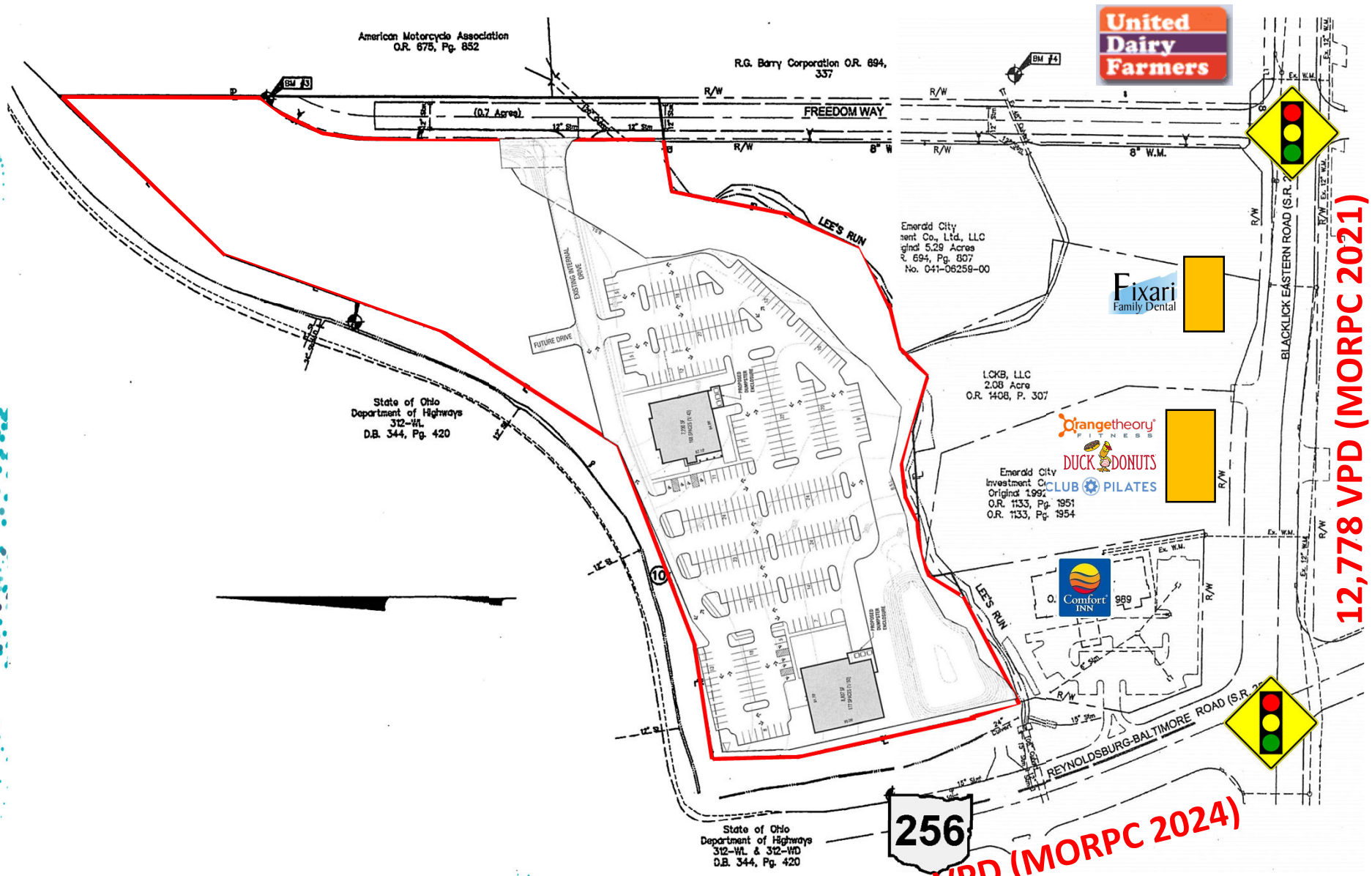
MERCHANT AERIAL



SITE PLAN



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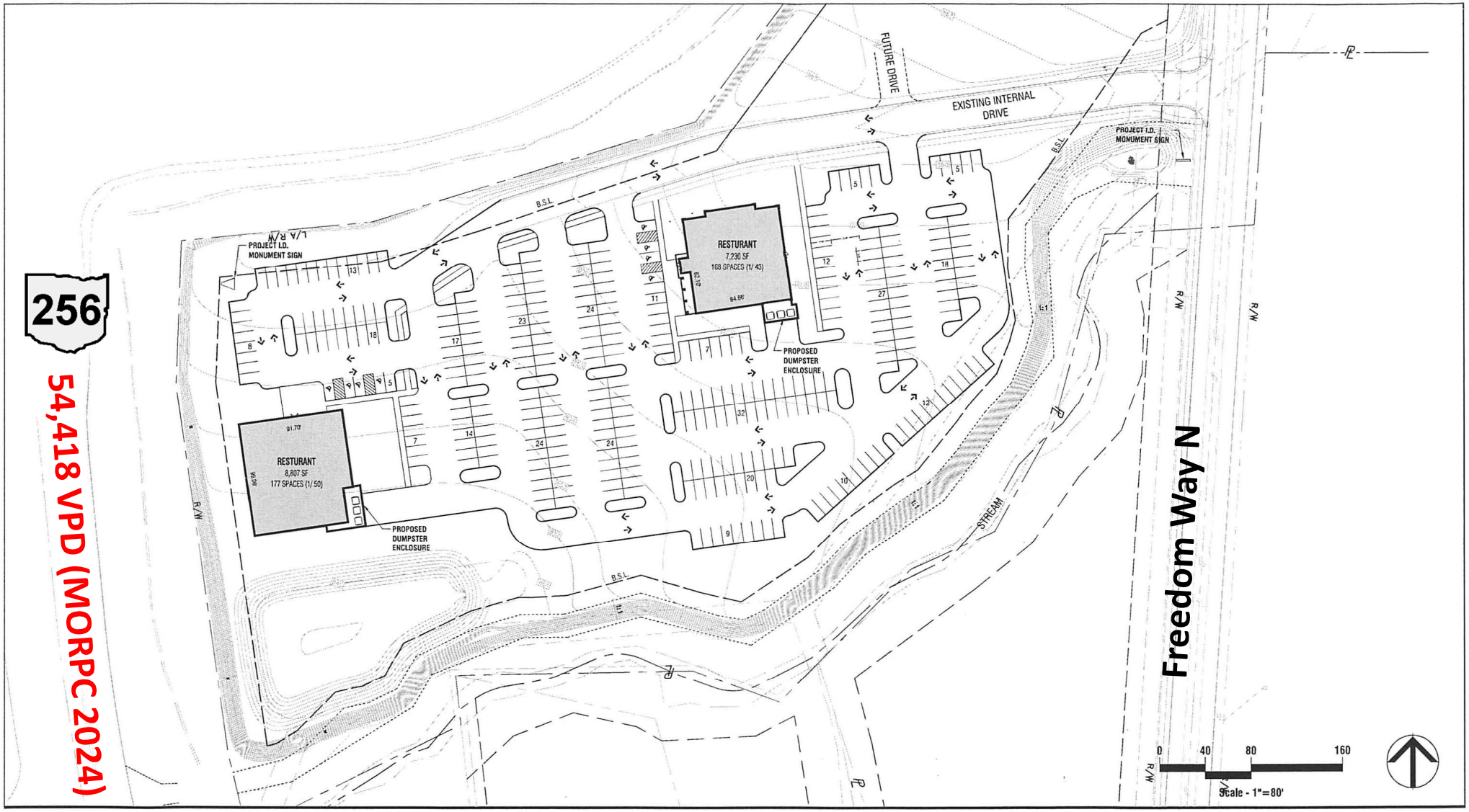
POTENTIAL SITE PLAN



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256 or TAYLOR RD. I-70 EXITS TO SITE



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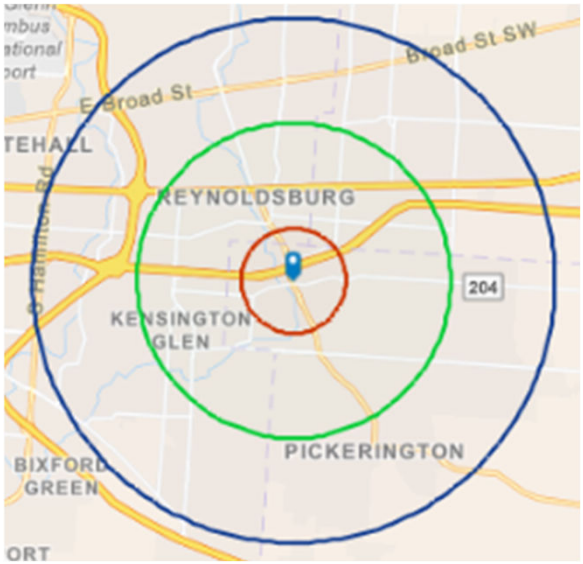
1-MILE RADIUS DEMOS



