

# *For Sale*

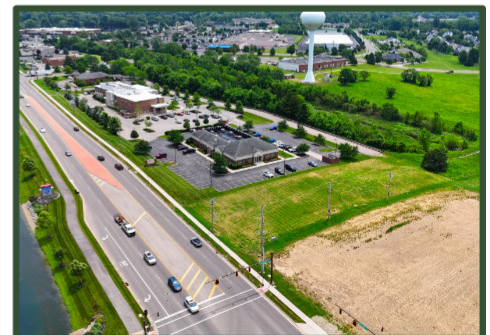


## *\$415,000*

## *0 Refugee Road, Pickerington, OH 43147*

*Land For Sale in Pickerington, Ohio*

- Parcel # 0410563200 - 0.89 Acre lot zoned C3 Community Commercial.
- Excellent visibility with high traffic counts:
- Adjacent to Ohio Health Pickerington Medical Campus and future Pickerington Methodist hospital.
- Close proximity to restaurants, shops, and services with  $\pm 115$  feet frontage on Refugee Road.
- Lot size is 115' x 335'.
- Road improvements completed on Refugee Road.



*Click Here to View Property Video*

**Michael Berry**

(614) 559-3350 Ext. 124

Mberry@bestcorporaterealestate.com

**Randy Best CCIM, SIOR**

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

4608 Sawmill Road, Columbus, Ohio 43220  
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# 0 Refugee Road, Pickerington, OH 43147

## Exterior Photos



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## Additional Property Information

### Legal Information

|                            |                                      |
|----------------------------|--------------------------------------|
| Legal Property Description | Windmill Square Commercial Sub Lot 1 |
| Price                      | \$415,000                            |
| Parcel Number              | 041563200                            |
| Possession                 | Immediate                            |

### Land Information

|                                  |                        |
|----------------------------------|------------------------|
| Land Acreage                     | ± 0.89 Acres           |
| Building on Land                 | No                     |
| Current Use                      | Commercial Vacant Land |
| Current Zoning                   | Commercial             |
| Jurisdiction and School District | Pickerington L.S.D     |

### Structural Information

|                                  |                                           |
|----------------------------------|-------------------------------------------|
| Proposed Building Square Footage | ±4,000 Square Feet                        |
| Proposed Parking                 | 28 Spaces                                 |
| Floors Above Ground              | 1                                         |
| Year Built                       | N/A                                       |
| Proposed Building Amenities      | Cut out on Refugee Rd, Dedicated Dumpster |

### Additional Information

|                          |                              |
|--------------------------|------------------------------|
| Lot Specifics            | Prime Frontage on Refugee Rd |
| Parcel Benefits          | Easy Access                  |
| Fees and Associations    | None                         |
| Water/Sewer System       | Public                       |
| Real Estate Taxes (2025) | \$3,730.68                   |

