

13 ACRES: SR-256 & I-70

LAND FOR SALE

0 FREEDOM WAY NORTH
PICKERINGTON, OHIO 43147



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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
- 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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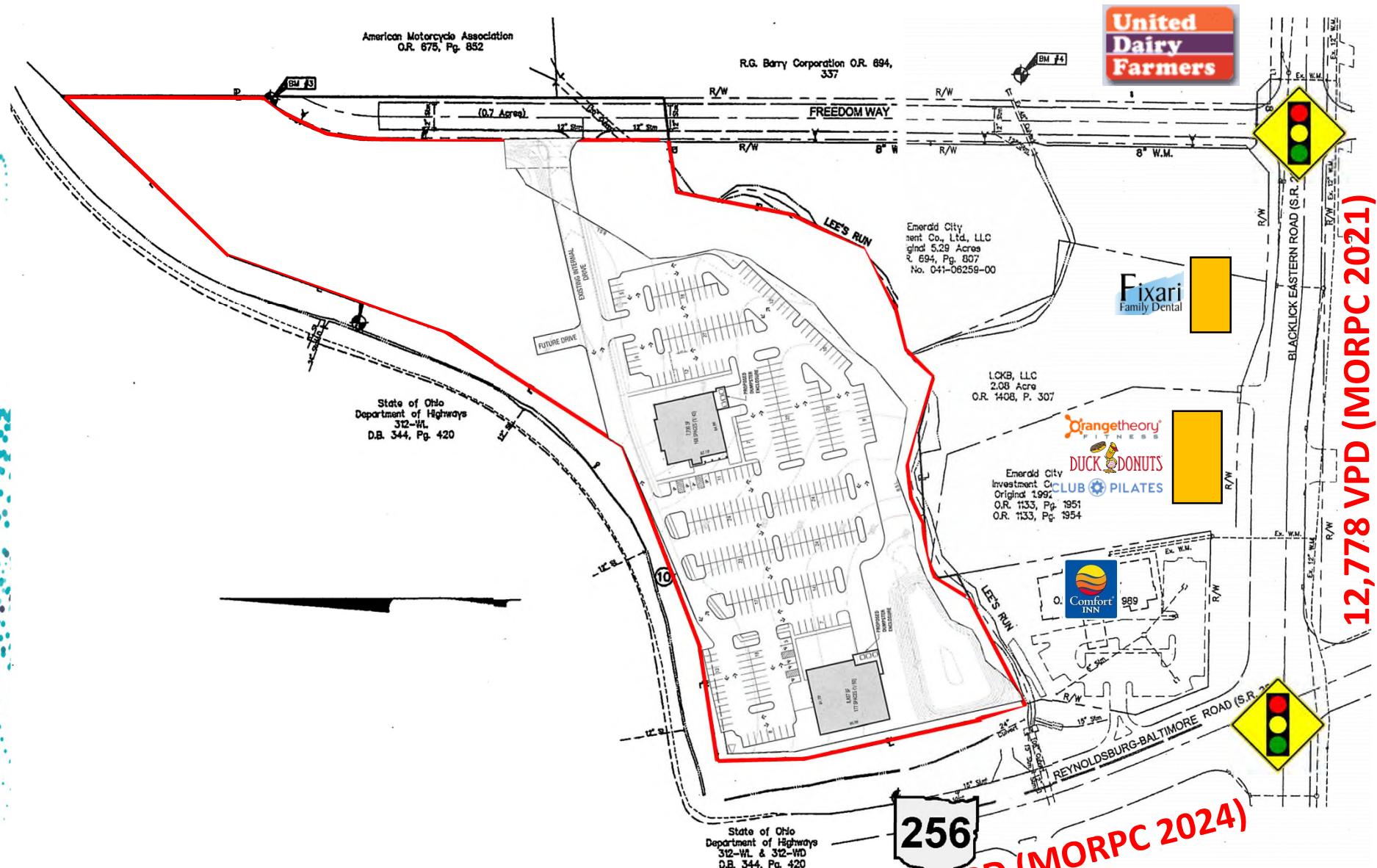
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MERCHANT AERIAL



