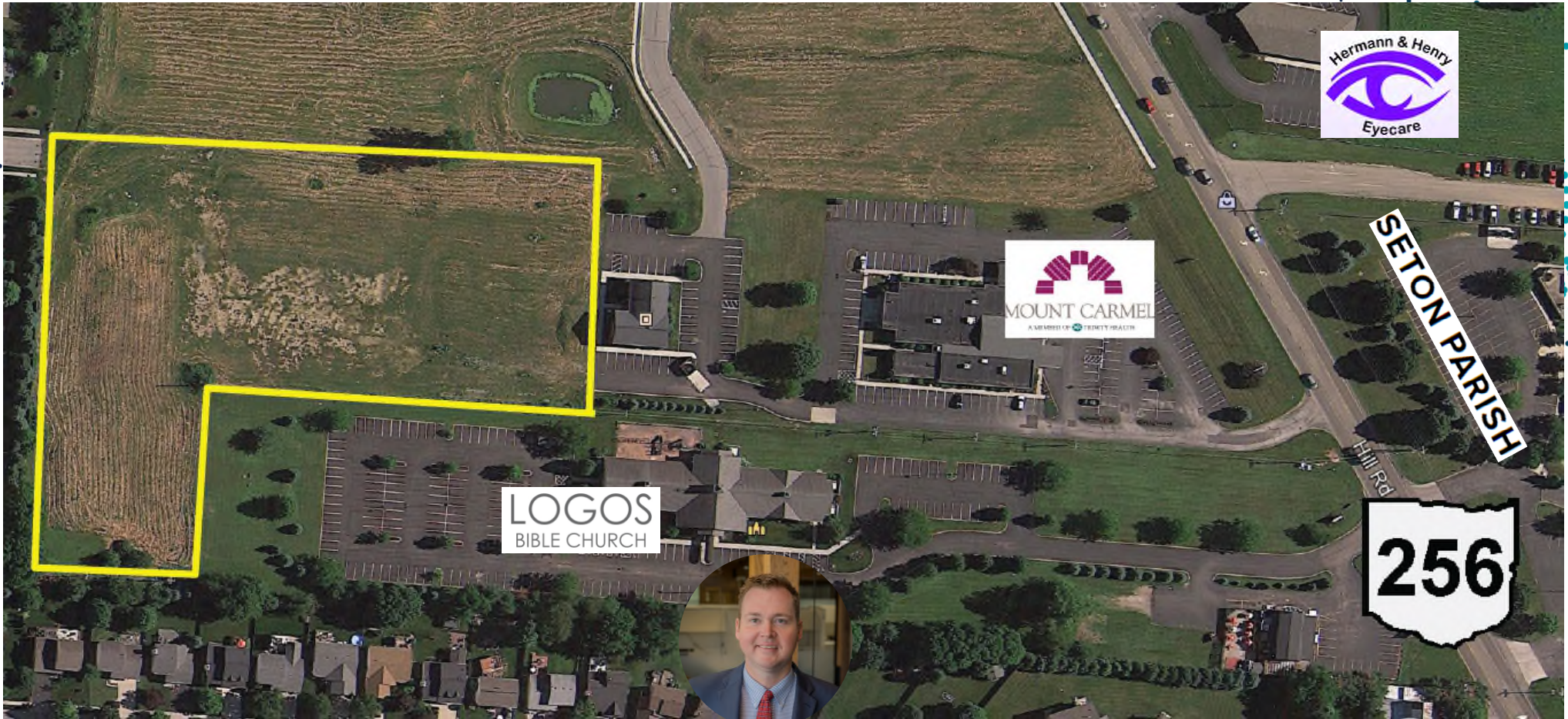


PICKERINGTON, OHIO

LAND FOR LEASE

NORTH HILL ROAD, PICKERINGTON, OHIO 43147



JEFF MEYER VICE PRESIDENT

MOBILE 614.301.4212
JMEYER@EQUITY.NET