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Parcel View



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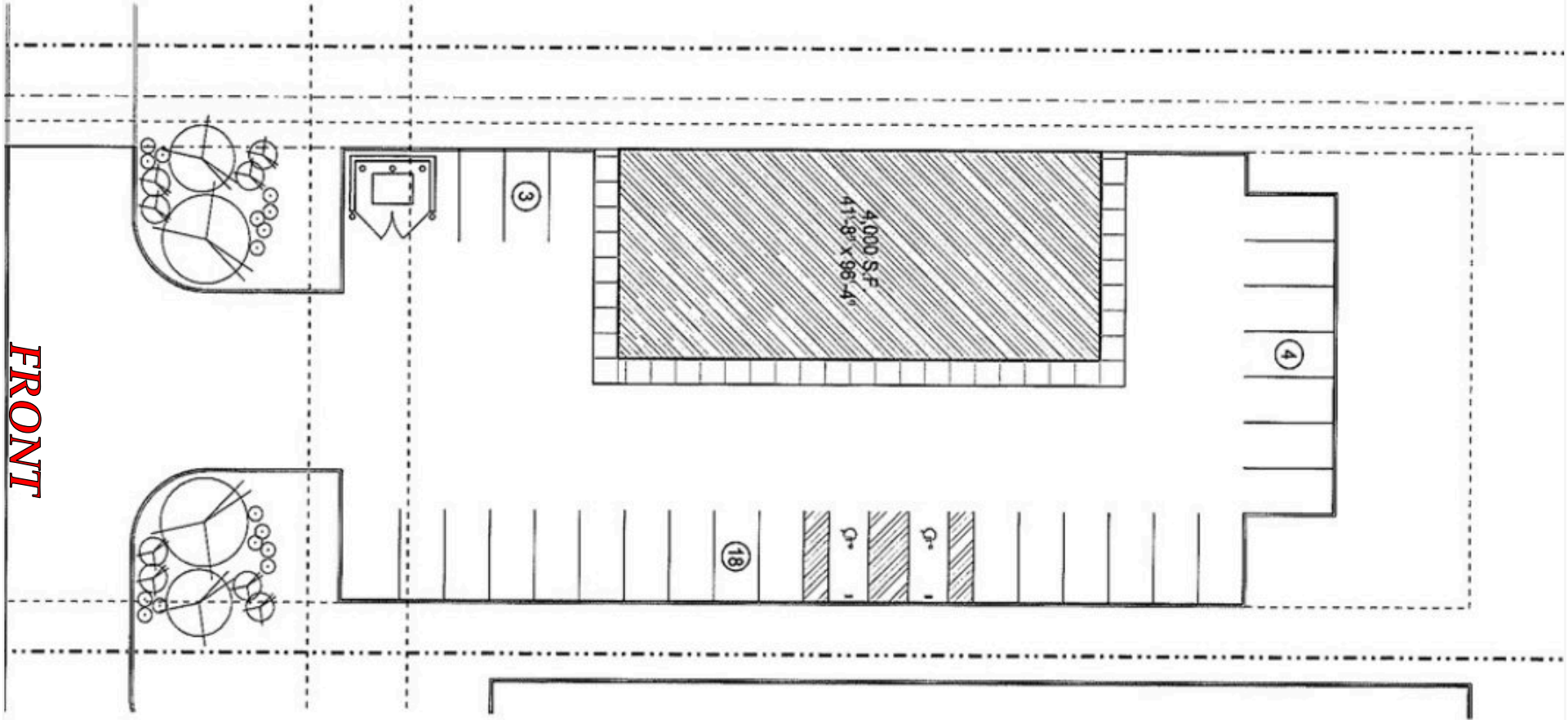


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## Concept Plan



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## Local Amenities



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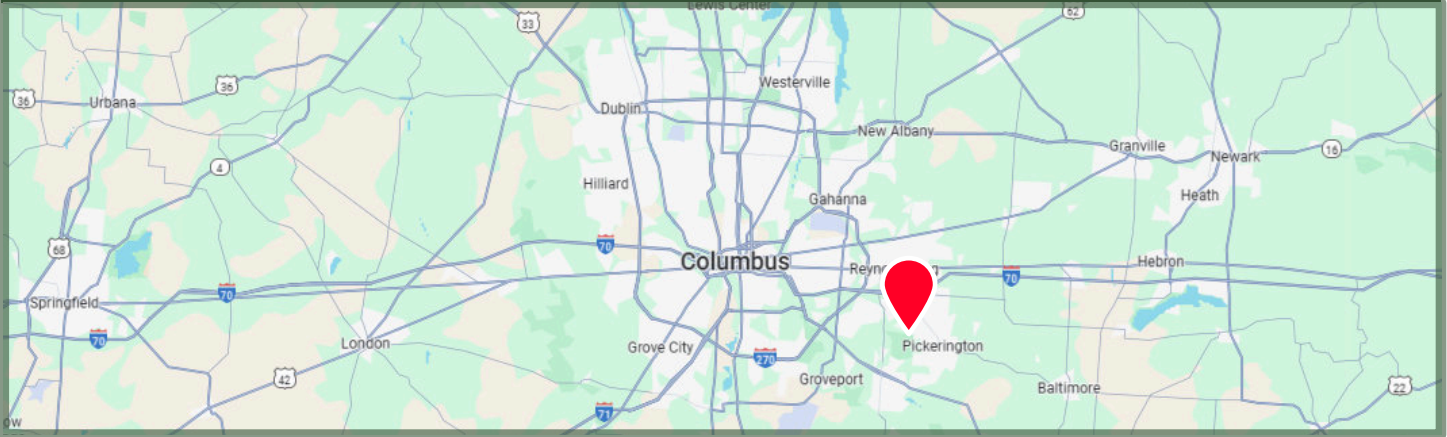
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## Traffic Counts and Regional Demographics



