

# 13 ACRES: SR-256 & I-70

## LAND FOR SALE

0 FREEDOM WAY NORTH  
PICKERINGTON, OHIO 43147



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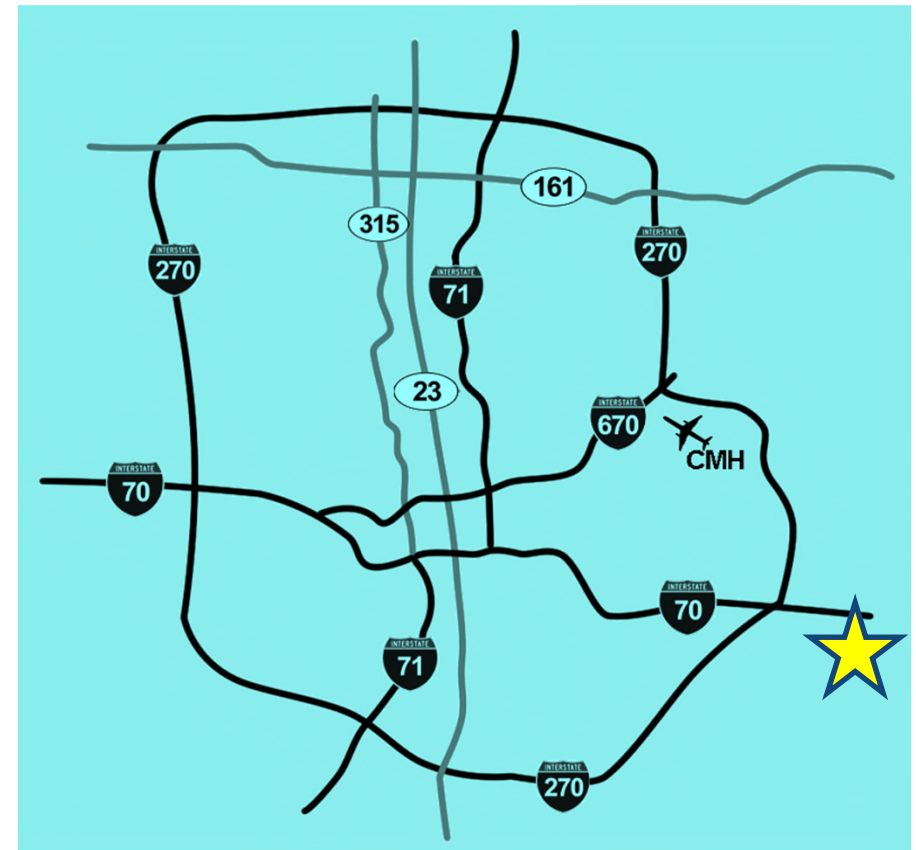
**equity** | brokerage

