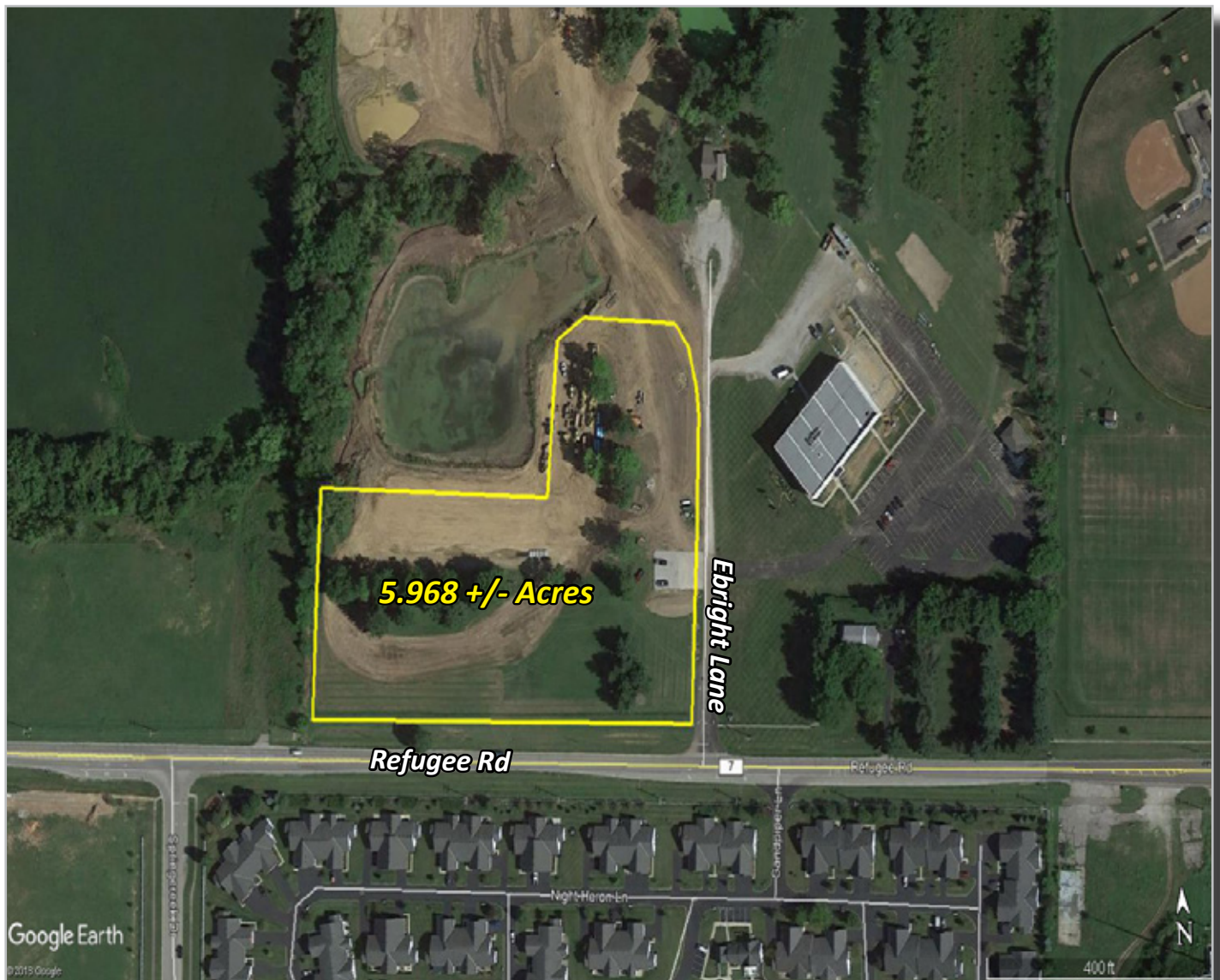


LAND FOR SALE

NWC of Refugee Rd & Ebright Lane
Pickerington, Ohio 43147



5.968 +/- Acres Land Available



Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 3215
614-221-4286
www.rweiler.com

Property Description

REFUGEE ROAD COMMERCIAL LAND FOR SALE!