PROPERTY HIGHLIGHTS

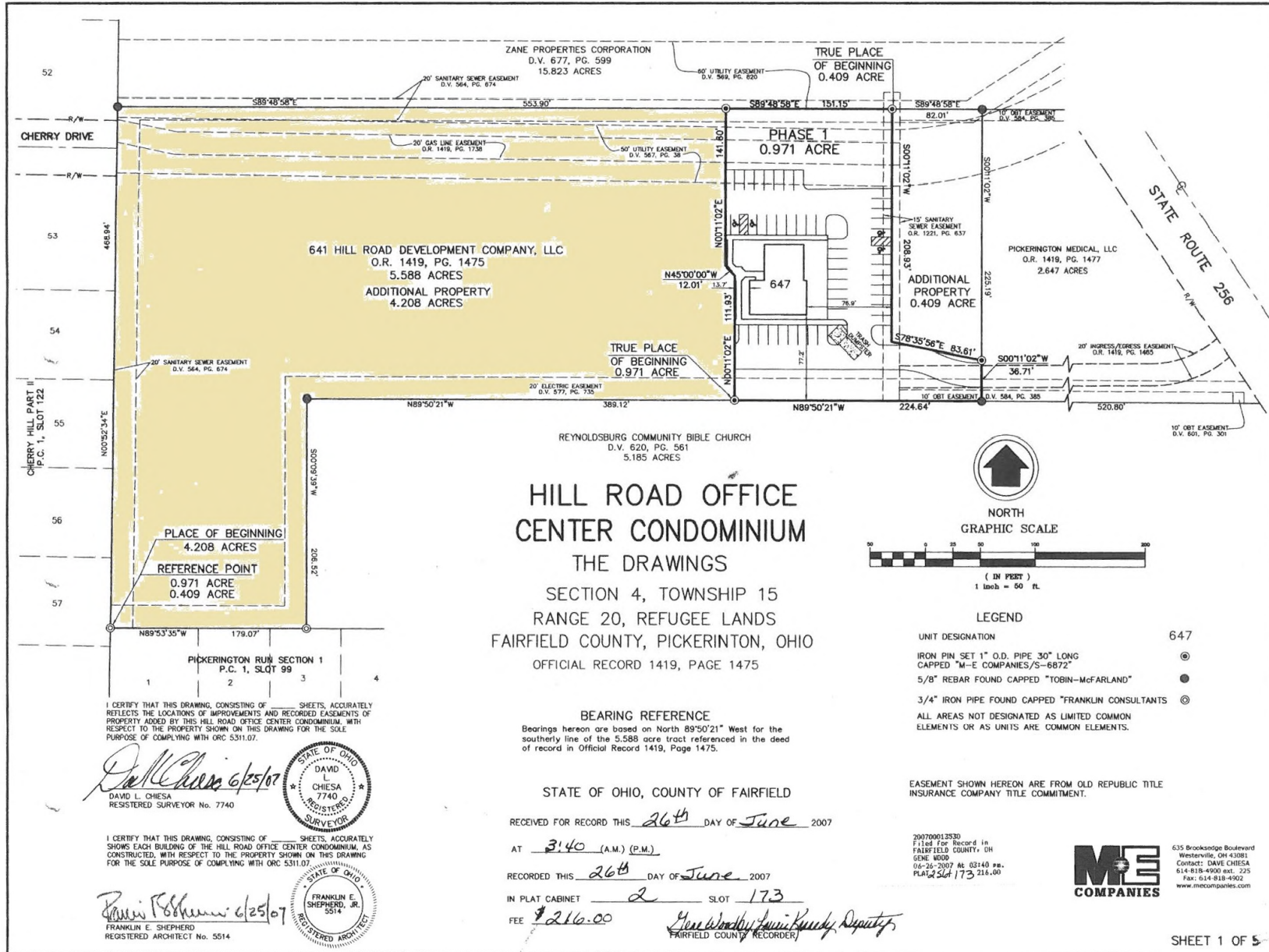
- +/- 4.21 acre parcel of land located on Hill Road N.
- Divisible to +/- 1.0 acre
- Zoned C3
- All utilities to site
- \$125,000 per acre