## Local Traffic

|                                 |                    |
|---------------------------------|--------------------|
| <b>Refugee Rd - Windmill Dr</b> | <b>±11,334 VPD</b> |
| <b>Hill Rd N - Refugee Rd</b>   | <b>±34,518 VPD</b> |
| <b>Refugee Rd - Fullers Way</b> | <b>±10,373 VPD</b> |



## Local Demographics

|                      | Within 1 Mile   | Within 3 Miles  | Within 5 Miles  |
|----------------------|-----------------|-----------------|-----------------|
| Population           | <b>5,542</b>    | <b>51,778</b>   | <b>114,986</b>  |
| Households           | <b>8,122</b>    | <b>31,839</b>   | <b>54,115</b>   |
| Avg Household Income | <b>\$83,703</b> | <b>\$77,092</b> | <b>\$69,016</b> |

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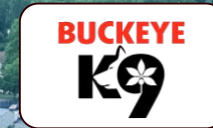
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# CITY OF PICKERINGTON, OHIO

## Major Regional Employers



## Area Overview

Pickerington is a welcoming community where families can enjoy safe, tree-lined streets and an excellent quality of life. Homebuyers here are greeted by an affordable selection of homes in many attractive neighborhoods. The median housing unit value is \$209,225 and more than 82 percent of our residents own their homes.

Each tidy neighborhood is within close proximity to Ohio's most outstanding schools. Pickerington Local School District consistently achieves an Excellent in Education ranking. Pickerington offers plenty of business – and pleasure, too!

Whether you're looking for a day on the winding trails, a family trip to a museum or basking in the rich history we have to offer, Pickerington has something for everyone. Pickerington has over 150 acres of park land, including seven distinctive parks that provide quiet relaxation or a day of family recreation.