5.968 +/- acres with 670 +/- feet of frontage on Refugee Rd. Zoned for Central Business/Mixed Use in a planned district including but not limited to daycare, medical/health offices, professional & business offices, veterinarian, hospital, and/or research & development offices. Surrounded by a church, Pickerington Lakeview Junior High/High School North campus and new Pulte Homes residential subdivision.

Address: 0 & 8140-8180 Refugee Rd,
12301 Ebright Lane
Pickerington, OH 43147

Township: Violet

County: Fairfield

PID: 0411209600, 0411209700,
0411209800, 0411209900

Location: Between Milnor Rd
& Pickerington Rd NW

Acreage: 5.968 +/- acres

Sale Price: \$683,707

Utilities: Available

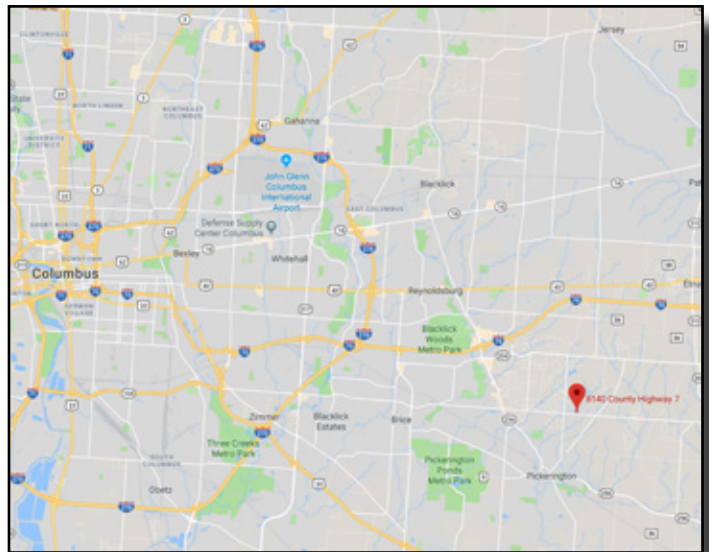
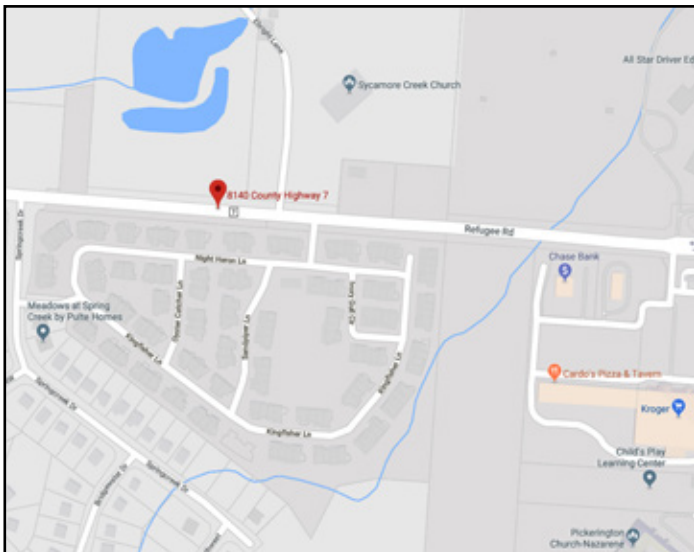
Zoning: C-2 Central Business /
Mixed Use