PICKERINGTON, OHIO

LAND FOR SALE
NORTH HILL ROAD, PICKERINGTON, OH 43147



SITE PLAN



AERIAL



PERMITTED USES

TABLE I - PERMITTED USES, ACCESSORY USES AND CONDITIONAL USES

A = Accessory P = Permitted C - Conditional

Use Type	Districts Where Use is Permitted ✓															Min. Setbacks Adjacent to Residential Uses ¹ (ft.)			Min. Setbacks Adjacent to Nonresidential Uses ¹ (ft.)			Minimum Lot Width (ft.)	Max. Height (Else "P" District) (ft.)	Max. Size (sq. ft.)	
	AGR	R1	R2	R3	R4	R6	R10	C1	C2	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear					
Agricultural Storage Processing	C														C	C	50	50	50	50	15	30	N/A	- ⁵	N/A
Animal Clinic Without Boarding	C								C	C	C	P	P	P	P	- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	N/A	35	by BZA	
Animal Clinic With Boarding															C	C	30	30	30	30	30	30	N/A	35	N/A
Assisted Living Facility															P										
Auditorium	C	C	C	C	C	C	C					C	C			50	50	50	50	15	30	N/A		N/A	
Auto Fuel Service												P	P			50	*	**	50	*	**	N/A	35	N/A	
Arts and Craft Studio									P							- ³	* ³	** ³	- ³	* ³	** ³	N/A	- ³	2,500	
Arts and Craft Studio										P						- ³	- ³	- ³	- ³	- ³	- ³	- ³	- ³	- ³	5,000
Arts and Craft Studio											P	P		P	P	- ³	- ³	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A
Automotive Service/Major Repair													C	C	C	50 ³	*	**	50 ³	*	**	N/A	35	N/A	
Automotive Service/Minor Repair													C	C	C	50 ³	*	**	50 ³	*	**	N/A	35	N/A	
																			50 ³	*	**				
Auto. Vehicle and Equip. Stores													C	C		50	50	50	50 ³	*	**	N/A	35	N/A	
Bar									C	C			C			- ³	- ³	- ³	- ³	- ³	- ³	N/A	- ⁵	2,000	
Bar											P	P				- ³	*	**	- ³	*	**	N/A	35	N/A	
Business Retail									P							- ³	*	**	- ³	*	**	40	35	2,500	
Business Retail										P						- ³	*	**	- ³	*	**	40	35	-	
Business Retail											P					- ³	*	**	- ³	*	**	N/A	35	2,500	
Business Retail												P	P	C		- ³	*	**	- ³	*	**	N/A	35	N/A	
Cemetery	C	C														- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	N/A	- ⁵	N/A	
Church and Place of Worship	C	C	C	C	C	C	C		C	C	C		C			50	50	50	50	15	30	N/A	- ⁵	N/A	
Com. Telecommunications Equip.	C												C	C	C	- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	- ⁶	N/A	- ⁵	N/A	
Commercial Entertainment											C	P	P			50 ³	*	**	50 ³	*	**	N/A	35 or - ⁵	N/A	
Consumer Retail									P ⁴	P ⁴	P ⁴	P ⁴				- ³	*	**	- ³	- ³	- ³	N/A	35	N/A	

PERMITTED USES

TABLE I (Cont.)

