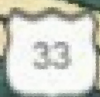




7141 Pickerington Rd NW



American Boring

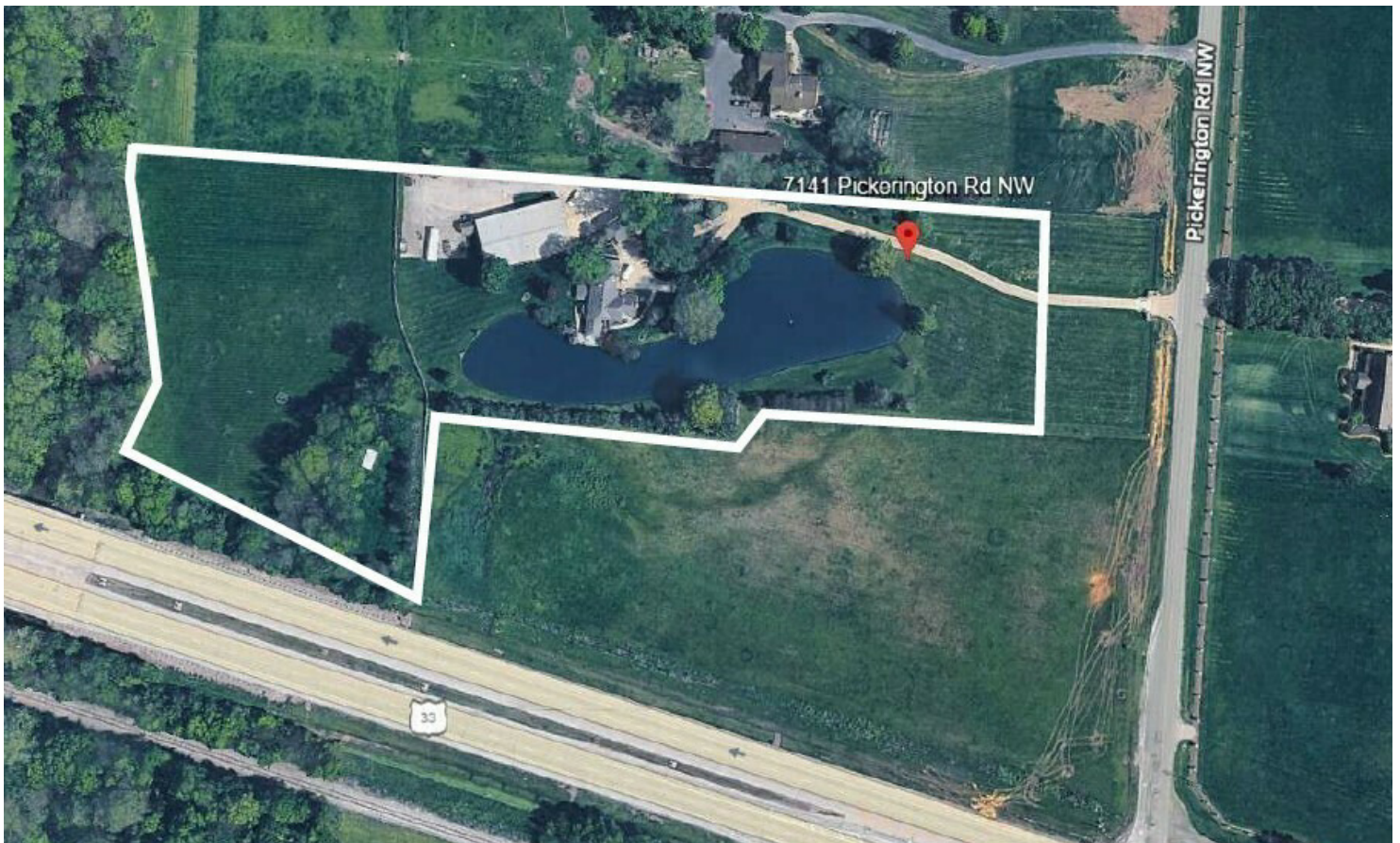
Pickerington Rd NW

7141 Pickerington Road NW  
Canal Winchester, OH 43110  
LAND FOR SALE



BOB LOCKETT  
614.545.4091  
blockett@AlterraRE.com

AlterraRE.com



### Property Highlights

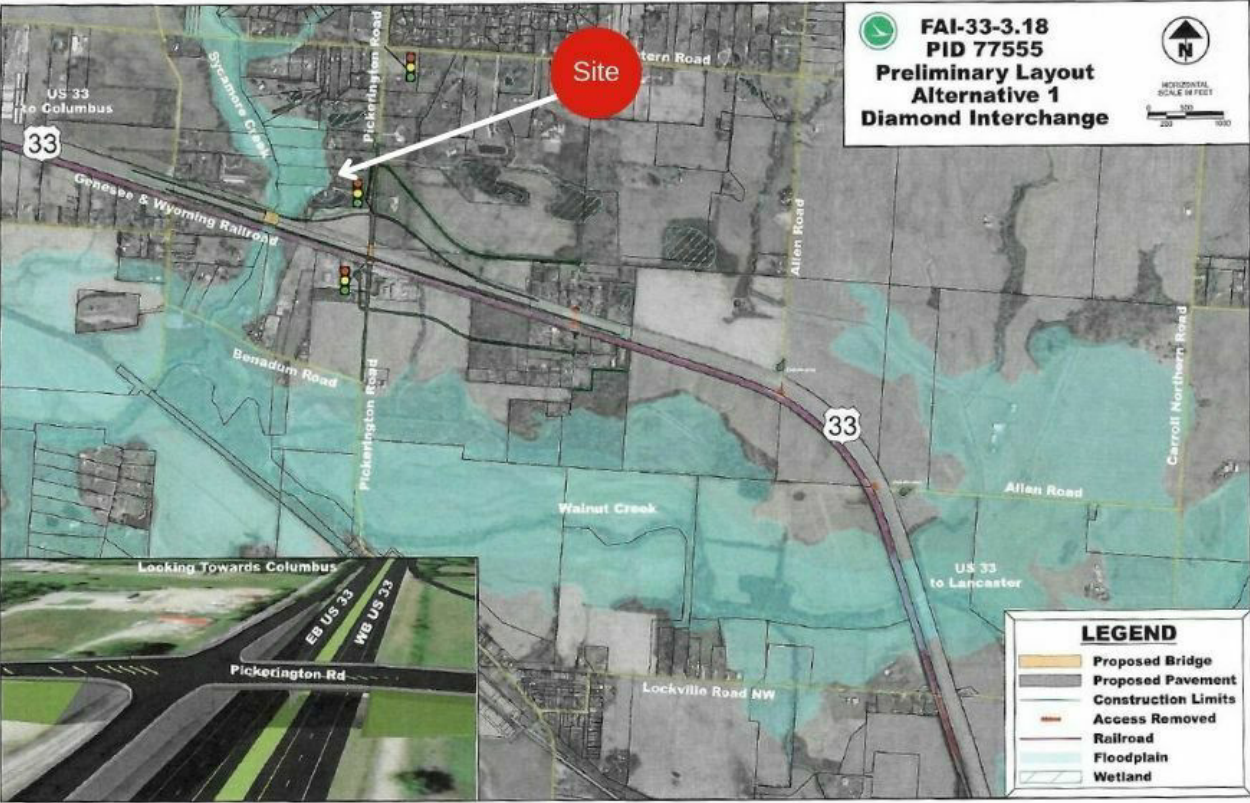
- 7.24 acres of prime redevelopment land offering a rare opportunity for large-scale commercial, mixed-use, or institutional projects in a high-demand corridor.
- Expansive site with excellent frontage and visibility, ideal for transforming into modern retail, office, multifamily, or specialty-use concepts that capitalize on surrounding growth.
- Highly desirable multifamily/retail redevelopment opportunity, perfectly suited for mixed-use concepts that blend residential density with complementary commercial amenities.
- \$250,000 / per acre