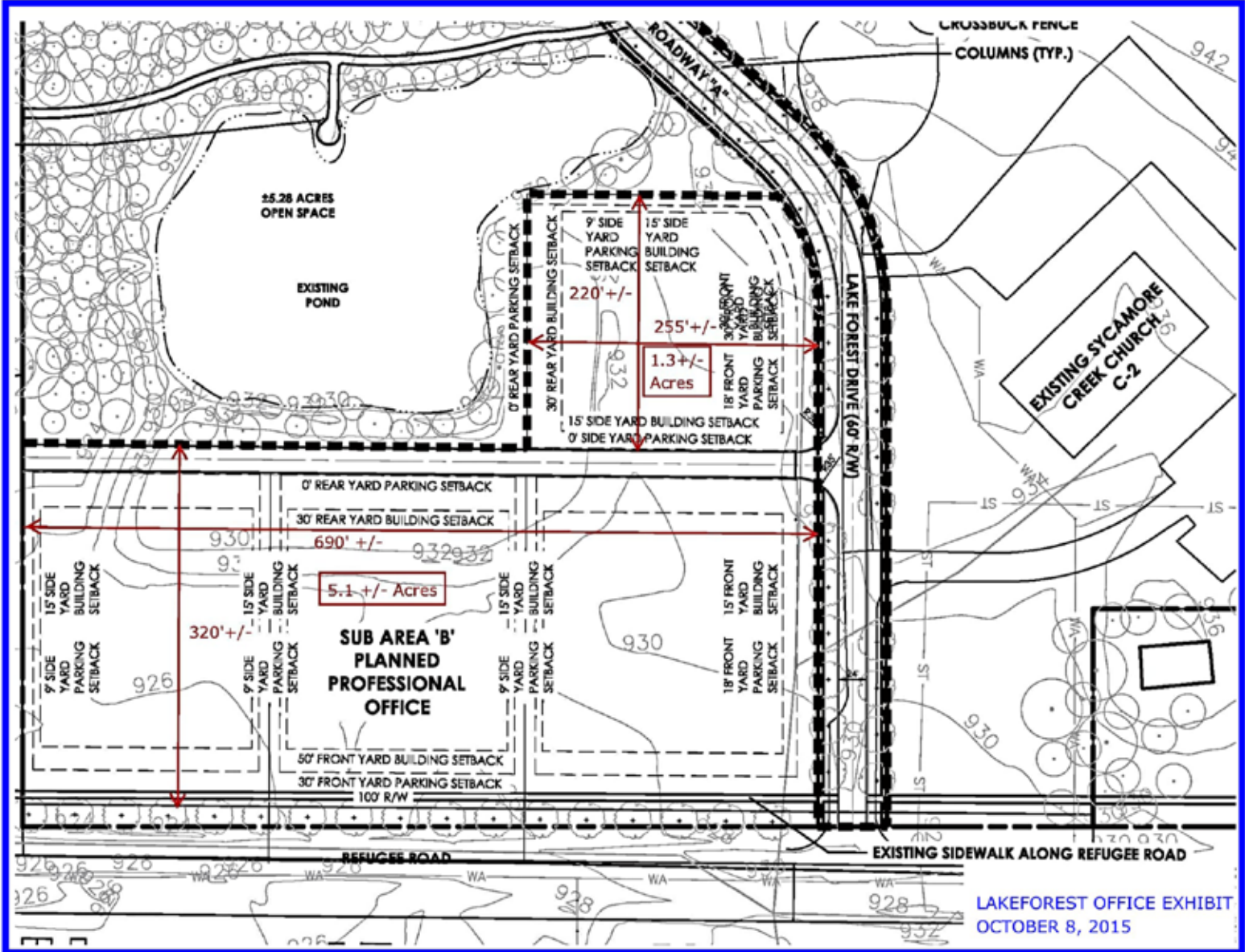
Property Location



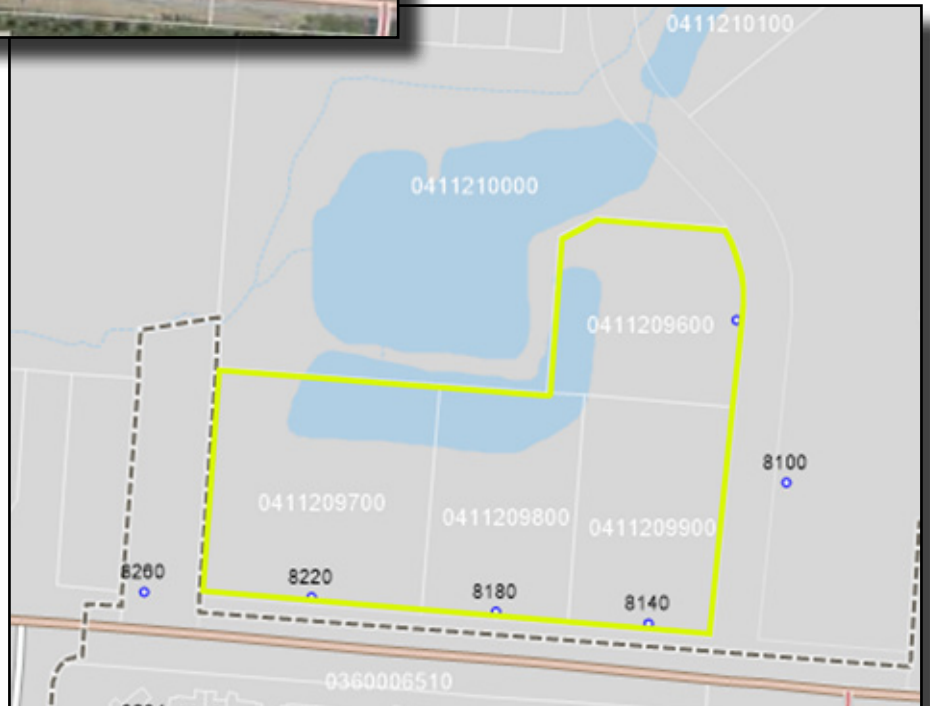
Great Location!
Frontage on Refugee Rd
Easy access to major arteries
Close to schools & residential development