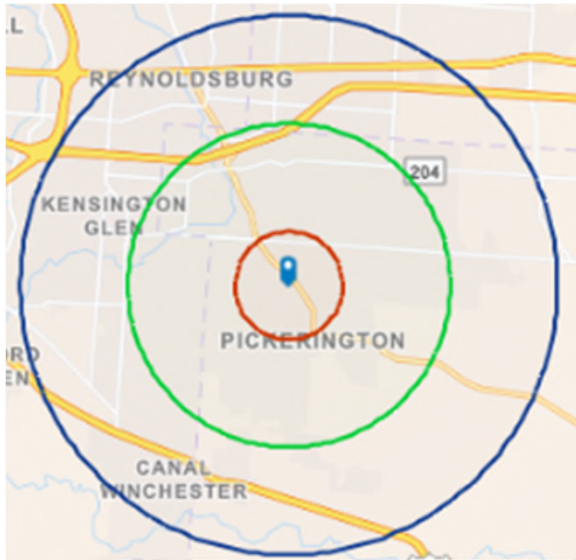
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Use Type	Districts Where Use is Permitted ✓														Min. Setbacks Adjacent to Residential Uses ¹ (ft.)			Min. Setbacks Adjacent to Nonresidential Uses ¹ (ft.)			Minimum Lot Width (ft.)	Max. Height (Else "P" District) (ft.)	Max. Size (sq. ft.)	
	AGR	R1	R2	R3	R4	R6	R10	C1	C2 ²	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear				
Day Care	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	C- ⁵	C- ⁵	P	P	P	P	C ⁴	P	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35	- ³	
Drive Thru Banking									C	C	C	C	C	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35 or - ³	N/A	
Drive Thru Retail											C	C	C	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35	- ³	
Drive Thru Restaurant											C	C	C	-	-	-	-	-	-	-	N/A	35	-	
Elderly Housing									P					50	*	**	- ³	*	**	- ³	N/A	40	- ³	
Family Restaurant								P	P	C	P	P	C	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35	- ³	
Full Service Restaurant								P	P	C	P	P	C	50	50	50	- ³	- ³	- ³	- ³	N/A	35 or - ³	- ³	
General Industries													P	50	50	**	50	*	**	- ³	N/A	40	- ³	
General Retail											P	P		50	*	**	- ³	*	**	- ³	N/A	40	- ³	
Garbage Transfer													C	See 1286.22										
Hospitals						C	C		C	C			C	50	*	**	- ³	*	**	- ³	N/A	40	- ³	
Hotel/Motel									C		P	P	C	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	40 or - ³	- ³	
Light Industry													P	-	-	-	-	-	-	-	N/A	-	-	
Medical and Health Related Serv.								C	P	P	P	P	C	-	-	-	-	-	-	-	N/A	35	-	
Multi-Family Dwellings							P		P					Rules in Chap. 1276 for R10 apply as applicable										
Noncontinuous Foundation Bldgs.	C	C									C		C	See 1286.23										
Professional and Business Offices	C							P	P	P	P	P	P	C	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35 or - ³	N/A	
Personal Service										P	P	P	P	- ³	- ³	- ³	- ³	- ³	- ³	- ³	N/A	35	N/A	
Research and Development Ind.								C	C	C	C		P	50	*	**	- ³	- ³	- ³	- ³	N/A	40 or - ³	N/A	
School (Public or Parochial)																								
Elementary and Secondary	C	C	C	C	C	C	C					C		50	*	**	- ³	- ³	- ³	- ³	N/A	40	N/A	
Self-Storage Buildings												C	C	50	30	50	50	30	50		N/A	20	N/A	

PERMITTED USES

Use Type	Districts Where Use is Permitted														Min. Setbacks Adjacent to Residential Uses ¹ (ft.)			Min. Setbacks Adjacent to Nonresidential Uses ¹ (ft.)			Minimum Lot Width (ft.)	Max. Height (Else "P" District) (ft.)	Max. Size (sq. ft.)		
	AGR	R1	R2	R3	R4	R6	R10	C1	C2 ²	O	C3	C4	M1	M	Front	Side	Rear	Front	Side	Rear					
Tavern								C	C						— ³	— ³	— ³	— ³	— ³	— ³	50	35	2,500		
Tavern											P	P			50	*	**	— ³	— ³	— ³	N/A	35	N/A		
University/College/Seminary																									
(Accredited 2 yr. or 4 yr.)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A		
(Nonaccredited/Vocational)	C								C	C	P	C	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A		
Wholesale Business	C							C	C	C	C	C	P	P	50	*	**	— ³	— ³	— ³	N/A	35 or — ⁵	N/A		
Pet Grooming									C		C	P			— ³	— ³	— ³	— ³	— ³	— ³	50	35	2,500		
Acces. Uses (Also Refer to 1276.10)																									
Storage Garages													P	P	Requirements for Principal Structure Apply Exclusively							20			
Antennas for Amateur Radio Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	See 1286.14										
Seasonal Patio Enclosures									C		C	C													