KEY FACTS

11,268
Population

2.6
Average Household Size

37.3
Median Age

$72,392
Median Household Income

BUSINESS

433
Total Businesses

6,558
Total Employees

EDUCATION

6%
No High School Diploma

26%
High School Graduate

28%
Some College

40%
Bachelor's/Grad/Prof Degree

INCOME

$36,962
Per Capita Income

$72,392
Median Household Income

$97,960
Average Household Income

EMPLOYMENT

65.5
White Collar %

15.4
Blue Collar %

19.1
Services %

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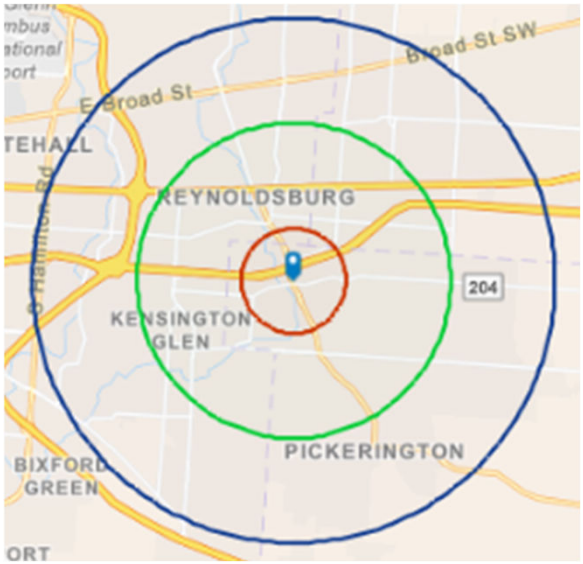
3-MILE RADIUS DEMOS



KEY FACTS

86,358
Population

2.6
Average Household Size

36.8
Median Age

$73,155
Median Household Income

BUSINESS

2,291
Total Businesses

24,483
Total Employees

EDUCATION

6%
No High School Diploma

25%
High School Graduate

33%
Some College

36%
Bachelor's/Grad/Prof Degree

INCOME

$35,626
Per Capita Income

$73,155
Median Household Income

$94,040
Average Household Income

EMPLOYMENT

62.3
White Collar %

20.9
Blue Collar %

16.8
Services %

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5-MILE RADIUS DEMOS

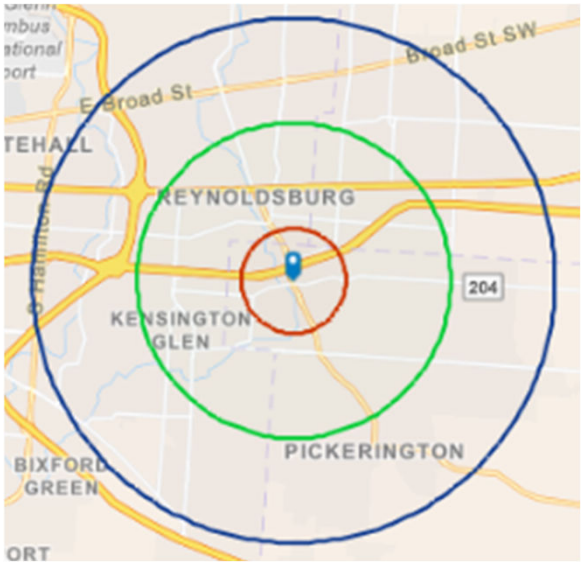
KEY FACTS

203,949
Population

2.6
Average Household Size

36.3
Median Age

$69,980
Median Household Income



BUSINESS

4,377
Total Businesses

60,376
Total Employees

EDUCATION

7%
No High School Diploma

28%
High School Graduate

31%
Some College

34%
Bachelor's/Grad/Prof Degree

INCOME

$35,181
Per Capita Income

$69,980
Median Household Income

$92,733
Average Household Income

EMPLOYMENT

60.9
White Collar %

23.0
Blue Collar %

16.1
Services %

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