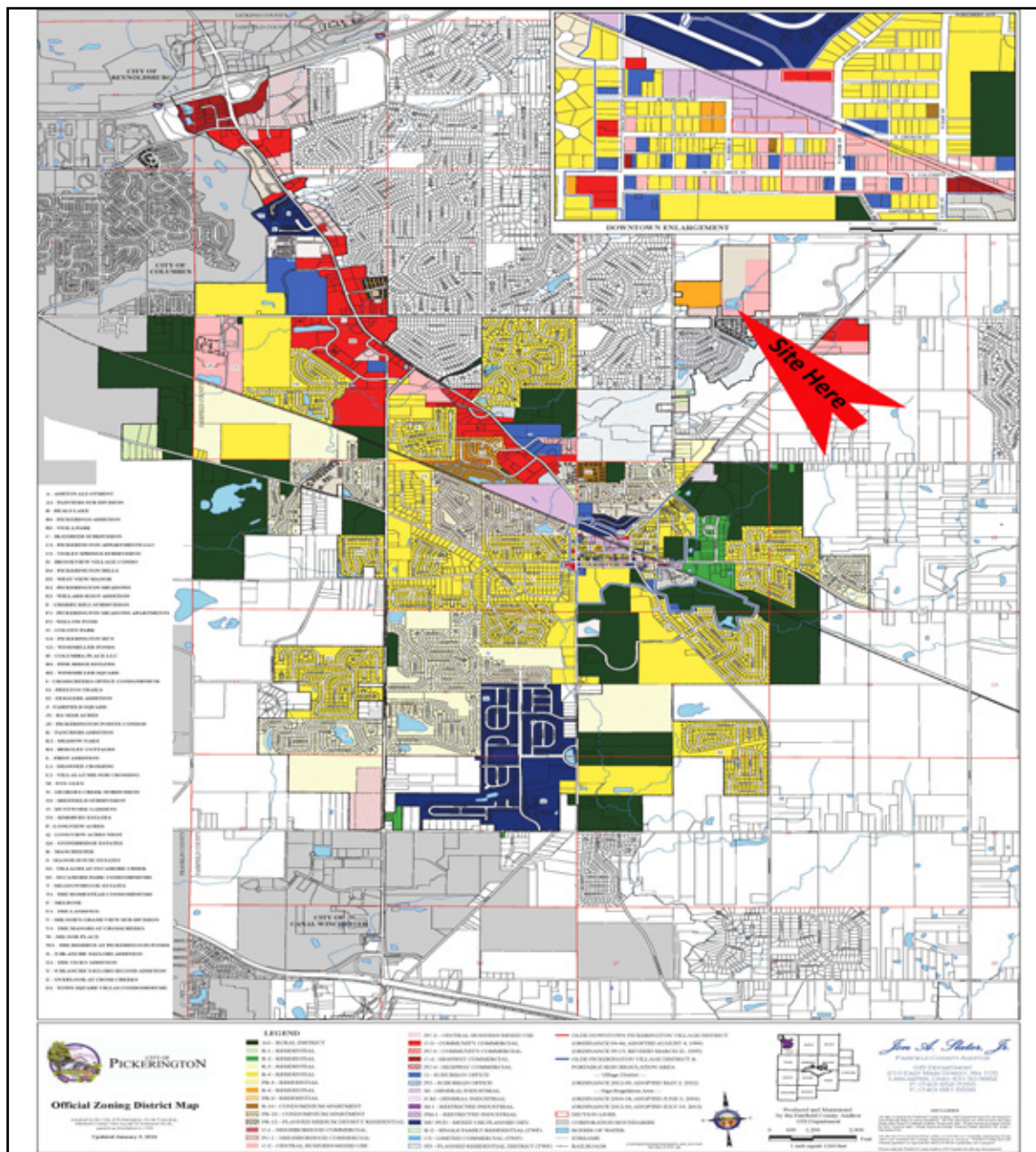
Survey Map



Aerial & Plat Maps



Zoning Map




[Click here to see Pickerington Comprehensive Land Use Plan](#)

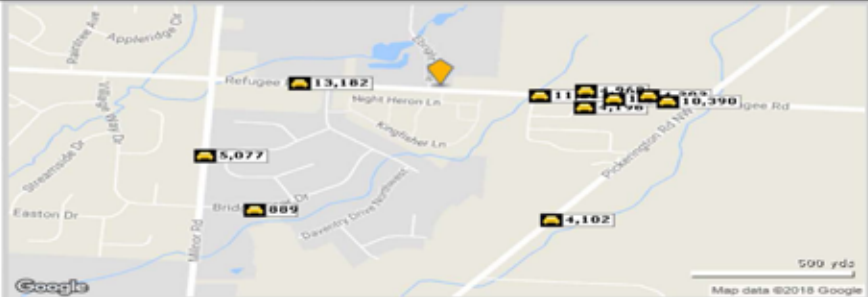
Additional Development Text Available Upon Request