1-MILE RADIUS DEMOS



KEY FACTS

10,746
Population

2.8
Average
Household Size

37.1
Median Age

\$92,112
Median Household Income

BUSINESS

230

Total Businesses

2,219

Total Employees

EDUCATION

2%

No High School
Diploma

23%

High School
Graduate

26%

Some
College

49%

Bachelor's/Grad/Prof
Degree

INCOME



\$40,377
Per Capita
Income



\$92,112
Median
Household
Income



\$109,853
Average
Household
Income

EMPLOYMENT

70.6
White
Collar %

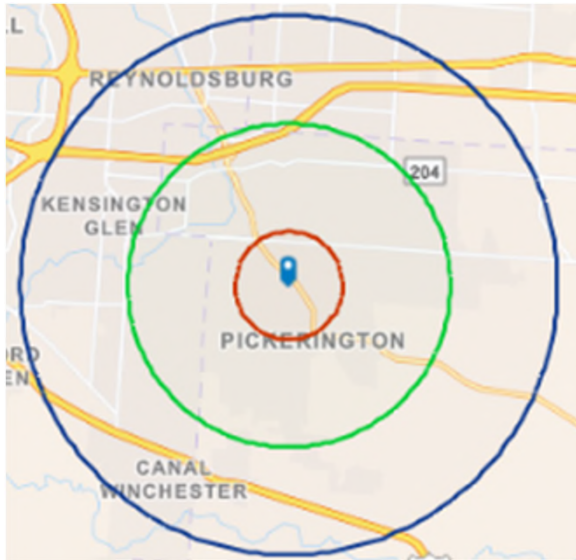
17.3
Blue
Collar %

12.1
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

62,140
Population

2.8
Average
Household Size

35.9
Median Age

\$100,092
Median Household Income

BUSINESS

1,172

Total Businesses

13,634

Total Employees

EDUCATION

4%

No High School
Diploma

20%

High School
Graduate

30%

Some
College

46%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,504
Per Capita
Income



\$100,092
Median
Household
Income



\$118,438
Average
Household
Income

EMPLOYMENT

68.6
White
Collar %

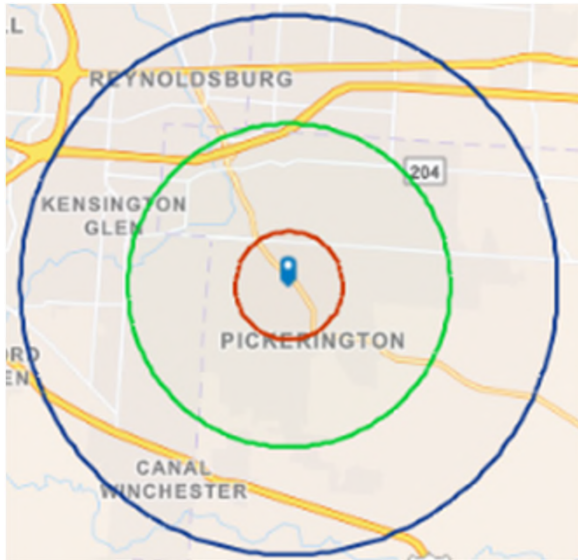
16.8
Blue
Collar %

14.5
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

137,609
Population

2.7
Average
Household Size

36.0
Median Age

\$78,490
Median Household Income

BUSINESS

3,211

Total Businesses

38,005

Total Employees

EDUCATION

6%

No High School
Diploma

26%

High School
Graduate

31%

Some
College

38%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,461
Per Capita
Income



\$78,490
Median
Household
Income



\$101,479
Average
Household
Income

EMPLOYMENT

64.0
White
Collar %

20.0
Blue
Collar %

16.0
Services
%

equity | brokerage

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