

# SR-256 & I-70

## LAND FOR SALE

0 FREEDOM WAY NORTH  
PICKERINGTON, OHIO 43147



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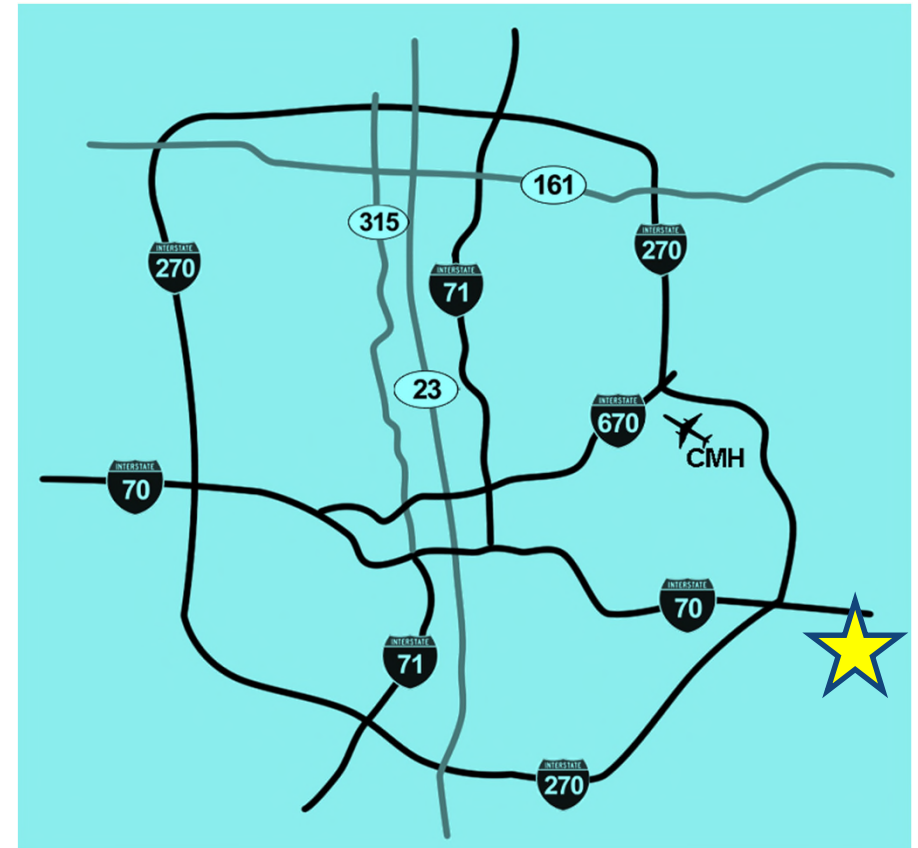