Demographics & Traffic

Demographic Summary Report

8100 Refugee Rd, Pickerington, OH 43147				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2022 Projection	3,078	38,206	100,876	
2017 Estimate	2,945	36,795	96,714	
2010 Census	2,666	34,515	91,620	
Growth 2017 - 2022	4.52%	3.83%	4.30%	
Growth 2010 - 2017	10.47%	6.61%	5.56%	
2017 Population by Hispanic Origin				
2017 Population	2,945	36,795	96,714	
White	2,425 82.34%	29,413 79.94%	68,402 70.73%	
Black	347 11.78%	5,224 14.20%	22,321 23.08%	
Am. Indian & Alaskan	7 0.24%	73 0.20%	278 0.29%	
Asian	82 2.78%	1,053 2.86%	2,418 2.50%	
Hawaiian & Pacific Island	2 0.07%	23 0.06%	56 0.06%	
Other	82 2.78%	1,008 2.74%	3,239 3.35%	
U.S. Armed Forces	4	76	164	
Households				
2022 Projection	1,070	13,320	37,676	
2017 Estimate	1,022	12,803	36,060	
2010 Census	922	11,967	34,125	
Growth 2017 - 2022	4.70%	4.04%	4.48%	
Growth 2010 - 2017	10.85%	6.99%	5.67%	
Owner Occupied	904 88.45%	10,602 82.81%	24,833 68.87%	
Renter Occupied	118 11.55%	2,201 17.19%	11,227 31.13%	
2017 Households by HH Income				
Income: <\$25,000	63 6.16%	1,115 8.71%	4,430 12.28%	
Income: \$25,000 - \$50,000	141 13.80%	1,610 12.57%	6,826 18.93%	
Income: \$50,000 - \$75,000	133 13.01%	2,378 18.57%	7,212 20.00%	
Income: \$75,000 - \$100,000	122 11.94%	1,986 15.51%	6,046 16.77%	
Income: \$100,000 - \$125,000	199 19.47%	2,142 16.73%	4,992 13.84%	
Income: \$125,000 - \$150,000	71 6.95%	1,146 8.95%	2,347 6.51%	
Income: \$150,000 - \$200,000	171 16.73%	1,559 12.17%	2,698 7.48%	
Income: \$200,000+	122 11.94%	869 6.79%	1,510 4.19%	
2017 Avg Household Income	\$122,560	\$104,776	\$86,577	
2017 Med Household Income	\$106,532	\$91,358	\$73,383	

Traffic Count Report

8100 Refugee Rd, Pickerington, OH 43147							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Refugee Rd	Sandpiper Ln	0.17 W	2015	11,284	AADT	.18	
2 Refugee Rd	Spring Creek Dr	0.05 E	2015	13,182	AADT	.25	
3 Refugee Rd	Pickerington Rd NW	0.20 E	2014	4,968	AADT	.26	
4 Refugee Rd	Pickerington Rd NW	0.20 E	2014	4,196	AADT	.26	
5 Refugee Rd	Pickerington Rd NW	0.15 E	2014	11,031	AADT	.31	
6 Refugee Rd	Pickerington Rd NW	0.09 E	2014	4,393	AADT	.37	
7 Refugee Rd	Pickerington Rd NW	0.06 E	2015	10,390	AADT	.41	
8 Pickerington Rd NW	Refugee Rd	0.41 NE	2015	4,102	AADT	.41	
9 Milnor Rd	Bridgewater Dr	0.14 S	2015	5,077	AADT	.46	
10 Bridgewater Dr	Kirkbridge Ave	0.07 E	2015	889	AADT	.47	

City Highlights

Demographics

Population - 19,085 (2013 Census)

Median Housing Unit Value - \$209,225*

Median Household Income - \$81,480 *

Average Household Size - 3.02 *

Percentage of Homeowners - 82.9%*

Median Age (years) - 32.9*

Age Distribution by Population*

Under 18 - 33.3%*

19 & Older - 66.7%*

65 & Older - 6.8%*

Occupations

Management and Professional - 45.6%*

Sales and Office - 24%*

Service - 16%*

City Area 9.58 square miles (Fairfield County Auditor)

(*=Census Estimate)



Tax Incentives

Pickerington participates in the Fairfield County Enterprise Zone, and has a Community Reinvestment Area.

Investments within these areas may be eligible for real estate tax exemptions on the value of new improvements.

Financing

New and expanding businesses needing assistance with financing a project may be eligible for Fairfield County loan programs. Up to 50% of project costs for fixed assets may be funded with low-interest loans. Fixed assets and infrastructure investments are eligible.

Development Grants

The City of Pickerington is making performance-based incentives in the form of grants available to eligible companies bringing new jobs to Pickerington. Grants are currently available to companies in four sectors:

Health Care
Technology
Research and Development
Financial Services

Incentives will also be considered for growing companies who have already committed to Pickerington and are looking to expand. Projects involving the location of corporate headquarters in other industries may also be eligible.