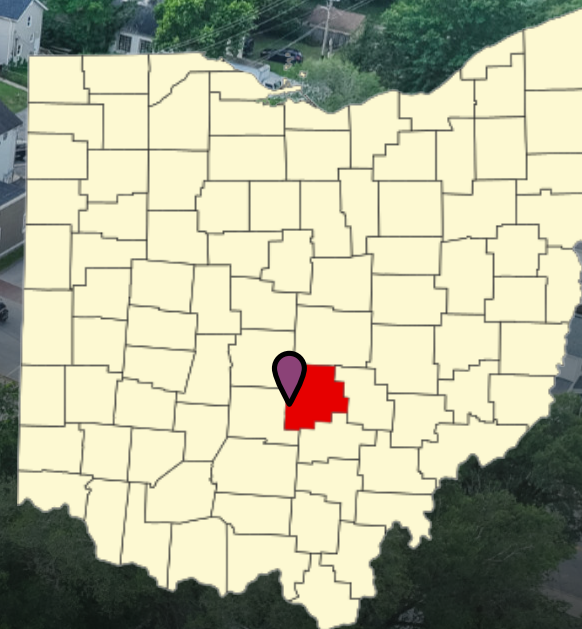


Photo: Downtown Pickerington

## Demographics



Area Population  
**23,094**



Area Households  
**7,914**

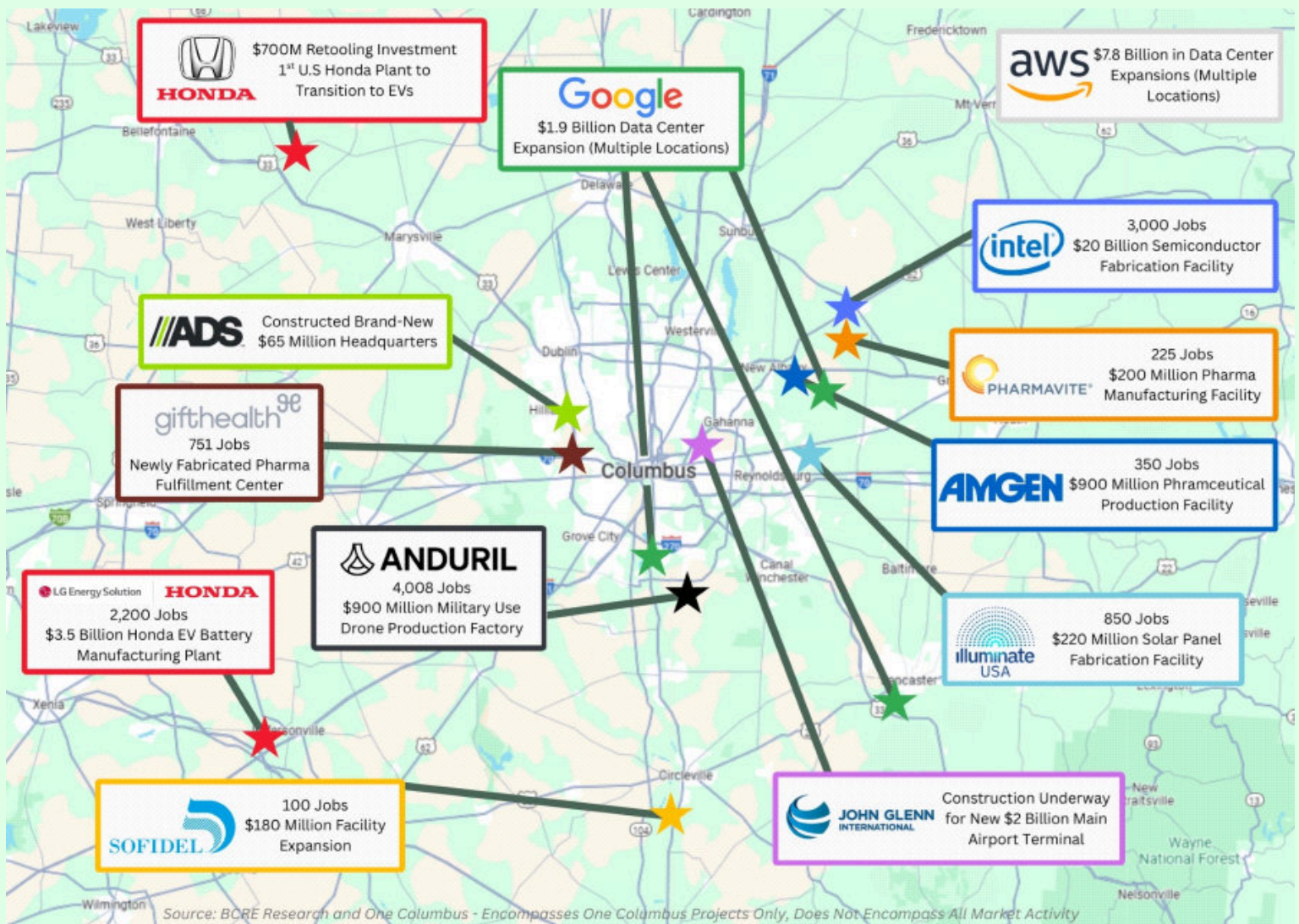


Average Income  
**\$134,000**

## Major Nearby Interstates



# NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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