# 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
- 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





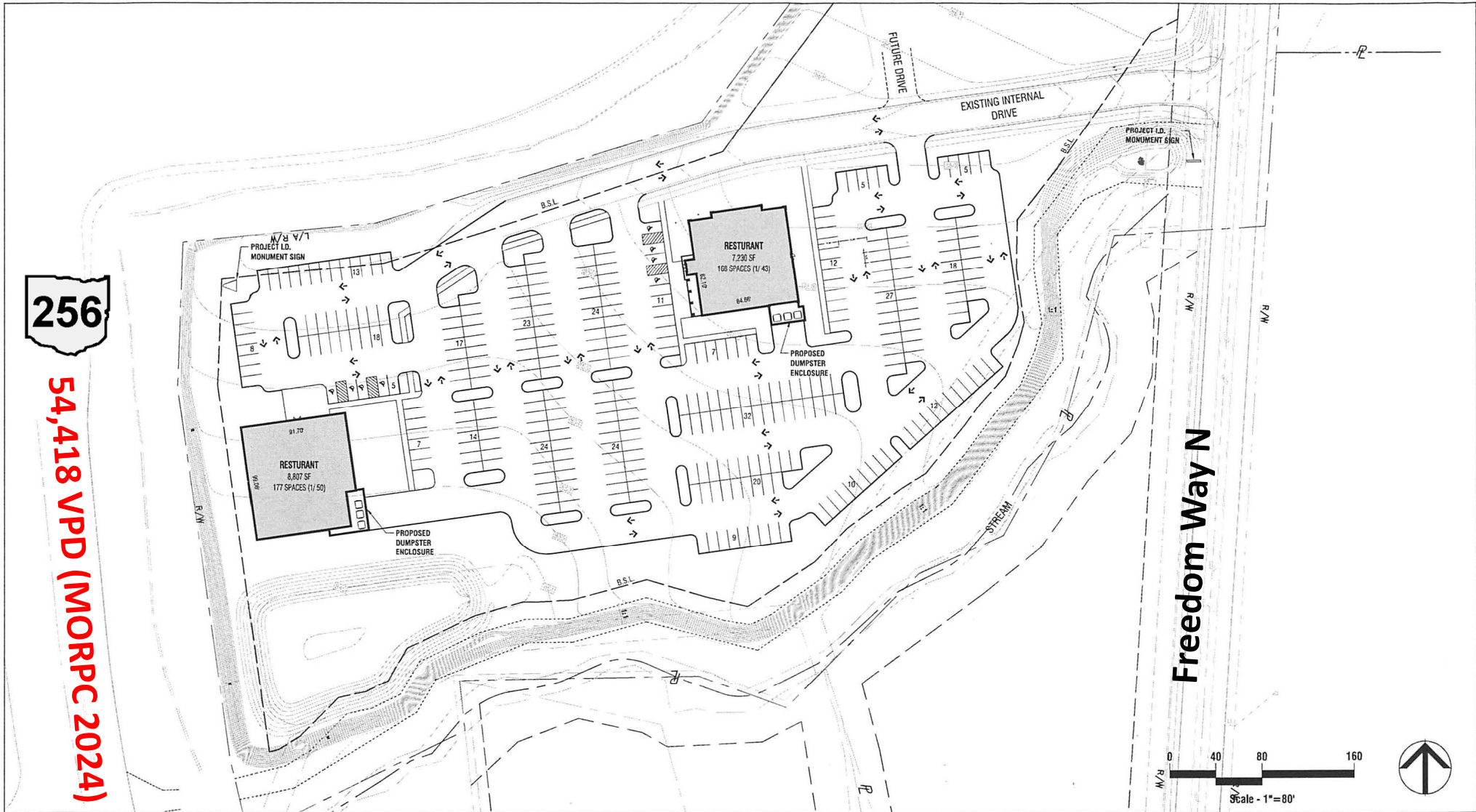




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www.equity.net

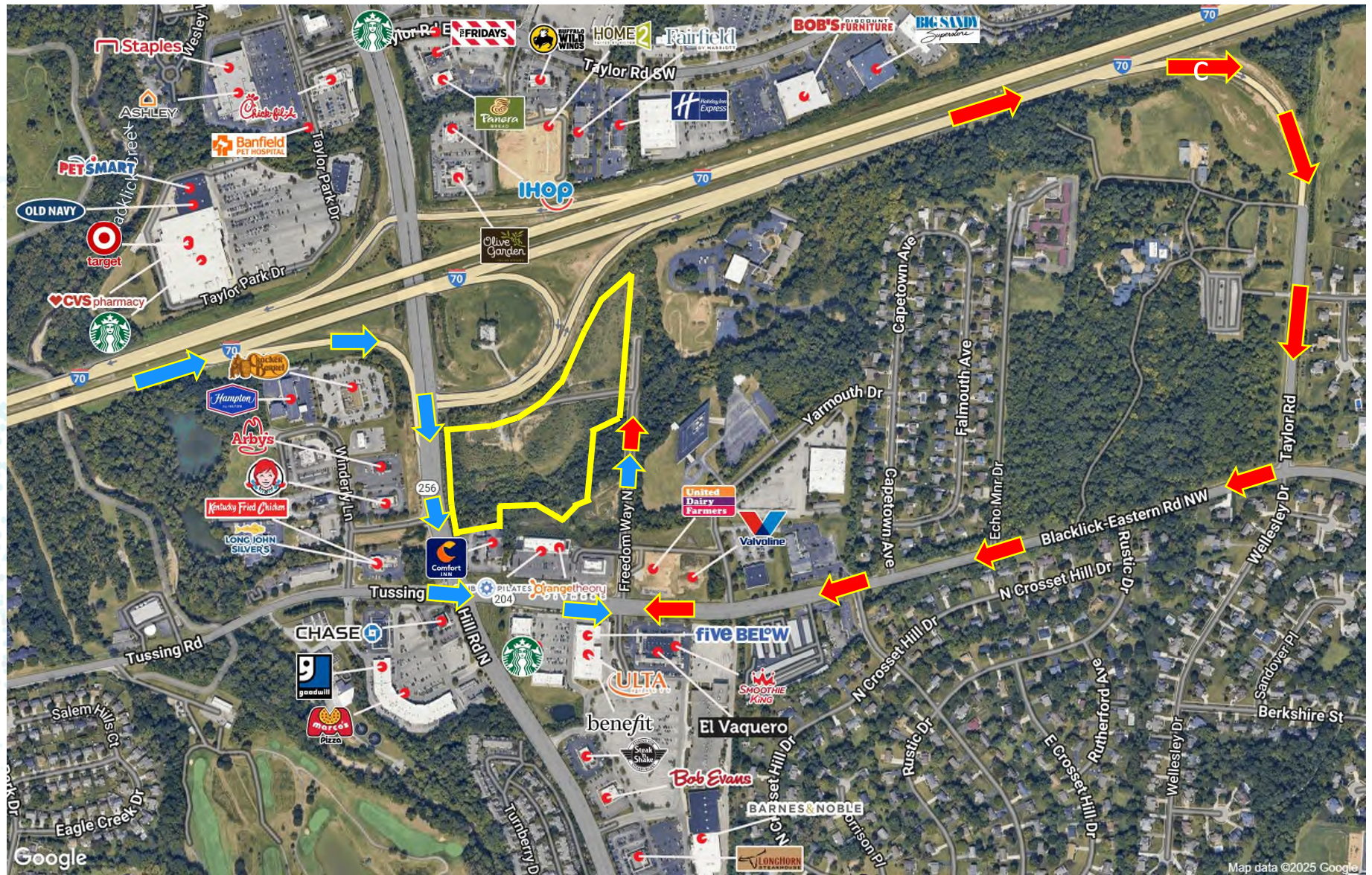
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# POTENTIAL SITE PLAN