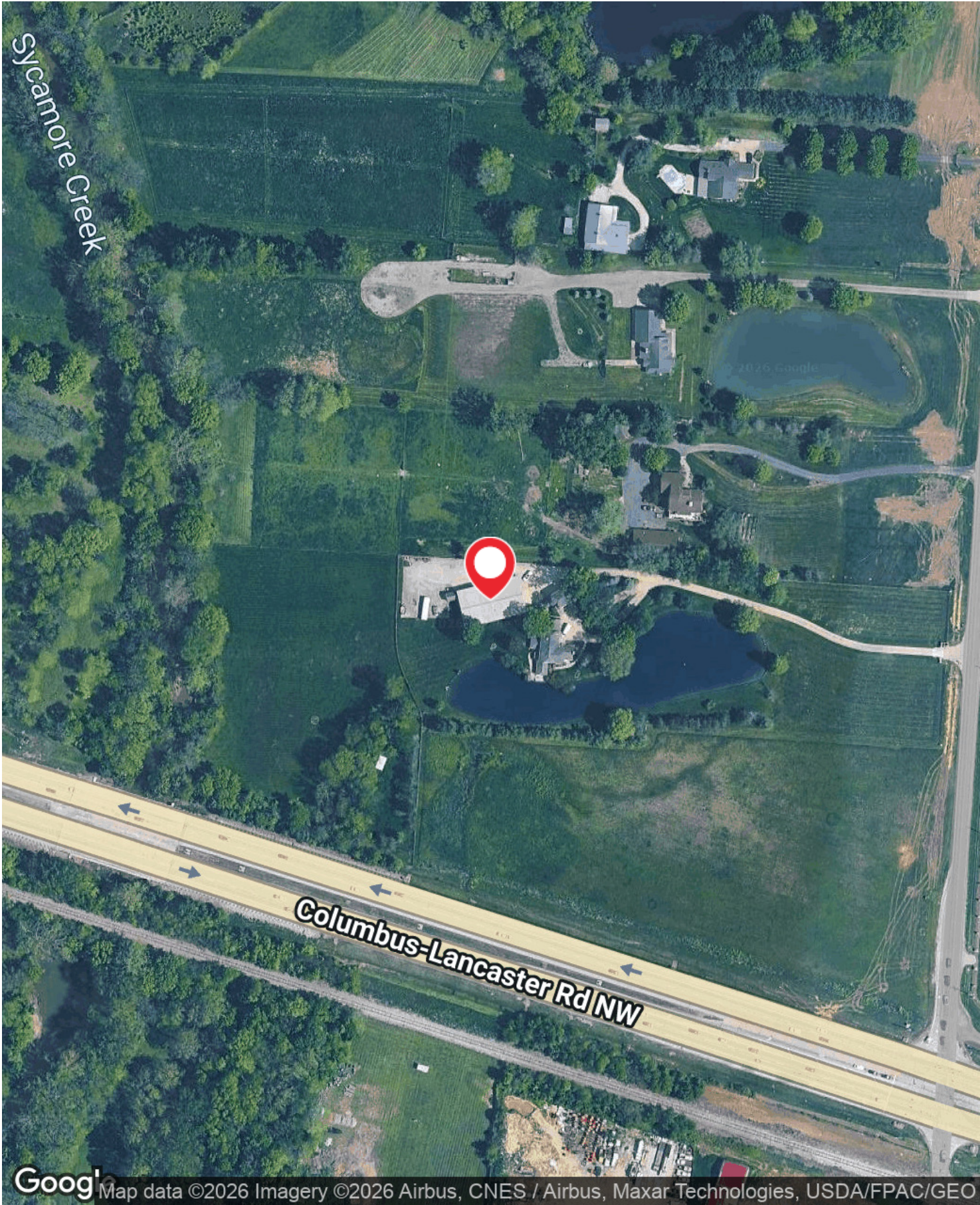
### Offering Summary

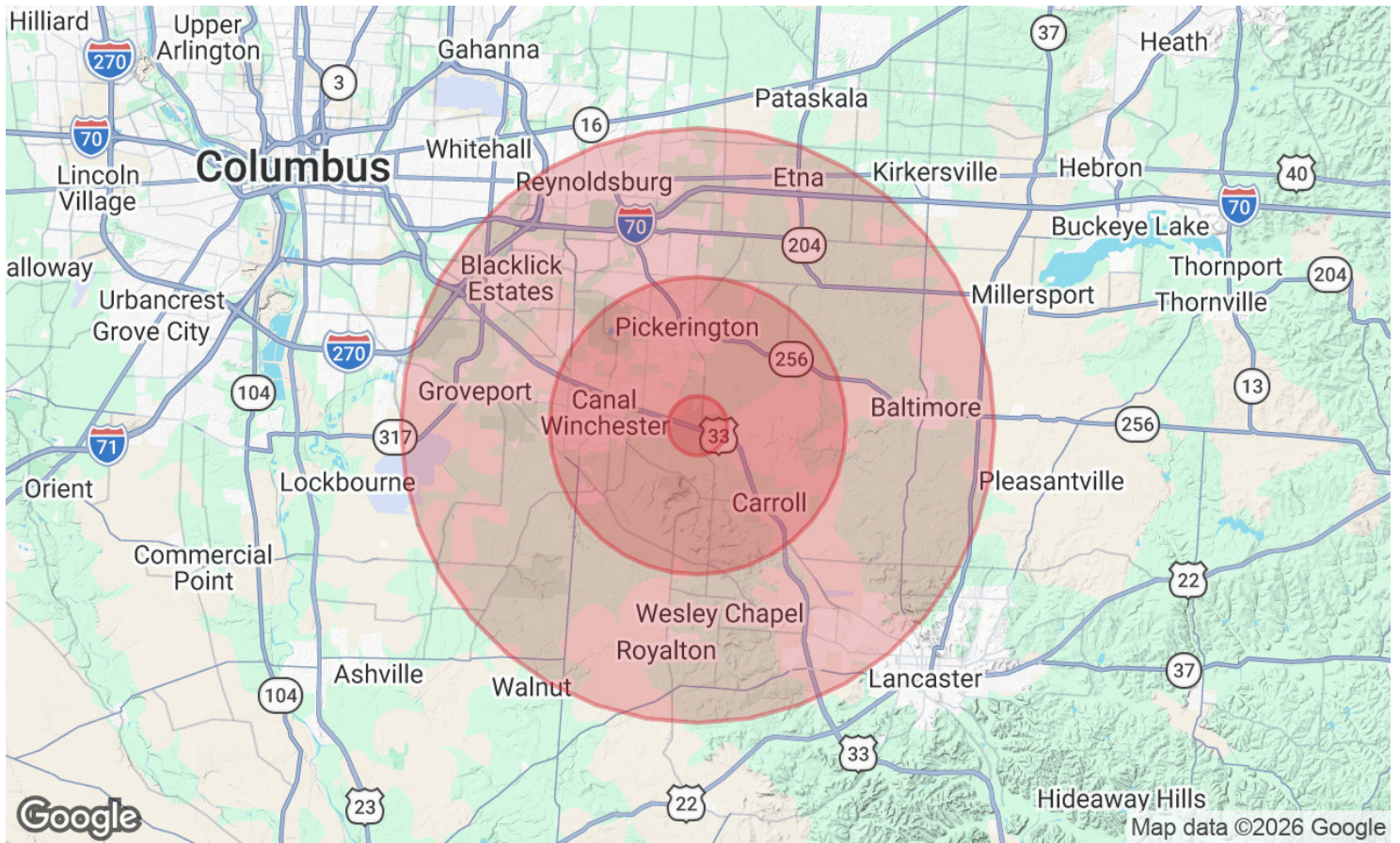
|            |             |
|------------|-------------|
| Sale Price | \$1,810,000 |
| Lot Size   | 7.24 Acres  |