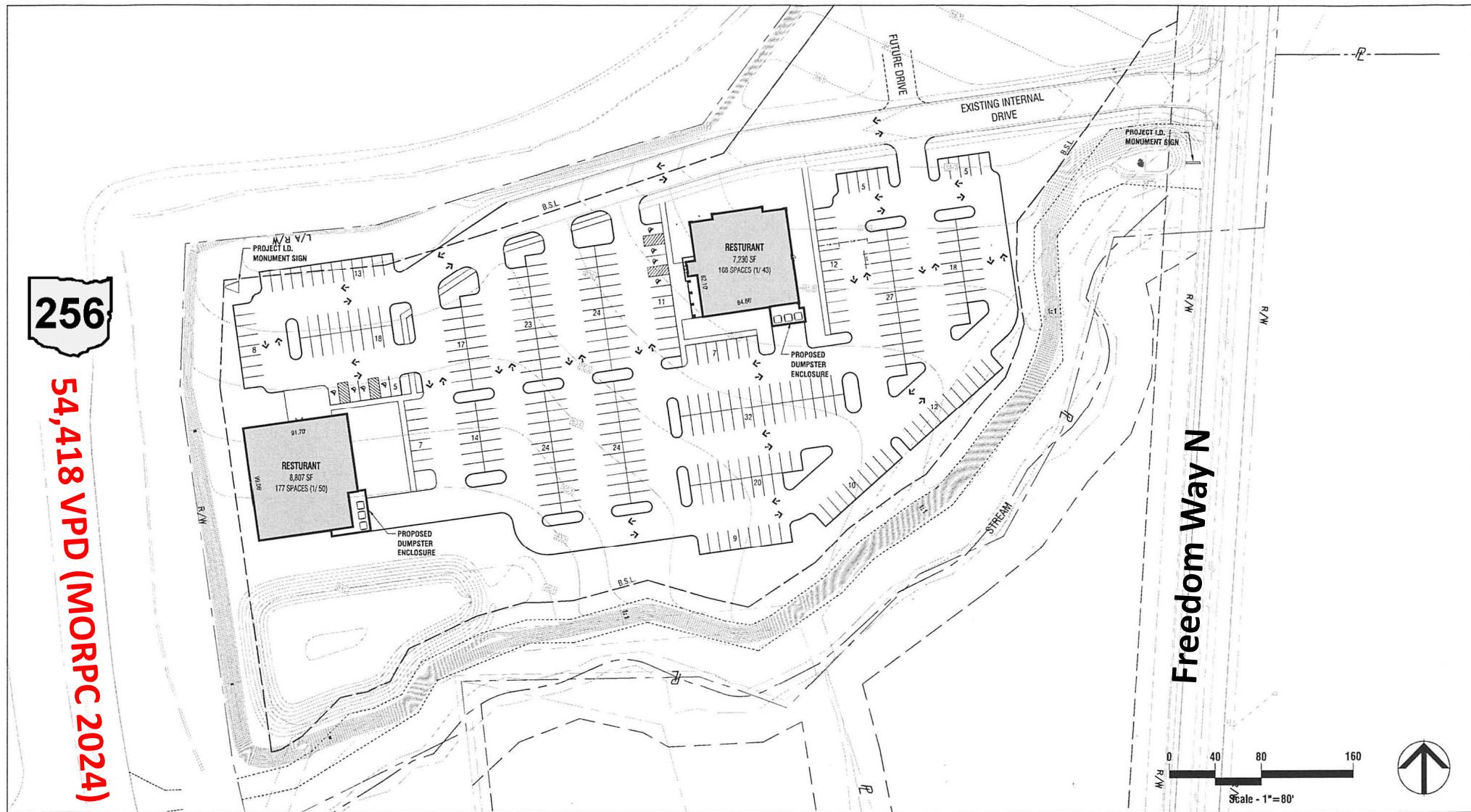
Map data ©2025 Google

SITE PLAN



POTENTIAL SITE PLAN

256
54,418 VPD (MORPC 2024)