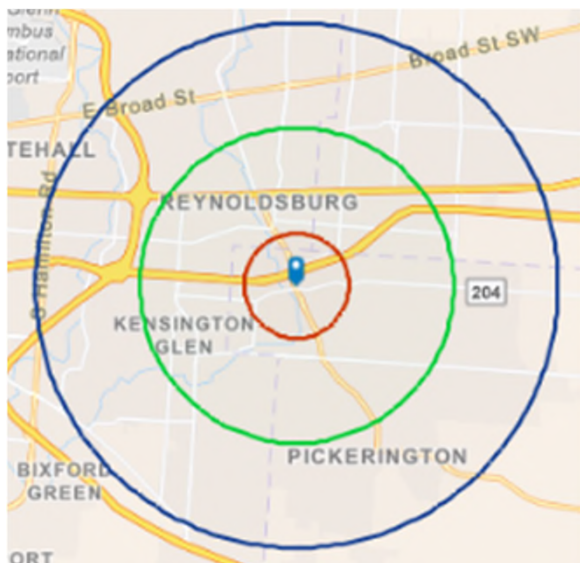


# 256 or TAYLOR RD. I-70 EXITS TO SITE





# 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 %



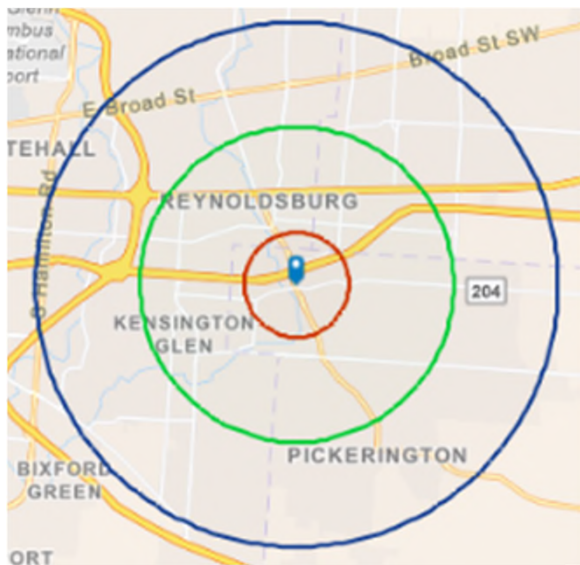
**19.1**

Services  
%

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# 3-MILE RADIUS DEMOS



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## 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 %

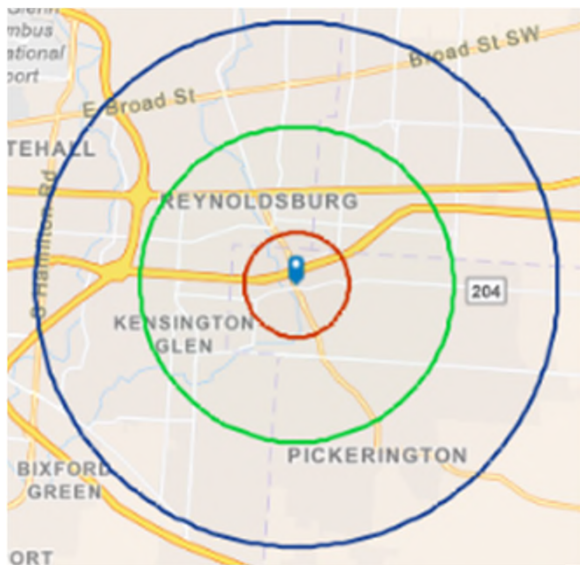


**16.8**

Services  
%



# 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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