# PROPERTY HIGHLIGHTS

- +/- 3.3 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

SR - 256 & I - 70

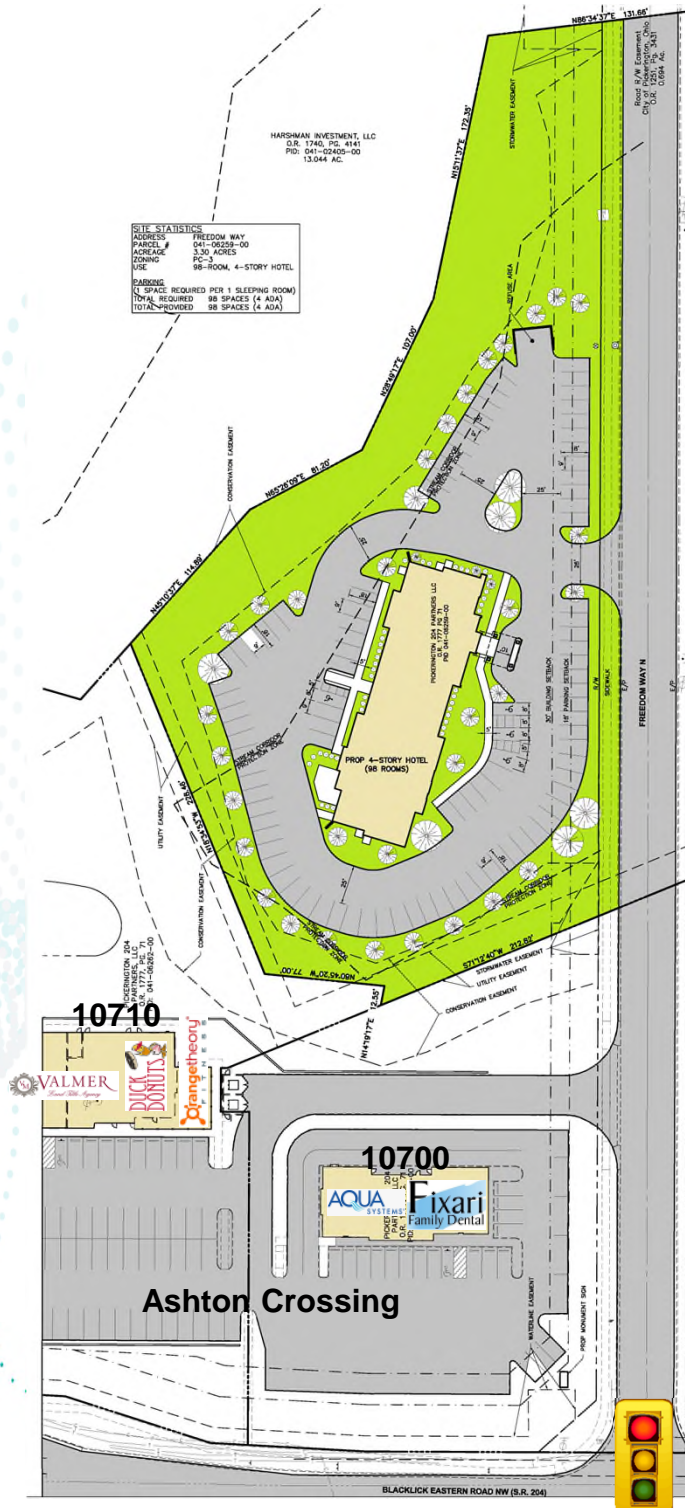
LAND FOR SALE  
0 FREEDOM WAY NORTH  
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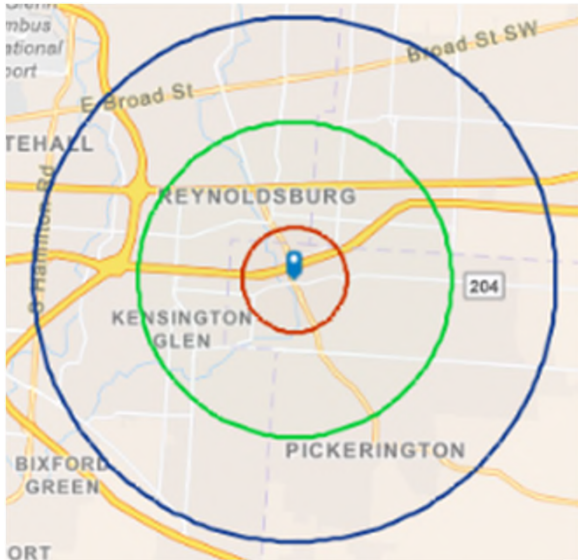
# MERCHANT AERIAL



# SITE PLAN (potential)



# 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 %



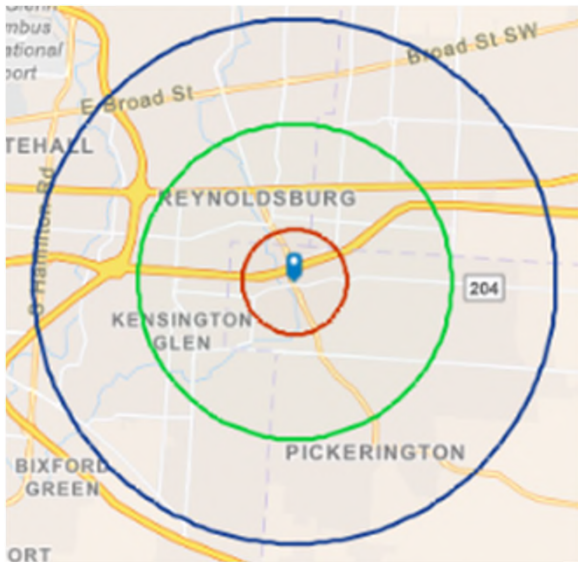
**19.1**

Services  
%

**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 The submission may be modified or withdrawn at any time by the property owner.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

**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 %

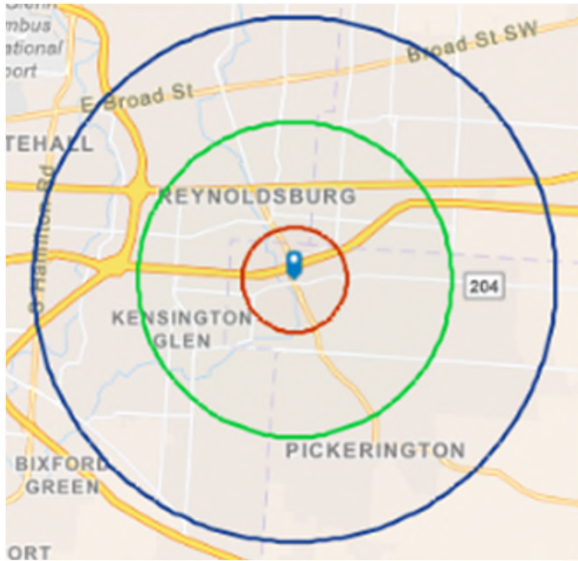
**20.9**  
Blue  
Collar %

**16.8**  
Services  
%

**equity** | brokerage

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# 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  
%

**equity** | brokerage

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