| Demographics      | 1 Mile    | 5 Miles   | 10 Miles |
|-------------------|-----------|-----------|----------|
| Total Households  | 398       | 17,010    | 106,585  |
| Total Population  | 1,100     | 49,685    | 278,150  |
| Average HH Income | \$144,654 | \$130,453 | \$95,891 |

New On/Off Ramp Construction Underway







| <b>Population</b>              | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 1,100         | 49,685         | 278,150         |
| Average Age                    | 42            | 38             | 39              |
| Average Age (Male)             | 42            | 37             | 37              |
| Average Age (Female)           | 43            | 39             | 40              |
| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
| Total Households               | 398           | 17,010         | 106,585         |
| # of Persons per HH            | 2.8           | 2.9            | 2.6             |
| Average HH Income              | \$144,654     | \$130,453      | \$95,891        |
| Average House Value            | \$433,109     | \$346,350      | \$272,476       |

Demographics data derived from AlphaMap

**Bob Lockett**

Vice President

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Direct: 614.545.4091 | Cell: 614.923.3300

## Professional Background

With more than 30 years in new business development and management, Bob applies his expertise using a multi-disciplined approach to proactively respond to client needs and strategically provide the right business solution. His experience and dedication have allowed him to now serve 2nd and 3rd generations of clients because of his strong retention based approach. Bob has negotiated real estate transactions involving office developments, major retail development, out-lot projects, light industrial parks, land assemblage, multifamily properties, and numerous investment opportunities. He has represented Buyers, Sellers, Landlords and Tenants which developed his negotiation skills with governmental agencies, financial entities, construction groups and related real estate professionals. His goal of building relationships with clients and the brokerage community has led to long-term partnerships that continue to grow. Bob Lockett is a Vice President with Alterra Real Estate Advisors.

As an entrepreneur and business owner, Bob was the Principal/Owner of Cable Solutions, Inc. a company he founded in 1991. The Company, a Voice and Data Business, employed upward of 35 employees and had sales of 5m+ per year. Cable Solutions did business with many Fortune 500 companies including NASA, FedEx, Cheryl's Cookies and many other national groups. He sold the business in 2003 prior to moving into the real estate business full time. Bob started with Links Real Estate Company learning the design/build turnkey part of the business and spent 3 years with PHB Realty sharpening his investment protocol strategy before working the last seven years with Smith Realty Partners and has constantly produced results. Bob has been an active member of the Columbus Board of Realtors for over 13 years and received numerous commendations for his community contributions. Bob and his wife Holly stay active with their son's various youth league sports that include hockey, basketball, and skiing. They also volunteer with numerous non-profit groups that include Boys and Girls Club, the Star Foundation and The Flying Horse Farms.

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