Geography

- Pickerington is strategically located near all of the amenities a major metropolitan area has to offer. And is just minutes away from Port Columbus and Rickenbacker International airports, giving easy access to national and global markets.
- 3rd fastest growing community in Central Ohio

PICKERINGTON

- Pickerington is a distinctly attractive community with a rural feel and a 21st century outlook. Identified as one of the Central Ohio's premier communities, Pickerington is seeing the standard for excellence with its commitment to its residents and the region.

Business Incentives

- Community Reinvestment Area (CRA)

Pickerington currently has a designated CRA in the Olde Pickerington Village. Within this zone, new investment is eligible for tax abatement on the value of new improvements for up to twelve years.

- City of Pickerington Revolving Loan Fund

Business owners in the Olde Pickerington Village area may benefit from the City's fund created to help local downtown businesses ensure their buildings meet code requirements. Low interest loans are available for certain repairs and upgrades.

- CDBG & EDA Revolving Loan Fund Programs

New and expanding businesses not able to finance their activities through conventional funding may be eligible for Fairfield County loan programs. Up to 50% of project costs for fixed assets may be funded with low-interest loans. Fixed assets and infrastructure investments are eligible.

- Fairfield County Enterprise Zone

Certain businesses locating in Pickerington may be eligible for real estate or personal property tax exemptions at up to 75% of the increase in value for a period of up to ten years. Eligible participants in the program must meet the jobs creation and investment objectives of the program.

- Tax Increment Finance Districts (TIFs)

The City of Pickerington currently has five active TIF districts. Creation of a TIF district for areas of new commercial or industrial development can significantly lower infrastructure costs for new businesses locating in Pickerington.

For more details on these and other available incentive programs contact the Economic Development Department at 614-833-2204 or email jhenderson@pickerington.net

PICKERINGTON COMMUNITY PROFILE

County Highlights

FAIRFIELD COUNTY

DEMOGRAPHICS

 152,597
RESIDENTS

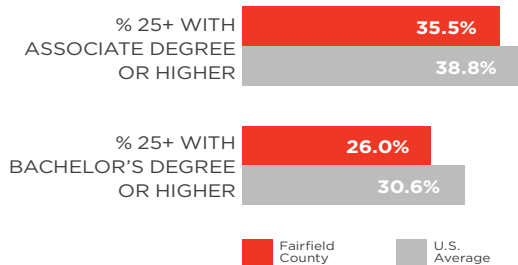
 39
MEDIAN AGE

 55,032
HOUSEHOLDS

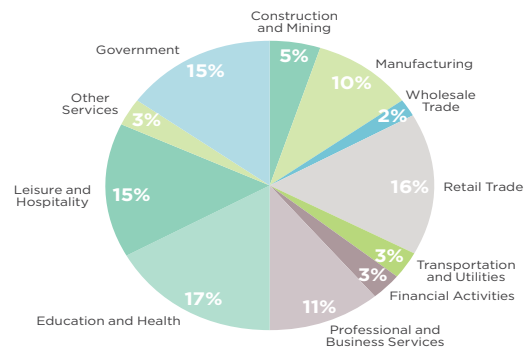
 \$60,567
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.3% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
The Oneida Group, Inc.	1,250	Household glassware manufacturing, distribution
Ralston Foods, Inc.	362	Food production, distribution, private label services
Nifco America Corp	347	Manufacturing of automotive plastic fasteners, buckles, dampers
Diamond Power International, Inc.	309	Manufacturing of boiler cleaning equipment
Mid West Fabricating Co.	230	HQ and manufacturing of cold-formed steel fastener company
Glasfloss Industries	200	Manufacturing of high-efficiency grade air filters
Claypool Electric, Inc.	199	Construction services, including lighting, power, datacom, electrical
Crown Holdings, Inc.	180	Manufacturer of metal and plastic closures, caps
The Cyril-Scott Company	175	Printing services
Worthington - Bremen	155	Manufacturing of steel tanks, hoists, cylinders, automated controls

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.