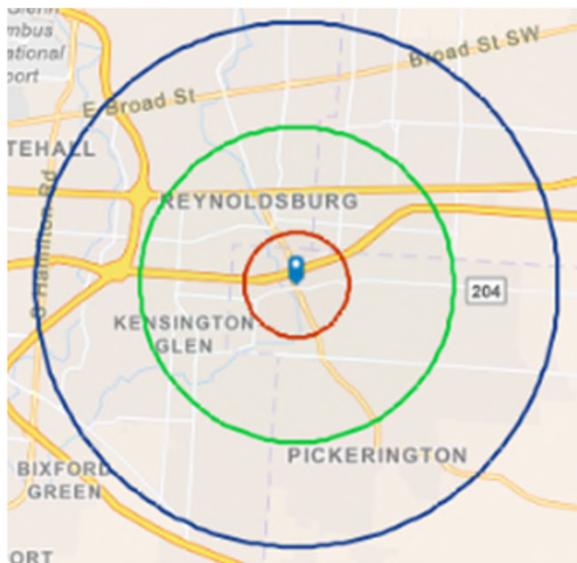


256 or TAYLOR RD. I-70 EXITS TO SITE



Map data ©2025 Google

1-MILE RADIUS DEMOS



KEY FACTS

11,268
Population



Average
Household Size

37.3

Median Age

\$72,392

Median Household Income

BUSINESS



Total Businesses



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 %

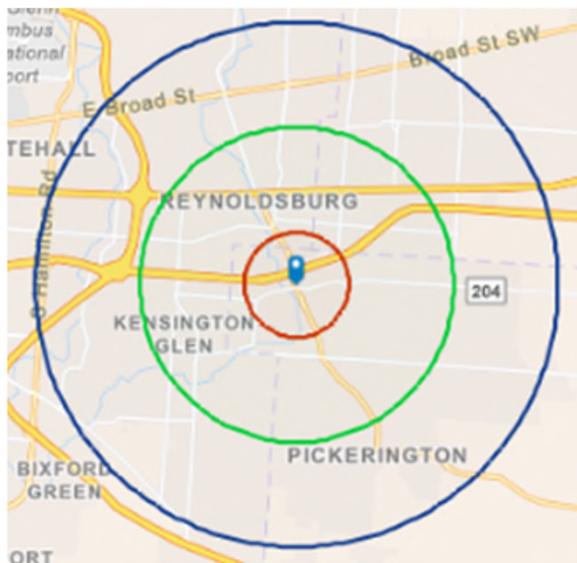


19.1
Services
%

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3-MILE RADIUS DEMOS



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KEY FACTS

86,358
Population



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

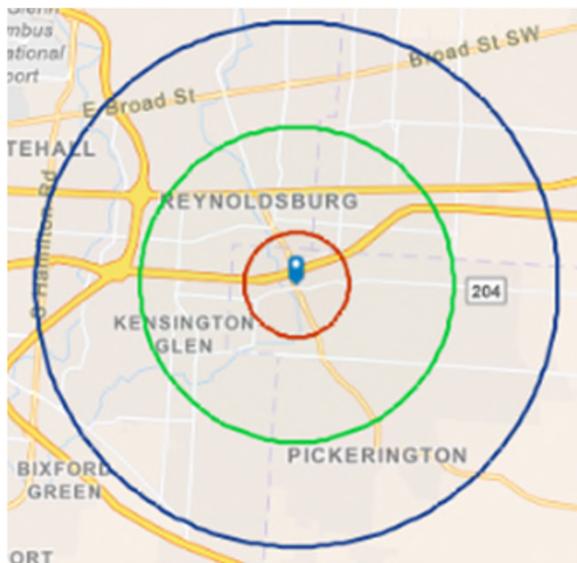
Blue
Collar %



16.8

Services
%

5-MILE RADIUS DEMOS



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KEY FACTS

203,949

Population



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 %